

Property Owners Association of The Villages
General Membership Meeting
July 15, 2025

Called to order: by Cliff Wiener, President, at 7:00 pm.

- Board members present: Reb Benson, Jerry Ferlisi and Gary Search; excused: Dan Warren, Ken Knodel and Tita Dumagsa.
- Members present: Approximately 30.
- Organizations present: Sun Kool, Seniors vs Crime, Rate Reverse and Realty Executives.
- Membership meeting minutes for 6/17 and 7/3 read by Reb and unanimously approved.
- Treasurer report. Jerry stated for June, Revenue: \$3,804; Expenses: \$18,080; Net Deficit: \$14,276; but that we are in good financial shape with Operating Funds: \$56,388; and, Restricted Funds (CDs & cash): \$216,720.

Announcements:

- Cliff introduced the representatives: Deb Butterfield, Don Wiley & Andy Bilardello as Sumter County Commissioners; Mark Hayes, Gary Kadow, Jerry Ferlisi & himself as District Supervisors; and Jim Vacarro & Reb Benson as Amenity Authority Committee members.
- Cliff mentioned POA meetings are live streamed and available the next day on the POA website and Facebook page, that we have been doing this since about 2021.
- Cliff mentioned the Vial of Life program by Sumter County Sheriff's office, stating he promised Sheriff Breedon we would help get these to all residents, and that we had them in the back for anyone to take home.
- Cliff mentioned that the June POA Bulletin addressed the changes coming to the POA as it moves "into the 21st century" with improvements on keeping residents informed on issues impacting them. The last driveway Bulletin will be in September, that starting October it will be the POA Magazine and only online, but you can print it also.
- Cliff mentioned the 50th anniversary of the POA is coming up in November and that we are the longest running group in The Villages. The POA will be celebrating this fact in October along with an Advertisers Expo. It will be a fun time with prizes and other give away items.
- Cliff recommended that if you have not signed up for e-notifications at DistrictGov.Org, that you should, especially since hurricane season has started. Can chose from many topics that would be of interest to you to stay informed.
- Member Meetings. Cliff mentioned no meeting in August, next one in September.

Questions:

- Spanish moss increasing on trees, will any tree beautification be done, especially on Walnut Grove golf course? **Ans:** Cliff said let Steve Hansen at Nancy Lopez golf course know the issue and that he will check with District staff on if anything is being done.
- One resident mentioned folks should select Emergency Notifications on the District.Gov website and another said it is good to have a weather radio for notifications also.

Speaker: Bradley Arnold, Sumter County Administrator, on proposed FY 2025-2026 budget.

- Property tax (millage rate) is not rising (still 4.89%...i.e., \$4.89 per \$1,000 of the property's assessed value), but it will be filed as a tax increase since it is about 4.75% above the rollback rate of about \$4.67 (Gov. DeSantis wants all to incorporate the rollback rate).
 - First increase (% change of rolled-back rate) since FY19/20.

- Rollback rate is where the county gets no additional tax to address issues, only new construction growth helps beyond this rate.
- Emphasis remains on public safety, road improvements and a higher-level of fire & emergency management services
- There will be an additional property tax addressing the two County fire departments; which fall under Municipal Service Benefit Units (MSBU)...non-ad valorem...and Municipal Service Taxing Unit (MSTU)...ad valorem...millage rates. MSTU for homeowners in:
 - Villages Public Safety Department Dependent District is about 4.6 cents per \$1,000 of assessed value.
 - Sumter County Fire & EMS area is about 86 cents per \$1,000 of assessed value.
- Fiscal Year 25/26 Budget highlights:
 - Revenue comes from these funds: General, Special Revenue, Debt Service and Internal Service. Property tax results in 57% of General Fund revenue. Public Safety results in 43% of General Fund expenses.
 - Tax bill for Villages homeowner (example of \$100,000 taxable value – no exemptions):
 - 2023: General Fund: \$519, MSBU: \$125, Total: \$644
 - 2025: General Fund: \$489, MSBU: \$320.71, MSTU: \$4.64, Total: \$814.35
 - Expense for both Fire & EMS Departments (General Fund): \$32,390,354 (\$20,045,162 for Readiness & Baker/Marchman/EP Transports and \$7,234,996 for public safety radio upgrade; also includes call center/dispatch system, AED program and Fleet repairs)
 - Road Construction Projects: \$20,604,920 (\$7,409,151 for Villages regional road reimbursement and \$3,100,000 for C-470 safety improvements).
 - Other projects: \$21,867,101 (\$10,143,409 for Supervisor of Elections warehouse/New Meeting/Fire/Library Building and \$6,500,000 for Sheriff's Tactical Range).
- Mr. Arnold described the County Government organization, stating the blended efficiencies across the various departments.
- Questions, some pertinent ones:
 - What are the five cities in Sumter County? **Ans:** They are: Wildwood, Bushnell (County seat), Coleman, Webster and Center Hill.
 - What is the County involvement with UF Health mobile stroke unit? **Ans:** That is more focused on The Villages, but there might be a possibility of County participation.
 - How is the liaison at the state-level? **Ans:** Very good regarding Public Works (roads, etc.) and Commerce, but need more work on connection with local state officials.
 - Why sidewalks on SR-44? **Ans:** That is a state initiative to provide more pathways for multimodal use on busy roads.
- Cliff concluded by stating he truly appreciates Mr. Arnold providing (for a 6th time) a presentation on the Sumter County budget.

There was a Motion to adjourn the meeting at 8:25pm that was seconded and unanimously approved. Submitted (based on live stream video review) by: Reb Benson, Secretary