

**MINUTES OF MEETING
XENTURY CITY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Xentury City Community Development District was held on Friday, May 31, 2013, at 11:00 A.M. at the Gaylord Palms Resort & Convention Center, St. George Boardroom, 6000 West Osceola Parkway, Kissimmee, Florida.

Present and constituting a quorum were:

Steven R. Ivins	Chairman
Todd Persons	Assistant Secretary
Timothy R. Baker	Assistant Secretary (<i>by phone</i>)

Also present were:

Gary L. Moyer	District Manager
Scott Clark	District Attorney
Dimitri Toumazos	Xentury City Development

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order and called the roll. All Supervisors were present with the exception of Dr. Beitsch.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Moyer stated in November of 2012, we conducted a Landowners Meeting; at which time Mr. Ivins and Dr. Beitsch were elected to four-year terms.

Mr. Moyer being a Notary Public of the State of Florida administered the oath of office to Mr. Ivins, which will be made a part of the public record for this meeting.

Mr. Moyer stated the Oath of Office will be administered to Dr. Beitsch at the next meeting. I provided a written Oath of Office for Mr. Ivins to sign and return so I can notarize it.

B. Consideration of Resolution 2013-1 Canvassing and Certifying the Results of the Landowners Election

Mr. Moyer stated each Board member received a copy of Resolution 2013-1, canvassing and certifying the results of the landowner's election held in conformance with Section 190.006(2), Florida Statutes in November of 2012. It shows Mr. Ivins and Dr. Beitsch received

180 votes and the vacant seat received 15 votes. We desire to keep this seat vacant. Mr. Ivins and Dr. Beitsch will serve four-year terms and the vacant seat will be a two-year term seat. We will revisit this in 2014, unless a landowner comes forward and desires to serve on the Board; at which time the Board can consider appointing them.

Mr. Ivins asked are the 15 votes an allocation?

Mr. Moyer responded yes, it is a placeholder.

On MOTION by Mr. Persons seconded by Mr. Ivins with all in favor Resolution 2013-1 Canvassing and Certifying the Results of the Landowners Election Held Pursuant to Section 190.006(2), Florida Statutes was adopted.

C. Election of Officers – Resolution 2013-2

Mr. Moyer stated Mr. Ivins currently serves as Chairman; Dr. Beitsch is Vice Chairman; Mr. Persons and Mr. Baker are Assistant Secretaries; I serve as Secretary and staff from Severn Trent Services serves as Treasurer and Assistant Treasurer. If you wish to retain the same organizational structure, you can do this by motion. However, if you wish to make changes, we can consider each seat individually.

On MOTION by Mr. Persons seconded by Mr. Baker with all in favor, the current officer structure with Mr. Ivins as Chairman, Dr. Beitsch as Vice Chairman, Mr. Persons and Mr. Baker as Assistant Secretaries, Mr. Gary Moyer as Secretary, Mr. Robert Koncar as Treasurer and Mr. Stephen Bloom as Assistant Treasurer was approved as evidenced by Resolution 2013-2.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 29, 2012 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the August 29, 2012 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Persons seconded by Mr. Ivins with all in favor, the minutes of the August 29, 2012 meeting were approved.

FOURTH ORDER OF BUSINESS

Presentation of Fiscal Year 2014 Budget

A. Fiscal Year 2014 Budget

Mr. Moyer stated the primary purpose of this meeting is to start the 2014 budget process. Chapter 190 of the Florida Statutes provides for a two-step process. The first step is for the District Manager to present a proposed budget to the Board. If the budget is satisfactory in its form and the amounts shown, the Board will approve a resolution approving the budget and setting a public hearing. What we are doing today is “approving”, not “adopting” the budget. We will not adopt the budget until the public hearing, which is typically in late August. The budget enclosed in your agenda package for all practical purposes is the same as the one we are currently operating under for this year, given the activity the District is involved in or lack there of as the case may be. We do not expect any significant changes.

On MOTION by Mr. Persons seconded by Mr. Ivins with all in favor, the Proposed Budget for Fiscal Year 2014 was approved.

B. Consideration of Resolution 2013-3 Approving the Budget and Setting a Public Hearing

Mr. Moyer stated we need to set a date to hold the public hearing in August.

