

Community Development District 7

Seat 1 - Daryl Klinko, Supervisor

Seat 2 - Judi-ann Rutherford, Supervisor

Seat 3 - Steve Lapp, Vice Chair

Seat 4 - Jerry Vicenti, Chair

Seat 5 - Ed Coleman, Supervisor



July 8, 2026 at 8:00 AM

SeaBreeze Regional Recreation Center

2384 Buena Vista Boulevard

The Villages, Florida 32162

AGENDA

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Board conducts the business of the District, rules of civility shall apply. District Board Supervisors, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Board Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings. Audience Comments on all issues will be received by the Board.

1. Call to Order

- 1.A. Roll Call
- 1.B. Pledge of Allegiance
- 1.C. Observation of Moment of Silence
- 1.D. Welcome Meeting Attendees
- 1.E. Audience Comments

2. Consent Agenda

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion is required unless desired by a Board Supervisor or a Member of the Public.

- 2.A. Approval of Minutes
- 2.B. Project Wide Monthly Invoice
- 2.C. Legal Fees

3. New Business

- 3.A. VCDD No. 1 - Release from 7th Amended Interlocal Agreement for the Architectural Review Committee

4. Old Business

- 4.A. Old Business Status Update

5. Informational Items Only

- 5.A. Financial Statements
- 5.B. DPM Monthly Report
- 5.C. Village Community Development District No. 7 Public Hearing Updates
- 5.D. SECO LED Lighting Transition

6. District Manager Reports

7. District Counsel Reports

8. Supervisor Comments

8.A. Supervisor Coleman: Project Wide Advisory Committee After Agenda

9. Adjourn

HOSPITALITY

STEWARDSHIP

INNOVATION & CREATIVITY

HARD WORK

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special accommodations at this meeting because of disability of physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Jennifer Farlow, District Clerk
DATE: July 8, 2026
SUBJECT: Approval of Minutes

ISSUE:

Approval of the Minutes for the Meeting held on June 10, 2026.

ANALYSIS/INFORMATION:

Staff requests approval of the Minutes for the Meeting held on June 10, 2026.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Minutes for the Meeting held on June 10, 2026.

MOTION:

Motion to approve the Minutes for the Meeting held on June 10, 2026.

ATTACHMENTS:

1. June 10, 2026 Minutes

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

A Meeting of the Board of Supervisors of Village Community Development District No. 7 was held on Wednesday, June 10 2026 at 8:00 a.m. at the SeaBreeze Regional Recreation Center, 2384 Buena Vista Boulevard, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Jerry Vicenti	Chair
Steve Lapp	Vice Chair
Daryl Klinko	Supervisor
Ed Coleman	Supervisor

Staff Present:

Kenny Blocker	District Manager
Michelle Rigoni	District Counsel <i>via telephone</i>
Karen Clary	Budget Assistant Director
Herschel Wiley	District Property Management Assistant Director
Shannon Boyd	Community Standards Assistant Director
Thomas Major	Community Relations Director,
Katie Evans	Senior Deputy District Clerk
Heather Evans	Assistant District Clerk

FIRST ORDER OF BUSINESS: Call to Order

1.A. Roll Call

Chair Vicenti called the meeting to order at 8:00 a.m. and stated for the record that four (4) Supervisors were present representing a quorum. Judi-ann Rutherford was absent.

1.B. Pledge of Allegiance

Chair Vicenti led the Pledge of Allegiance.

1.C. Observation of a Moment of Silence

The Board observed a moment of silence for those who have served our Country and their community.

1.D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

1.E. Audience Comments

There were no audience comments received.

SECOND ORDER OF BUSINESS: Consent Agenda

Chair Vicenti advised the Board that a motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine, and no discussion is required unless desired by a Board Supervisor or a member of the public.

Chair Vicenti advised he is in favor of keeping the authorization of the legal fees on the Consent Agenda.

On MOTION by Steve Lapp, seconded by Daryl Klinko with all in favor, the Board took the following action on the items included on the Consent Agenda:
2.A. Approval of the Minutes for the Meeting held on May 6, 2026 Minutes.
2.B. Authorized payment for legal services rendered during the month of March 2026 in the amount of \$1,291.50.
2.C. Approval of the July Project Wide Fund maintenance assessment in the amount of \$147,231.

THIRD ORDER OF BUSINESS: New Business

3.A. Fiscal Year 2026/2027 Proposed Budget

Karen Clary, Budget Assistant Director, advised that the Board reviewed and discussed the Fiscal Year 2025/2026 Recommended Budget and Capital Improvement Plan (CIP) during the May 6, 2026 meeting. The proposed operating budget of \$3,697,938 reflects an increase of \$629,079 or 20.5% from the current year amended budget. This is mainly due to capital projects included in the Fiscal Year 2026/2027 budget per the District's Capital Improvement Plan (CIP). Based on Board direction, Staff has included a 10% increase to the maintenance assessment rates for Fiscal Year 2026/2027. Also included is an option for increases of 5% to Maintenance Assessment Rates in Fiscal Years 2027/2028

through 2030/3031. The Debt Service Fund budget reflects the revenue received from bond assessment payments, interest, principal and other bond-related expenditures. Ms. Clary advised that Staff requests that the Board adopt Resolution 2026-03 to approve the Fiscal Year 2026/2027 Proposed Budget and Proposed Maintenance Assessment Rates and to set the Public Hearing to adopt the Fiscal Year 2026/2027 Final Budget for September 9, 2026 at 8:00 a.m. at the SeaBreeze Recreation Center.

On MOTION by Ed Coleman, seconded by Steve Lapp, with all in favor, the Board adopted Resolution 2026-03 to approve the Fiscal Year 2026-27 Proposed Budget with a maximum increase of 10% to the annual maintenance assessments and to set a Public Hearing to adopt the Fiscal Year 2026/2027 Final Budget on September 9, 2026 at 8:00 a.m. at the SeaBreeze Recreation Center.

