

**Property Owners Association of The Villages
General Membership Meeting
July 16, 2024**

Called to order: by Cliff Wiener, President, at 7:05 pm.

- Board members present: All, except: Jerry Ferlisi, Ken Knodel and Reb Benson, excused.
- Members present: Approximately 150.
- Organizations present: Realty Executives, One Trust, and Seniors vs Crime.
- Membership meeting minutes, Treasurer Report and Membership Report deferred.
- Raffle: Three winners of \$30 each and two winners of gift baskets from One Trust were announced.

Announcements:

- Cliff introduced the various representatives in the room: Craig Estep and Oren Miller, Sumter County Commissioners; Gary Kadow and himself, District Supervisors; and, Dan Warren and Nick Hemes, North Sumter County Utility Dependent District.
- Cliff reminded folks, that with the three write-in candidates, only Republicans can vote in the August primary, so if interested, have until July 22nd to change party affiliation so you can vote then change back after the primary.
- Cliff said Captain Siemer, Sumter County Sheriff Department, wanted residents to know about a crime of opportunity. They have seen an increased break-in of cars not locked at night...asking everyone to please lock their car. Cliff added that the Sheriff's Department has started a mini-academy for those interested; it is two hours with one at Lake Miona from 9-11am on July 17th and one at Ezell from 1-3pm on July 19th.
- Member Meetings at Everglades. Cliff mentioned Candidate Night - Sumter County Commissioners on July 18th; and candidates for Sumter County School Superintendent will also be there.

Questions: None.

Speaker: Bradley Arnold, Sumter County Administrator, on the proposed Fiscal Year 2024-2025 budget.

- Fire and Rescue highlights – one of the largest budget changes – reflected by: Villages Service Area (VSA) - Villages Public Safety Department (VPSD) and VPSD Dependent District (VPSDDD) and Sumter Service Area (SSA) - Sumter County Fire & Emergency Medical Services (EMS).
 - SSA: \$23,491,982. Municipal Service Benefit Units (MSBU)...non-ad valorem... resident rate: \$355.58/yr and Municipal Service Taxing Unit (MSTU)...ad valorem...millage rate: 0.29. Mr. Bradley added that 76% of budget is on personnel (including 29 additional folks) covering 9 fire stations plus 6 ambulances (with ability to ramp up to 8 ambulances).
 - Villages Service Area (VSA)...roughly \$23M. MSBU: \$320.71/yr and MSTU: 0.0272.
 - Comparison on \$150,000 taxable value home: 2023...\$903.50 (\$778.50 (General Fund) + \$125 (MSBU)); SSA...\$1,132.58 (\$733.50 (General Fund) + \$355.58 (MSBU) + \$43.50 (MSTU)); VSA...\$1,058.29 (\$773.50 (General Fund) + \$320.71 (MSBU) + \$4.08 (MSTU)).
 - SSA and VSA requirements are address by 28.6% of the General Fund (such as Dispatch Center plus upgrade (\$7.8M), Public Safety Radio (\$3M), etc.).
 - VSA taxable area is about 5 times more than SSA (\$18.4B to \$3.8B) with most SSA calls related to smaller homes with children compared to larger homes with retirees for VSA.
 - Bottomline: A roughly \$160 (VSA) to 230 (SSA) per year increase with outstanding service.
- Fiscal Year 24/25 Budget highlights:
 - Revenue comes from these funds: General, Special Revenue, Debt Service and Internal Service.
 - Ad Valorem proposed millage rate is 4.89%...even lower than last year's 5.19% (which was the lowest ever). Property tax results in 60% of General Fund revenue. Public Safety (#1 priority) results in 52% of General Fund expenses.
 - Other increases: Planning fees, solid waste drop off disposal fees and building permit fees.
 - Proposed increases (1/25): Road impact fees and fire impact fee for Sumter Fire & EMS (10th fire and ambulance station - in Wildwood).

- Road construction projects: continued payback of the 2018 Road Improvement Agreement (\$12,620,330); Villages resurfacing project (\$4,309,036); Phase I of CR-466 resurfacing; and, Mr. Arnold added they are looking at further improvements to the CR-466 and US-301 intersection.
- Building construction projects: Supervisor of Elections warehouse (\$2,520,000); New Meeting/Fire/Library Building (\$28,000,000); AG Center Fairgrounds (\$1,000,000); and, Sheriff's Tactical Range (\$1,000,000).
- Mr. Arnold also described the County Government organization and elected official positions; and, he included that the County accomplishes a Citizens Academy for interested residents.
- Questions, some pertinent ones:
 - Is VPSDDD asking for an impact fee and can they incorporate one? **Ans:** They have not given an indication of addressing an impact fee, but to contact Mr. Blocker for any more details; adding they must request the County Commissioners approve their ability to incorporate an impact fee.
 - Do not see anything about Education in the budget? **Ans:** School education requirements are a separate budget, not part of this General Fund budget.
 - VPSDDD establishing rates on 1,700 sq ft home seems not fair. **Ans:** That was the average based on the study performed in establishing rates. It was added the rate (using 1,700 average for every residential unit and whatever the sq ft is for commercial is based on equivalent residential unit (ERU) with 1,714 sq ft equal to 1 ERU.
 - The study for VPSDDD showed a difference of about \$1,600 in transportation impact fees between age restricted and non-age restricted and what firm accomplished the Sumter Fire & EMS study? **Ans:** With the majority of the Sumter Service Area being non-age restricted, that is why their overall assessment is higher and that the same firm did both the Sumter Fire & EMS study and the VPSDDD study.
 - Can we obtain a copy of the budget documents? **Ans:** Can either print one from the electronic version available online or go to the library and have it printed there for a fee.
- Cliff concluded by stating up until the last few years the POA had no communication with Sumter County or The Villages Hospital, so he truly appreciates Mr. Arnold providing (for a 5th time) a presentation on the Sumter County budget.

There was a Motion to adjourn the meeting at 8:10pm that was seconded and unanimously approved. Submitted (based on live stream video review) by: Reb Benson, Secretary