Mr. Ivins stated we should schedule the public hearing, subject to Dr. Beitsch’s schedule.

Mr. Moyer stated I recommend scheduling the public hearing in August, as we need 60 days to make the budget available to the County.

Mr. Ivins stated I suggest the week of August 5. Does anyone have a conflict?

Mr. Persons stated I may be on vacation.

Mr. Ivins stated I suggest August 12.

Mr. Moyer stated if everyone is available, we will schedule the public hearing for August 12, 2013 at 11:00 A.M.

On MOTION by Mr. Ivins seconded by Mr. Baker with all in favor, Resolution 2013-3 Approving the Proposed Budget for Fiscal Year 2014 and Setting a Public Hearing for August 12, 2013 at 11:00 A.M. at the Gaylord Palms Resort & Convention Center, 6000 West Osceola Parkway, Kissimmee, Florida was adopted.

FIFTH ORDER OF BUSINESS

Manager's Report

A. Financial Statements & Funding Requests

Mr. Moyer stated the financial statements for April were included in the agenda package. There is nothing significant to highlight. We are currently under budget and by the end of this fiscal year; we will have expended \$10,545 out of a total budget of \$16,624, for a difference of \$6,000.

B. Check Register

Mr. Moyer stated the check register and funding requests for April were included in the agenda package.

Mr. Persons asked can you explain the expenditures for Severn Trent Environmental Services?

Mr. Moyer responded their charges are for my services, accounting and secretarial work on behalf of the CDD.

On MOTION by Mr. Persons seconded by Mr. Ivins with all in favor, the financials for April 30, 2013, Funding Request No. 74 in the amount of \$1,301.71, Funding Request No. 75 in the amount of \$2,525, Funding Request No. 76 in the amount of \$2,185.07, Funding Request No. 77 in the amount of \$912.72, Funding Request No. 78 in the amount of \$942.12, Funding Request No. 79 in the amount of \$924.82, Funding Request No. 80 in the amount of \$917.53 and Funding Request No. 81 in the amount of \$917.13 and the Check Register for the period October 1, 2012 through April 30, 2013 in the amount of \$12,459.53 were approved.

C. Report on Number of Registered Voters – (0)

Mr. Moyer stated we are required to monitor whether we have any registered voters within the District. We do this by contacting the Supervisor of Elections. The importance of this is under Chapter 190 of the Florida Statutes, our enabling legislation; there is a process where once the District meets two threshold issues, we convert from the way we elect Supervisors from landownership to registered voters. The first criteria is six years, which we have met. However, we have not reached the required 250 registered voters. Since we do not have 250 registered voters, we will continue to have Landowner's Elections. We are still required to enter the number of registered voters into the public record every year so we can track when we trigger this conversion.

Mr. Ivins stated for example, if we build 500 condominium units and have 250 registered voters, does this require us to terminate our CDD?

Mr. Moyer responded it would not make us terminate the CDD, but it would change the way we elect Supervisors. It would be done at the ballot in November, just like if you are running for City or County Commissioner or any elected State office. People would have to go down to the Supervisor of Elections office and qualify. They would have to pay a fee of \$25 to appear on the ballot. If the seat is not contested the person that qualified would be elected to the Board. This would not be for the first election, because the landowner would still be allowed to vote for one seat. However, at subsequent elections, the landowner would be disenfranchised from electing Supervisors.

Mr. Ivins asked can we de-annex property out of the CDD if we own an apartment complex?

Mr. Moyer responded absolutely. You can amend the boundaries by petitioning Osceola County to contract the boundaries.

Mr. Toumazos asked is it one person, one vote?

Mr. Moyer responded yes. They have to be registered voters residing within the District.

Mr. Clark stated it is potentially two votes per unit, if you have two registered voters in the unit.

Mr. Toumazos stated yes, but it is not based on anything other than a body count.

Mr. Clark stated right.

SIXTH ORDER OF BUSINESS

Attorney's Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS


Adjournment

There being no further business,

On MOTION by Mr. Ivins seconded by Mr. Persons with all in favor, the meeting was adjourned.



Gary L. Moyer
Secretary



Steven R. Ivins
Chairman