3.B. Requesting permission to advertise Amending and Restating Chapter II of the District's Rule to Bring about Deed Compliance and Architectural Review Manual modifications

Shannon Boyd, Community Standards Assistant Director, Staff requests authorization to amend and restate Chapter II of the District's Rule to Bring About Deed Compliance, along with modifications to the Architectural Review Manual. The purpose of these updates is to include language in the Standards to further clarify requirements related to nuisance, landscape lighting, exterior lighting, and seasonal displays. The proposed changes to the Architectural Review Manual primarily consist of added guidance for pools, hot tubs, spas, gas/L.P. tanks, flags and flagpoles, driveways and walkways, and solariums. Ms. Boyd advised that Staff request the Board authorize the publication of the District's intent to Amend and Restate Chapter II of its Rule to Bring About Deed Compliance and modifications to the Architectural Review Manual and to hold a Public Hearing during the August 12, 2026 Board meeting.

Chair Vicenti inquired if there have been many lighting complaints received. Ms. Boyd advised not in District 7, but Staff is bringing the modifications to all of the Districts for consistency purposes.

Chair Vicenti expressed concern that there could be additional costs because of an increased number of deed violations reported and Public Hearings held.

Supervisor Coleman inquired if the paint palettes were included in these modifications. Ms. Boyd advised that it is not, but if the Board chooses to move forward with changes to its paint palette those modifications could also be addressed during the August 12, 2026 Public Hearing.

Chair Vicenti inquired how existing lighting that residents have will be addressed and expressed concern about the potential costs to the residents. Ms. Boyd advised that the amendment addresses lighting that is causing a nuisance, and states “The Architectural Review Committee does not review applications for lighting. Exterior lighting must be attached to the home or screen cage and shall be shielded and directed downward so as not to create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas. Lighting shall not include flashing, chasing, strobe, rotating, or color changing effects except during an approved Seasonal Display period. No exterior lighting shall project illumination above the roofline or directly onto neighboring structures.”

Supervisor Coleman inquired if there is a restriction on the lumens for the lighting. Ms. Boyd advised that Staff did not include a lumen restriction but did include the phrase “low voltage” in the language.

On MOTION by Daryl Klinko, seconded by Steve Lapp, with all in favor, the Board authorized the publication of the Districts intent to Amend and Restate Chapter II of its Rule to Bring About Deed Compliance and modifications to the Architectural Review Manual and authorized Staff to advertise a Public Hearing to be held at the August 12, 2026 Board meeting.

3.C. Alternate Architectural Review Committee (ARC) member

Mr. Blocker, District Manager, advised that at the May 6, 2026 meeting the Board authorized Staff to advertise for the vacant alternate Architectural Review Committee (ARC) member position that expires on October 31, 2027, and Staff received one application for that position from Richard Whalen. The Board can interview Mr. Whalen and appoint him as the alternate ARC member position to complete the remainder of the term that expires on October 31, 2027 or the Board can authorize Staff to continue to advertise for the alternate ARC member position and all submitted applications will be presented to the Board.

The Board thanked Mr. Whalen for his willingness to volunteer.

On MOTION by Steve Lapp, seconded by Daryl Klinko, with all in favor, the Board appointed Richard Whalen to represent Village Community Development District No. 7 as the alternate Architectural Review Committee to complete the remainder of the four (4) year term, expiring on October 31, 2027.

FOURTH ORDER OF BUSINESS: Old Business

4.A. Old Business Status Update

Mr. Blocker provided the following Old Business Status Updates:

1. Issue Demand Letters; Provide total amount of outstanding fines submitted for payment via Demand Letters:

Michelle Rigoni, District Counsel, advised that demand letters were sent to the four (4) homeowners who have \$1,500 or more in outstanding fines at the end of May. A follow-up demand letter has been sent to three (3) of the homeowners due to originals being returned, which noted a 10-business day payment deadline that will be reached between June 12, 2026 and June 19, 2026.

Chair Vicenti requested an update on Case No. D7-09-25 which has over \$7,000 in outstanding fines. Ms. Rigoni advised that demand letters have been sent and the fines continue to accrue.

2. Provide maturity dates for bond payoff: An email was forwarded to the Board on June 1, 2026.
3. Provide FEMA Reimbursement amount requested: Staff will provide an update.

Non-VCDD No. 7 Items:

1. Review condition of Silver Lake Executive Golf Course: The update that was sent to the Amenity Authority Committee (AAC) on April 30, 2026 has been provided to the Board, as information.

FIFTH ORDER OF BUSINESS: Informational Items Only

5.A. Financial Statements

The Financial Statements as of April 30, 2026 were provided to the Board as information.

5.B. DPM Monthly Report

The District Property Management (DPM) Monthly Report was provided to the Board as information.

5.C. Village Community Development District No. 7 Public Hearing Updates

The Village Community Development District (VCDD) No. 7 Public Hearing Updates were provided to the Board as information.

SIXTH ORDER OF BUSINESS: District Manager Reports

6.A. Florida Commission on Ethics 2025 Form 1 – Statement of Financial Interest deadline to submit is July 1, 2026

Mr. Blocker advised that the Florida Commission on Ethics has forwarded an email to each Supervisor providing a reminder that the 2025 Form 1 – Statement of Financial Interest must be completed online by July 1, 2026.

SEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel reports.

EIGHTH ORDER OF BUSINESS: Supervisor Comments

8.A. Supervisor Coleman: Project Wide Advisory Committee After Agenda

Supervisor Coleman stated that the After Agenda for the June 10, 2026 Project Wide Advisory Committee (PWAC) meeting was provided to the Board, as information, and advised that the Fiscal Year 2026/20274 Proposed Budgets for the Project Wide Fund (PWF) and the Sumter Landing Amenity Division (SLAD) Fund were approved. Trey Arnett of Vikus Water presented The Stormwater Management in The Villages presentation which was very well done and educational. Supervisor Coleman requested that the presentation be sent to the Board. Mr. Blocker advised that Staff will forward the presentation as requested and advised that Mr. Arnett could attend a future District 7 meeting to make the presentation to the Board.

Supervisor Coleman expressed concern that the letter the residents received regarding the water samples that missed the test deadline was sent months after the incident. Mr. Blocker advised that the lab missed the testing date. The water was retested and was determined to be safe.

