

**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 Wednesday, June 15, 2011, at 11:02 A.M. at the Gaylord Palms Resort & Convention Center, 6000 West Osceola Parkway, Kissimmee, Florida.

Present and constituting a quorum were:

Steven R. Ivins	Chairman
Owen M. Beitsch, Ph.D.	Vice Chairman
Todd Persons	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Scott Clark	District Attorney

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Supervisor for Seat 5**
- B. Oath of Office for Newly Elected Supervisor**

Mr. Moyer stated at our organizational meeting, Mr. Toumazos had indicated that Seat 5 was reserved for a member of Gaylord, if and when they wanted to place someone on the Board. Do you have a nomination at this time?

Mr. Ivins responded it is still our desire to keep this seat vacant for a Gaylord member.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 8, 2010 Landowners and Regular Meetings

Mr. Moyer stated each Board member received a copy of the minutes of the November 8, 2010 landowners and regular meetings and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Persons seconded by Dr. Beitsch with all in favor the minutes of the November 8, 2010 landowners and regular meetings were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing for the Adoption of the
Fiscal Year 2012 Budget**

A. Fiscal Year 2012 Budget

Mr. Moyer stated the purpose of our meeting today is for the Board to approve the proposed budget. Under the enabling legislation for this CDD, the District Manager is required to author a budget and present it to the Board by June 15, 2011, which we have done. The action we are looking for from the Board today is to adopt a Resolution approving the budget and scheduling a public hearing for August, at which time I will ask the Board to adopt the Budget. The two operative words are “approve” and “adopt”. By your action today, you are not adopting this budget. That will take place in August. The budget enclosed in your agenda package for all practical purposes is the same as previous years. It more or less keeps the District active and in compliance with the requirements of Florida Law.

Dr. Beitsch stated at this point we have been meeting two or three times a year. We have been active for 10 or 11 years. Do you think there is a valid reason to continue the life of the CDD? I am sure you have discussed this. This may not be an issue that the developer wants to discuss publically.

Mr. Ivins stated we have discussed this matter and we hope that the District will do some things in the future such as parking garages and further infrastructure.

Dr. Beitsch stated I know that was the original plan.

Mr. Ivins stated I hope that we will do this. The desire sort of comes and goes. I think it is a great potential opportunity to one day become active and that is why we continue to support and fund this CDD. That is my opinion.

Dr. Beitsch stated for me, this is a social occasion. However, I hope someday to conduct serious business.

Mr. Ivins stated I understand. I enjoy our time together, but I would like to see us become more active.

Dr. Beitsch asked in regards to legal counsel and Mr. Moyer, were there any changes in the last legislative session in regards to CDD's? I did not see anything.

Mr. Moyer responded no. It was a quiet legislative year. However, there was some rumbling about mergers of Districts and things of that nature, but nothing significant came out of the session. The growth management side was significant, but not for Districts.

Mr. Clark stated the year before, they tried to change the priority of CDD liens versus tax liens because several tax deed people purchased millions of dollars worth of tax certificates. All of a sudden, they had tens of millions of dollars of bond debt that was delinquent and accelerated that kept them from paying off their liens and they tried to change the law to provide that CDDs had to pay the taxes when they foreclosed, but that did not go anywhere.

Mr. Moyer stated they were totally overlooking where the CDD would get the money to pay for all of this. It is like we have a printing press in the CDD office building and we just make our own money. There was some disconnect between the objective and the reality.

Dr. Beitsch stated that is often the case where the concept sounds good, but it is not as sound as the idea.

Mr. Persons stated I would assume that the District's existence is going to be dependent on the ebb and flow of the economy and what is potentially available so we can take advantage of it when it comes. Right now may not be the time to move forward, but there may become a time to move forward.

B. Consideration of Resolution 2011-3 Approving the Budget and Setting a Public Hearing

Mr. Moyer stated Resolution 2011-3 by heading is:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2012 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW”

Mr. Moyer stated this resolution sets August 15, 2011 at 11:00 A.M. at the Gaylord Palms Resort and Convention Center for your public hearing.

<p>On MOTION by Mr. Persons seconded by Dr. Beitsch with all in favor Resolution 2011-3 Approving the Proposed Budget for Fiscal Year 2012 and Setting a Public Hearing for August 15, 2011 at 11:00 A.M. at the Gaylord Palms Resort & Convention Center, 6000 West Osceola Parkway, Kissimmee, Florida was adopted.</p>

FIFTH ORDER OF BUSINESS

Manager’s Report

A. Financial Statements & Funding Requests

B. Check Register

Mr. Moyer stated the financial statements, check register and funding requests were included in your agenda package. We are slightly under budget, which we anticipated.

On MOTION by Dr. Beitsch seconded by Mr. Ivins with all in favor the financials for April 30, 2011, Funding Request No. 37 in the amount of \$4,711.20, Funding Request No. 49 in the amount of \$6,954.13, Funding Request No. 50 in the amount of \$1,323.76, Funding Request No. 52 in the amount of \$1,510.40, Funding Request No. 53 in the amount of \$926.03, Funding Request No. 54 in the amount of \$918.90, Funding Request No. 55 in the amount of \$922.07 and Funding Request No. 56 in the amount of \$920.71 and the check register for the period October 1, 2010 through April 30, 2011 in the amount of \$14,303.53 were approved.

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

Mr. Moyer stated we need to enter into the public record the number of registered voters within the District. As you can see from the letter from Ms. Mary Jane Arrington from the Supervisor of Elections office, there are no registered voters, which we would anticipate. The reason this is important is under Chapter 190, when the District is six years old and reaches 250 registered voters or qualified electors, the District converts from landownership, where you receive one vote for every acre, to a General Election format where the registered voters elect the Supervisors. We monitor this every year to make sure we have not tripped the 250 registered voter threshold.

Mr. Persons stated it sounds like we have a ways to go.

Mr. Moyer stated we made the six years.

SIXTH ORDER OF BUSINESS

Attorney’s Report

Mr. Moyer stated the item on the hourly rate adjustment was handled at the last meeting and was erroneously listed on the agenda.

Mr. Clark stated I do not have anything to report.

SEVENTH ORDER OF BUSINESS

Engineer's Report

Mr. Moyer stated Mr. Florio is not with us today. We do not have any engineering work taking place at this time.

Mr. Ivins stated he emailed me yesterday and asked if we needed him.

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. Persons seconded by Dr. Beitsch with all in favor the meeting was adjourned.

Gary L. Moyer
Secretary

Steven R. Ivins
Chairman