8.B. Supervisor Coleman: Approve Home Color Palettes

Supervisor Coleman advised that there are darker colors on other Districts' approved color palettes that are not included on the District 7 color palettes and requested that the Board consider adding those colors to the District 7 approved color palettes.

Chair Vicenti advised it has been at least 10 years since the color palettes have been updated and advised that each District has different color palettes.

Ms. Boyd advised that when the Board approved its color palettes in 2014, the bottom three (3) rows of darker base colors were excluded but the darker colors are allowed as a trim or accent color.

Following discussion, the Board directed Staff to include the three (3) darker rows as base colors on the District's color palette to be considered during the August 12, 2026 Public Hearing Amending and Restating Chapter II of the District's Rule to Bring about Deed Compliance and Architectural Review Manual.

Ms. Boyd advised that Staff would send the revised color palette language to the Board prior to the August 12, 2026 meeting.

Supervisor Klinko advised that at the Multi-Modal Path Discussion Group Meeting held on May 20, 2025 the installation of centerline reflective pavement markers (RPMs) on the multi-modal paths (MMP)s was discussed. The cost for District 7 to proceed with the installation would be \$5,300.

Mr. Blocker advised that the PWAC previously approved the installation of RPMs along curves and medians but did not approve the centerline installation. The District 5 Board has installed the centerline RPMs on its MMPs.

Supervisor Coleman stated that the PWAC did not agree to install the centerline RPMs because the Districts' engineers did not recommend the installation.

Chair Vicenti expressed safety concerns about the centerline RPMs and advised that he would not be in favor of the installation of the centerline RPMs because the Engineers Report did not recommend it.

Supervisor Coleman stated that he is not in favor of the centerline RPMs.

Supervisor Klinko advised that he is in favor of the installation of the centerline RPMs for uniformity and increased visibility at night.

Vice Chair Lapp advised that he is in favor of adding the centerline RPMs if they increase safety.

Mr. Blocker advised that the centerline RPMs can be included on the July 8, 2026 agenda for Board discussion and to receive resident input.

Vice Chair Lapp stated that he has seen an improvement on the Executive Golf Courses, with the exception of Silver Lake, and inquired why the refreshments were removed from the Championship Golf Starter Shacks and soda machines from the pools. Mr. Blocker advised that Staff would inquire with Developer about the Championship starter shacks and advised that the District removed the soda

machines from the pools because the purchase volume was so low that no vendors would bid on the contract.

Vice Chair Lapp inquired when an update would be provided on the ID checking program that is being completed at the pools and advised that Staff is not requiring people to get out of the pool in the pools to leave the pools to show their IDs. Mr. Blocker advised that an update will be provided in the October timeframe and will reiterate with Staff that all IDs are to be checked.

NINTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 9:03 a.m.

On MOTION by Steve Lapp, seconded by Daryl Klinko, with all in favor, the Board adjourned the meeting.

Kenneth C. Blocker
Secretary

Jerry Vicenti
Chair

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Jennifer Liunoras, Finance Director
DATE: July 8, 2026
SUBJECT: Project Wide Monthly Invoice

ISSUE:

Payment of Project Wide Monthly Invoices

ANALYSIS/INFORMATION:

August invoice for the Project Wide Maintenance Assessment is attached for your review and approval.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the payment of the following: August PWAC assessment \$147,231.00.

MOTION:

Motion to approve Project Wide Fund maintenance assessment for the month of August in the amount of One Hundred Forty-Seven, two hundred thirty-one and zero cents.

ATTACHMENTS:

1. Monthly PWAC Fees

District 7 Project Wide Fees Monthly Invoice

FY 2025-26 BUDGET

Month of	Monthly Invoice
October	147,225.00
November	147,231.00
December	147,231.00
January	147,231.00
February	147,231.00
March	147,231.00
April	147,231.00
May	147,231.00
June	147,231.00
July	147,231.00
August	147,231.00
September	147,231.00
Total Invoices	1,766,766.00
Budget Total:	\$ 1,766,766.00

Note:

Project Wide Fees are invoiced on the 1st Day of each month and due upon receipt, no later than 10 days from date of invoice

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Brittany Wilson, Assistant District Manager
DATE: July 8, 2026
SUBJECT: Legal Fees

ISSUE:

Review and approval of legal invoices from Kutak Rock LLP.

ANALYSIS/INFORMATION:

The District 7 Board authorized legal services from Kutak Rock LLP in November 2021. The invoices for consideration are for services in the month of May 2026 in the amount of \$1,606.50. The invoices are included as an attachment for the Board's review.

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

Motion to authorize payment for legal services rendered during the month of May 2026 in the amount of \$1,606.50.

ATTACHMENTS:

1. 3762026 Village CDD No. 7- Covenants Enforcement Invoice
2. 3762025 Village CDD No. 7- General Counsel Invoice

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3762026

Client Matter No. 21523-3

Notification Email: eftgroup@kutakrock.com

Village CDD No. 7

984 Old Mill Run

The Villages, FL 32162

Invoice No. 3762026

21523-3

Re: Covenants Enforcement

For Professional Legal Services Rendered

05/05/26	M. Rigoni	0.60	189.00	Review AGOs regarding collection agencies and confer with Wilson; revise form of demand letter and confer with Coleman
05/20/26	M. Rigoni	0.20	63.00	Confer with Armstrong regarding demand letter finalizations
05/27/26	M. Rigoni	0.20	63.00	Analyze fines to date information and confer with Colom and Armstrong
05/28/26	M. Rigoni	0.40	126.00	Confer with Colom, Boyd, Wilson and Armstrong regarding outstanding fines
05/29/26	M. Rigoni	0.30	94.50	Finalize demand letters
TOTAL HOURS		1.70		

KUTAK ROCK LLP

Village CDD No. 7

June 22, 2026

Client Matter No. 21523-3

Invoice No. 3762026

Page 2

TOTAL FOR SERVICES RENDERED \$535.50

TOTAL CURRENT AMOUNT DUE \$535.50

SUMMARY

NAME	HOURS	RATE	AMOUNT
M. Rigoni	1.70	\$315.00	\$535.50

Date: 06/21/26
Time: 10:30:35

KUTAK ROCK

Billing Memo 3762026

Client No.	21523	Village CDD No. 7	Bill Date:	06/22/26	Billing Attorney:	Rigoni, Michelle K.	(6513)
Matter No.	3	Covenants Enforcement	Requested thru:	05/31/26	Billing Frequency:	Monthly	

DETAIL OF COSTS/CHARGES

<u>DISB</u>	<u>TKPR</u>	<u>DATE</u>	<u>EXPENSES</u>	<u>AMOUNT</u>	<u>QTY</u>	<u>REF NO</u>	<u>DESCRIPTION</u>
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TOTAL EXPENSES	0.00						
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3762025

Client Matter No. 21523-1

Notification Email: eftgroup@kutakrock.com

Ms. Brittany Wilson
Village CDD No. 7
984 Old Mill Run
The Villages, FL 32162

Invoice No. 3762025
21523-1

Re: General Counsel

For Professional Legal Services Rendered

05/05/26	M. Rigoni	0.80	252.00	Prepare for Board meeting
05/06/26	M. Rigoni	1.60	504.00	Attend board meeting and perform meeting follow-up
05/26/26	M. Rigoni	0.10	31.50	Confer with Armstrong regarding outstanding business
05/27/26	M. Rigoni	0.20	63.00	Confer with Armstrong and Brown regarding covenants enforcement protocol
05/28/26	M. Rigoni	0.70	220.50	Confer with Armstrong regarding proposed updates to the covenants enforcement standards and manuals
TOTAL HOURS		3.40		

KUTAK ROCK LLP

Village CDD No. 7

June 22, 2026

Client Matter No. 21523-1

Invoice No. 3762025

Page 2

TOTAL FOR SERVICES RENDERED \$1,071.00

TOTAL CURRENT AMOUNT DUE \$1,071.00

SUMMARY

NAME	HOURS	RATE	AMOUNT
M. Rigoni	3.40	\$315.00	\$1,071.00

Date: 06/21/26
Time: 10:27:56

KUTAK ROCK

Billing Memo 3762025

Client No.	21523	Village CDD No.	7	Bill Date:	06/22/26	Billing Attorney:	Rigoni, Michelle K.	(6513)
Matter No.	1	General Counsel		Requested thru:	05/31/26	Billing Frequency:	Monthly	

DETAIL OF COSTS/CHARGES

<u>DISB</u>	<u>TKPR</u>	<u>DATE</u>	<u>EXPENSES</u>	<u>AMOUNT</u>	<u>QTY</u>	<u>REF NO</u>	<u>DESCRIPTION</u>
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TOTAL EXPENSES	0.00
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The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Matthew Armstrong, Director of Community Standards
Shannon Boyd, Community Standards Assistant Director
DATE: July 8, 2026
SUBJECT: VCDD No. 1 - Release from 7th Amended Interlocal Agreement for the Architectural Review Committee

ISSUE:

VCDD No. 1 - Release from 7th Amended Interlocal Agreement for the Architectural Review Committee

ANALYSIS/INFORMATION:

Village Community Development District No. 1 (VCDD No. 1) is currently party to an Interlocal Agreement for the Architectural Review Committee. The original Agreement was entered into on February 18, 2010, and subsequently amended seven times.

There is currently a provision for a party to be released from the agreement. A District may be released from the agreement by mutual written consent of all parties.

VCDD No. 6 was released from the Interlocal Agreement on October 1, 2025.

Attached is the Release from Interlocal Agreement for the ARC, executing the release of VCDD No. 1 from the current ARC, effective July 20, 2026.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends the approval for the release of VCDD No. 1 from the Seventh Amendment to the Interlocal Agreement for Architectural Review Committee.

MOTION:

Motion to approve the release of VCDD No. 1 from the current Agreement for ARC, effective July 20, 2026.

ATTACHMENTS:

1. Seventh Amendment to the Interlocal Agreement for the ARC - Exhibit A (6.18.26)

EXHIBIT "A"

RELEASE FROM INTERLOCAL AGREEMENT FOR THE ARCHITECTURAL REVIEW COMMITTEE

THIS RELEASE is made and entered into this 20 day of July, 2026, by and among the undersigned Community Development Districts ("Parties"), each a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes.

RECITALS

WHEREAS, the Parties are contractually bound by that certain Interlocal Agreement For The Architectural Review Committee dated February 18, 2010, as amended on March 18, 2011, October 18, 2012, March 15, 2013, March 20, 2015, February 17, 2017, and September 12, 2025 ("Agreement"); and

WHEREAS, the Parties have amended the Agreement to allow one or more Parties to be released from the Agreement; and

WHEREAS, the Parties desire by this Release to formally release the Party identified below from the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Release. Village Community Development District No. 1 is hereby released from the Agreement to permit it to utilize the services of the Architectural Review Officer effective as of July 20, 2026.

2. Effect of Release. Village Community Development District No. 1 is hereby released from any and all obligations under the Agreement.

3. Counterparts. This Release may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Release on the dates provided below.

ATTEST:

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 1

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 2

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 3

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 4

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 5

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 8

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 9

By: _____

By: _____

Date: _____

ATTEST:

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 10

By: _____

By: _____

Date: _____

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM:
DATE: July 8, 2026
SUBJECT: Old Business Status Update

ISSUE:
Old Business Status Update – July 8, 2026

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
1. Old Business Status Update



**Village Community Development District No. 7 Old Business Status Update –
July 2026**

Item		Date Added	Assigned Department	Status Update (If Applicable)	Complete
1	Provide FEMA Reimbursement amount requested.	5/6/2026	Admin	District 7's total expenses that have been submitted to FEMA for reimbursement are \$51,701.05. This includes \$1,169.00 in the category of Emergency Repair and Cleanup, and \$50,532.05 for Debris Hauling and Monitoring within your District.	X
2	Provide update on collection agency process	6/10/2026	Admin	Inquiries have been sent to three (3) collection agencies to request pricing and confirm the ability to collect on continuously accruing fines.	

3	Provide color palette information to Board and hold a Public Hearing at August 12, 2026 meeting	6/10/2026	Community Standards	Proposed Revision: PAINTING OF RESIDENCE (BASE, TRIM, ACCENT – USE OF SIDING/CLADDING) Architectural approval is not required if the chosen color is the color at time of construction, a color included on the current District approved color palette or is a color within the hue range of the District approved color palette. The commingling of paint pallets is prohibited. For example, if a homeowner utilizes a base color from Palette 1, the homeowner must choose a trim color from Palette Page Architectural approval is required for all exterior modifications unless otherwise noted. 1. Architectural approval is required if the chosen color is not on the current District approved color palette or within the approved hue range. 2. Only solid colors that are harmonious with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development shall be approved by the ARC. 3. The bottom three (3) rows of the of color palettes 1, 2, & 3 are not permitted for base home colors selection. The bottom three (3) rows may be utilized as trim and accent colors only. 3. Color Palettes are located at the District Office or at Districtgov.org 4. Color Palettes 1-7 are allowed to be used in District 7.	
4	Consideration to install centerline reflective pavement markers (RPMs)	6/10/2026	DPM		

Non-VCDD No. 7 Items

1	Review condition of Silver Lake Executive Golf Course.	5/6/2026	Golf	Email update sent to Amenity Authority Committee on April 30, 2026 (Attached). Course is currently closed for replacement Tees and Greens Turf.	X
2	Invite Vikus Water to attend a future meeting	6/10/2026	Admin	Vikus Water will be scheduled to present on Stormwater Management Systems in The Villages at a future meeting date.	
3	Inquire why starter shacks no longer carry snacks	6/10/2026	Admin	Snacks are available at Championship locations but not offered at Executive Courses.	X
4	Verify IDs are being checked at pools	6/10/2026	Admin	ID Checks are being performed by Recreation and Community Watch at neighborhood, village and regional recreation center pools.	X

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Jennifer Liunoras, Finance Director
Brandy Cook, Budget Director
DATE: July 8, 2026
SUBJECT: Financial Statements

ISSUE:

Financial Statements as of May 31, 2026

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Financial Statement
2. Cash & Investment Summary

The Villages®

Community Development Districts

District 7

Financial Statement Summary

As of May 31, 2026

Summary

The District is projected to achieve its budgeted revenues for FY 2025-26, while expenditures are trending just below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-Date (YTD) Revenues of \$2,858,884 were up 20.5% when compared to the same period of 2025 as the District increased its Maintenance Assessment for FY 2025-26 by 20%. The District's total revenue was 99.6% of the annual budget through May 31st.

- The District collected 99.6% of the budgeted maintenance assessments through May 31, 2026. Last fiscal year, in the same period collections were 99.8%.
- Investment earnings of \$211,641 through May 31, 2026 were up by 30.7% when compared to the \$161,969 earned through May 31, 2025. The realized LTP gains grew by \$68,211 to \$104,794 or 186.5% as of May 31, 2026.
- 74% of the portfolio is Short-term Fixed income securities. The rate of return has been decreasing due to Fed rate cuts, however fewer cuts are expected and a stable outlook is more likely. The current annualized rate of return is 3.13% to 4.24% for short-term investments. The 26% of the portfolio, which is Long-term, is performing at an annualized rate of 19.06%. The District's Investment Income was 99.8% of the annual budget, while only 67% of the fiscal year has passed.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$1,918,720 were 3.6% less than the prior year-to-date expenses of \$1,990,124. There has been no significant expense that would alter the District's ability to operate within the approved FY 2025-26 budget. Operating expenses are projected to be approximately 95 – 98% of budget at fiscal year-end.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. As a category, these expenses increased \$9,693 from last year or 4.0%. The biggest contributors were Legal Services, which grew by 54% \$17,236 to \$26,560, and Tax Collector fees, which grew by 19.8% due to the increased Maintenance Assessment. As a group these expenses are projected to be at approximately 97 – 99% of budget at fiscal year-end.
- Utility Services include Electricity and Irrigation Water expenses. This expense category was 10.3% higher than last year due to increased rates and usage. While expenses were higher, the category trended under budget. As of May, 55.4% of the budget has been utilized although 66.7% of the fiscal year has passed. Barring any anomalies, the category is currently expected to be at 82 – 86% of budget at fiscal year-end.
- Building, Landscape and Other Maintenance expenses. This category of expenses has decreased by 7.2% compared to the same period of the prior fiscal year. This is attributable to several Villa Wall Painting projects that were completed, invoiced, and paid for by March 2025. Fewer walls are scheduled for painting this fiscal year, and these projects will be completed later in the year. Based on current spending patterns, this expense category is projected to finish the fiscal year at approximately 95 – 98% of the budget.

The Villages®

Community Development Districts

District 7

- Other Expenses includes casualty and liability insurance and legal advertising. The annual insurance premium was paid in October. Other miscellaneous expenses, such as postage, printing and binding costs, and operating supplies are expended on an as-needed basis. This category is projected to be at 80 - 90% of budget at fiscal year-end.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position totals \$940,164, represented a \$557,296 improvement over the \$382,867 increase for the same period ending May 31, 2025. The Amended 2025-26 Budget uses \$168,000 of Working Capital and an additional \$32,000 of General R&R to achieve a balanced budget. Based on the projected year-end results, Working Capital usage will be reduced to between \$88,000 and \$148,000, an improvement between \$20k and \$80k.

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
May 2026						
Current Month Annualized Return*	3.13%	3.70%	3.71%	4.24%	3.96%	19.06%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	2.91%
Prior FY 2024-25	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
*Current Month Annualized Return is an annualized return based on the past 30 day performance						
**LTIP Annualized Return represents the actual return achieved over the previous 12 months						

Deed Compliance Reserve Balance

The current Deed Compliance Reserve balance as of this month end was \$5,858.00 in the Community Standards Fund.

The Villages®
Community Development Districts
District 7

Statement of Activity						
For the Eight Months Ending May 31, 2026 (67% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 2,656,213	\$ 2,656,213	99.6%	Maintenance and Other Special Assessments	\$ 2,646,732	\$ 2,209,642	\$ 437,090
1,000	1,000	51%	Other Income	510	1,380	(869)
<u>212,000</u>	<u>212,000</u>	<u>100%</u>	Investment Income	<u>211,641</u>	<u>161,969</u>	<u>49,672</u>
2,869,213	2,869,213	100%	Total Revenues	2,858,884	2,372,991	485,893
			EXPENSES:			
15,096	15,096	53%	Personnel Services	7,991	7,984	7
348,437	348,437	72%	Management and Other Professional Services	249,591	239,898	9,693
509,219	509,219	55%	Utility Services	281,853	255,526	26,327
2,186,432	2,186,432	63%	Building, Landscape and Other Maintenance	1,373,479	1,479,967	(106,488)
<u>9,675</u>	<u>9,675</u>	<u>60%</u>	Other Expenses	<u>5,807</u>	<u>6,749</u>	<u>(943)</u>
3,068,859	3,068,859	63%	Total Operating Expenses	1,918,720	1,990,124	(71,404)
<u>3,068,859</u>	<u>3,068,859</u>	63%	Total Expenses and Other Changes	<u>1,918,720</u>	<u>1,990,124</u>	<u>(71,404)</u>
<u>\$ (199,646)</u>	<u>\$ (199,646)</u>		Change in Unreserved Net Position	<u>\$ 940,164</u>	<u>\$ 382,867</u>	<u>\$ 557,296</u>
			Total Cash, Net of Bond Funds	<u>\$ 5,127,679</u>	<u>\$ 5,577,937</u>	<u>\$ (450,258)</u>
			Fund Balance			
			Unassigned	1,761,955	1,584,483	
			Restricted - Capital Project Ph I	1,147,061	1,695,093	
			Committed R and R General	1,299,887	1,337,606	
			Committed R and R Villa Roads	<u>866,084</u>	<u>900,000</u>	
			Total Fund Balance	<u>\$ 5,074,987</u>	<u>\$ 5,517,182</u>	<u>\$ (442,195)</u>

 Community Development Districts
 District 7

CASH AND INVESTMENT SUMMARY

As of May 31, 2026

Fund Code	Account Name	Bank	Balance as of 10/01/25	Current Balance
GENERAL FUND				
001	Cash Operating Acct	CFB	262,380.94	119,068.82
001	Cash Equiv - FLCLASS	FLCLASS	570,563.28	1,581,024.93
001	Cash Equiv -FL PALM	FLPALM	612,628.09	243,081.18
	Sub-total Cash & Cash Equivalents		\$ 1,445,572.31	\$ 1,943,174.93
001	Enhanced Cash-FL-FIT	FLFIT	685,878.21	702,285.66
001	FL-TRUST	FLGIT	1,362,746.69	1,388,613.01
001	Long Term Investment	USB	1,291,849.04	1,093,605.55
	Sub-total Investments		\$ 3,340,473.94	\$ 3,184,504.22
	TOTAL - General		\$ 4,786,046.25	\$ 5,127,679.15

201	Revenue Fund 2015	USB	1,189,480.22	1,355,445.52
201	Prepayment Fund 2015	USB	432,589.51	71,573.84
201	Reserve Fund 2015	USB	250,000.00	251,627.74

TOTAL - Debt service	\$ 1,872,069.73	\$ 1,678,647.10
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Grand Totals

\$ 6,658,115.98	\$ 6,806,326.25
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The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Herschel Wiley, District Property Management Assistant Director
DATE: July 8, 2026
SUBJECT: DPM Monthly Report

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. DPM Monthly Report

DPM Monthly Report

JULY 2026



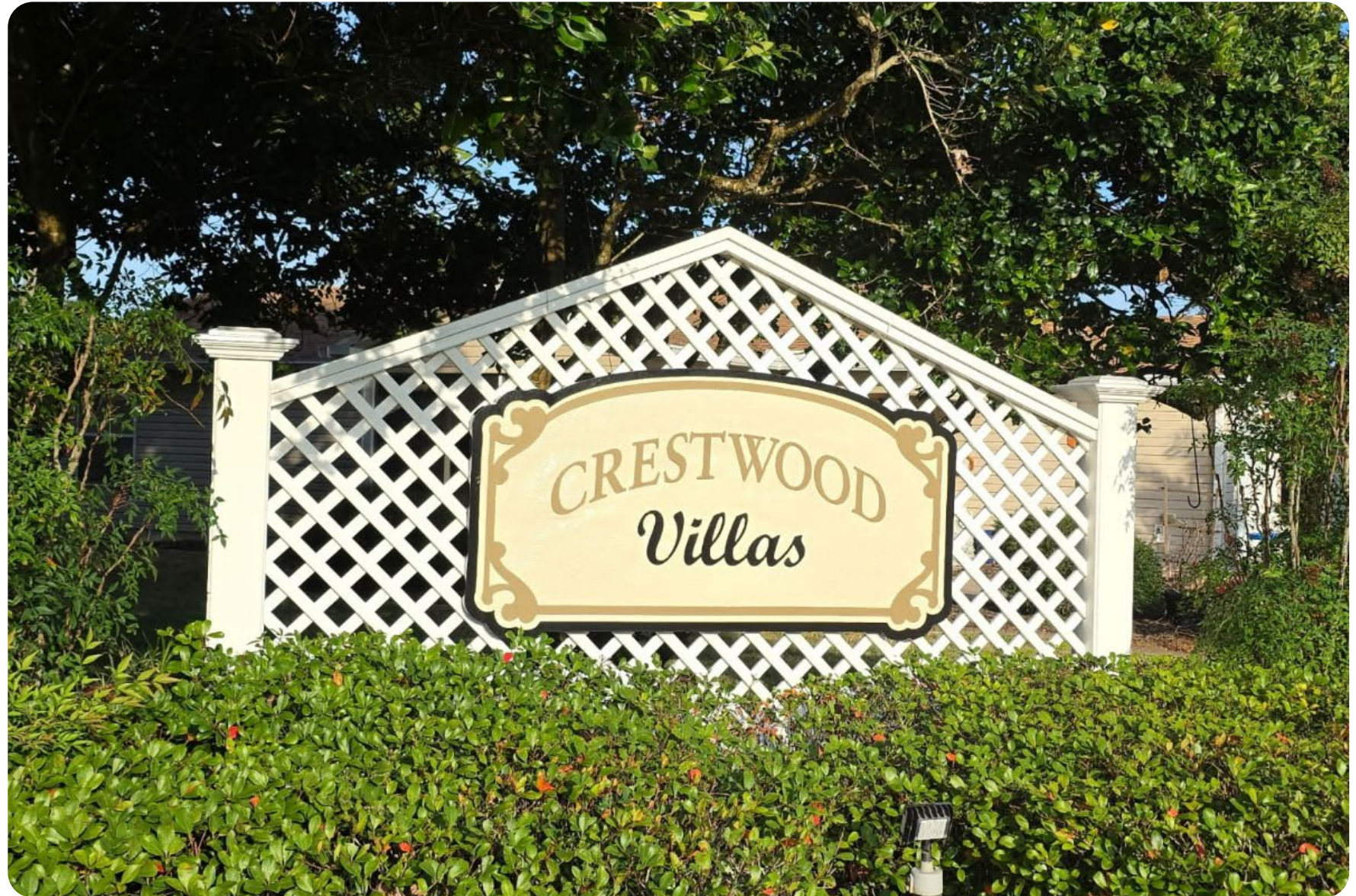
Completed Projects

- AEDs have been installed in Bainbridge Villa.



Completed Projects

- Completed pressure washing of the entry signs for the following Villa locations:
 - Crestwood
 - Mariel
 - Bainbridge
 - Groveland
 - Pilar
 - Keystone
 - Hillcrest



Ongoing & Upcoming Projects

- Landscape refreshes are scheduled for the following locations:
 - Bonita Villas
 - Seneca Villas
 - Kenya Villas
 - Mariel Villas
 - Crestwood Villas



Nearby PWAC Projects

- Completed fence painting from Atlas Dog Park to Dewitt Circle.
- Replaced fence boards at the 44A Wood Shop parking lot and along the Morse Boulevard fence.
- Repaired fencing along Morse Boulevard.



Nearby PWAC Projects

- Replaced the sign at Buena Vista Blvd Tunnel B20.
- Pump replacement at the water feature on 44 and Northeast Buena Vista Blvd.





Nearby PWAC Projects

- Painted the STOP sign pole and installed additional RPMs and stop bars along the multi-modal path on Morse Boulevard.





Nearby SLAD Projects

- Refreshed landscape at Allamanda VRC.



Nearby SLAD Projects

- Allamanda VRC and Hibiscus VRC restrooms have been renovated.
- Carpet at Eisenhower RRC has been replaced.
- New diamond lighting has been installed throughout the billiards room of Fish Hawk VRC.

Nearby SLAD Projects

- Fencing surrounding the sports courts of Bradenton VRC has been replaced.



The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM: Shannon Boyd, Community Standards Assistant Director
Matthew Armstrong, Director of Community Standards
DATE: July 8, 2026
SUBJECT: Village Community Development District No. 7 Public Hearing Updates

ISSUE:

Village Community Development District No. 7 Public Hearing Updates

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. District No. 7 Public Hearing Case Updates

Village Community Development District No. 7 Public Hearing Case Updates

Case No.	Name	Address	Violation	Public Hearing Date	Action Date	Action	Property in Compliance	Fines	Legal Fees	Status
D7-04-23	Larsen, Roberta	997 Davit Place	weeds	11/16/2023	12/1/23-6/30/26	District will continue to monitor and fine	No	\$2,000.00	\$0.00	Unpaid
D7-09-25	Bray, William	2768 Persimmon Loop	Dead/Missing sod	8/14/25	9/18/25-2/8/26	District will continue to monitor and fine- Hold (SWFWMD)	No	\$7,300.00	\$0.00	Unpaid
D7-06-25	Martinovics, Theresa	1456 Crestwood Lane	Weeds- Reoccurring	8/14/25	9/19/25-6/30/26	District will continue to monitor, maintain and fine	No	\$500.00	\$0.00	Unpaid
D7-08-25	Robinson, Kenneth	1575 Hollyberry Place	Dead sod, mold, overgrown grass & weeds	9/4/25	9/12/25-3/26/26	Tax deed sale on 3/26/26	No	\$8,800.00	\$0.00	Unpaid- Filed for surplus
D7-01-26	Mackey, Frederick	2382 Camden Terrace	Dead Grass	10/8/25	12/6/25-2/8/26	District will continue to monitor and fine- Hold (SWFWMD)	No	\$3,350.00	\$0.00	Unpaid
D7-02-26	Bray, William	2768 Persimmon Loop	Weeds	10/8/25	11/21/25-6/30/26	District will continue to monitor, maintain and fine	No	\$250.00	\$0.00	Unpaid
D7-04-26	Fagan, Patricia	2417 Heath Springs Drive	Dead Sod	12/10/25	1/26/26-2/8/26	District will continue to monitor and fine-Hold (SWFWMD)	No	\$750.00	\$0.00	Unpaid
D7-08-26	Karen Pizzurro	2355 Notch Avenue	Grass & Weeds	3/11/26	3/21/26-6/30/26	District will continue to monitor and fine	No	\$5,200.00	\$0.00	Unpaid
D7-09-26	Page, Richard	2710 Iris Way	Rear Patio Ext	5/6/26		Board gave homeowners till 9/1/26 ARC was approved on 5/20/26				

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM:
DATE: July 8, 2026
SUBJECT: SECO LED Lighting Transition

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. SECO LED Lighting Transition



June 8, 2026

Dear SECO Energy Member,

SECO Energy is writing to inform you of a system-wide transition from High-Pressure Sodium (HPS) area and streetlights to Light Emitting Diode (LED).

Over the coming months, SECO Energy will begin replacing existing HPS fixtures with LED fixtures throughout its service territory. LED lighting is more environmentally friendly and provides improved visibility and a more uniform distribution of light.

Residents may notice a difference in the appearance and color of the new LED lighting. LED fixtures produce a more uniform white light, while existing HPS fixtures emit a softer yellow light.

To ensure a smooth and proactive transition, SECO will begin replacing roadway and street lighting fixtures first. This work will be completed in phases throughout our service territory. Initial installations will focus on high-traffic corridors and critical roadway segments, followed by residential streets and other lighting applications.

Because manufacturers no longer produce HPS fixtures, transitioning to LED lighting technology is a practical and necessary step to ensure the continued reliability of our lighting system.

There will be no cost to your association or community for the conversion from HPS to LED fixtures as part of this system-wide upgrade. Like-for-like replacements, including fixtures of the same style and with the same or similar lumen output, will be completed at no charge. No action is required by your association for this conversion to occur so long as the replacement occurs through SECO's standard installation schedule and materials. Request for expedited replacements or a request to change to different installed poles/fixtures will result in additional cost in accordance with SECO Energy applicable tariffs, policies and procedures.

Our teams will coordinate the work to minimize disruption, and in most cases, fixture replacements will be completed without extended power interruptions.

We appreciate your support as we implement this important infrastructure improvement. If you have any questions, or would like additional information, please contact us at (352) 793-3801 or CustomerService@SECOEnergy.com.

Thank you for your continued SECO Energy membership.

Sincerely,
SECO Energy



PO Box 301
Sumterville, Florida 33585-0301



352.793.3801



www.SECOEnergy.com

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM:
DATE: July 8, 2026
SUBJECT: Supervisor Coleman: Project Wide Advisory Committee After Agenda

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Project Wide Advisory Committee After Agenda



Project Wide Advisory Committee

District 5 - Jerry Knoll, Primary; Jerry Ferlisi, Alternate
District 6 - Randall Edgar, Primary; Tweet Coleman, Alternate
District 7 - Ed Coleman, Primary; Steve Lapp, Alternate
District 8 - Vacant, Primary; Ray Lammes, Alternate
District 9 - Dan Ruehl, Primary; Vacant, Alternate
District 10 - Steve Bova, (VC) Primary; Mark Welzel, Alternate
District 11 - Don Brozick, (C) Primary; Jan Collins, Alternate
District 12 - Dale Martin, Primary; Jon Roudabush, Alternate
District 13 - John Kerrigan, Primary; Tom Law, Alternate
Brownwood CDD - Ken Stoff, Primary

July 6, 2026 at 8:30 AM
SeaBreeze Regional Recreation Center
2384 Buena Vista Boulevard
The Villages, Florida 32162

AGENDA

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Board conducts the business of the District, rules of civility shall apply. District Board Supervisors, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Board Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings. Audience Comments on all issues will be received by the Board.

1. Call to Order: All Committee Members from Districts 5-13 and BCDD were present representing a quorum.
 - 1.A. Roll Call
 - 1.B. Pledge of Allegiance
 - 1.C. Observation of Moment of Silence
 - 1.D. Welcome Meeting Attendees
 - 1.E. Audience Comments
 - Multiple resident comments were received providing recommended renovations for the billiard rooms. Following an overview provided by Staff and Committee Member discussion, the Committee requested that Staff work with the Billard's Club Leadership to further evaluate the recommendations provided.
 - A resident recommended installing ADA push-button door openers for restrooms at all District amenity facilities.
 - A resident expressed frustration about landscaping around a basin by his home.

Project Wide Fund (PWF)

2. New Business
 - 1.A. Approval of Minutes - The Minutes were approved with no discussion.
3. Old Business
 - 3.A. Old Business Status Update – PWF

1. Provide Brownwood maintenance map to Committee: [Maps were e-mailed to the Committee on June 23, 2026.](#)
2. Review alternative materials for Brownwood Entry Way Feature: [DPM will use alternative materials \(composite, metal, etc.\) to reduce future maintenance costs.](#)
3. Review cost of mobile speed sign for multi-modal paths (MMP): [The Committee elected not to move forward with a mobile speed sign for the MMPs.](#)

Non-PWAC Items

4. Provide hospitality hut maintenance responsibility for Spanish Springs, Sumter Landing, Brownwood and Eastport: [Staff is compiling the requested information for the Committee with District Counsel.](#)
5. Risk Management to attend upcoming meeting re: gate arm strike occurrences and recovery of costs: [Risk Management will attend the August 10, 2026 Committee meeting to provide an update on Gate Arm Strikes, Recovery Process and Statistics and ID which gates receive the "most" strikes.](#)

4. Informational Items Only

- 4.A. Capital Projects Status Update - Project Wide Fund
- 4.B. Financial Statements

Sumter Landing Amenities Division Fund (SLAD)

5. New Business

- 5.A. Review and Approval to Make a Recommendation to the Sumter Landing Community Development District to Issue a Purchase Order Utilizing Agreement #26Q-020-SLCDD-OEC with OEC Business Interiors, Inc., for Stacking Chair Replacement at the Rohan Regional Recreation Center
- 5.B. Review and Approval of the Recommendation to the Sumter Landing Community Development District to Issue a Purchase Order Utilizing Agreement #24Q-028 with G&G Construction Services for the Restroom Renovation Project at SeaBreeze Regional Recreation Center

6. Old Business

- 6.A. Old Business Status Update – SLAD

7. Informational Items Only

- 7.A. Capital Project Status Update - SLAD Fund
- 7.B. Financial Statement
- 7.C. District Manager Approved Purchase Orders \$50,000.00 to \$99,999.99

8. District Manager Reports

- 8.A. Fiscal Year 2026/2027 Committee Meeting Schedule - [Following discussion the Committee elected to maintain the current Committee meeting schedule.](#)
- 8.B. Amenity Privilege Suspension Due to Lack of Payment
- 8.C. The Villages Golf & Tennis Operations and Maintenance Quarterly Report - July 2026

- The Golf and Tennis Operation and Maintenance Quarterly Report was provided to the Committee.

9. District Counsel Reports

10. Supervisor Comments

Supervisor Ruehl requested an update regarding the amount of lumens for the SECO lighting upgrades to LED. Staff will provide an update to the Committee when available.

11. Adjourn - The meeting was adjourned at 10:46 a.m.

HOSPITALITY

STEWARDSHIP

INNOVATION & CREATIVITY

HARD WORK

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special accommodations at this meeting because of disability of physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.