

**MINUTES OF MEETING
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the Lexington Community Development District was held on Tuesday, February 9, 2016 at 6:30 p.m. at the West Coast Church located at 11750 Highway 301, Parrish, Florida.

Present and constituting a quorum were:

Bryon (Kelley) Klepper	Chairman
Greg Karpinsky	Treasurer
Amy Brintzinghoffer (via phone)	Secretary
Allan Tremmel	Assistant Secretary

Also present:

Jim Hayford	Severn Trent Management Services
-------------	----------------------------------

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hayford called the meeting to order and a quorum was established. Ms. Brintzinghoffer requested to participate telephonically.

On MOTION by Mr. Karpinsky seconded by Mr. Klepper with all voting unanimously in favor to approve Ms. Brintzinghoffer to participate and vote at this meeting telephonically. 3-0

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

District Manager's Report

A. Approval of the Minutes of the November 10, 2015 Meeting

On MOTION by Mr. Karpinsky seconded by Mr. Tremmel with all voting unanimously in favor to approve the Minutes of the November 10, 2015 meeting as presented. 4-0

B. Financial Statements and Check Register – December 31, 2015

On MOTION by Mr. Karpinsky seconded by Ms. Brintzinghoffer with all voting unanimously in favor to accept the Financial Statements and Check Register dated December 31, 2015. 4-0

C. Draft Proposed Budget for FY 2017

Mr. Hayford presented and reviewed a draft proposed budget for fiscal year 2017. The proposed assessed amount for FY 2017 remains flat with no increase from FY 2016. In review of the Fund Balance, FY 2017 will most likely be the last year to use monies in the Fund Balance. In FY 2018 budget you will most likely be faced with considering an increase.

The Proposed Budget for FY 2017 will be presented for approval at the May 10, 2016 meeting and a Public Hearing will be set at that time.

D. Resolution 2016-2 Confirming the District’s use of the Manatee County Supervisor of Elections to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election

Mr. Hayford read the resolution into the record and advised the resolution allows for the Manatee County Supervisor of Elections to include the District on the ballot during the 2016 General Election.

On MOTION by Ms. Brintzinghoffer seconded Mr. Klepper with all voting unanimously in favor to approve Resolution 2016-2 Confirming the District’s use of the Manatee County Supervisor of Elections to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election. 4-0

E. Consideration of RFP for Auditing Services

Mr. Hayford stated the District is completing the third year of the Agreement with Grau to provide auditing services. An RFP for auditing services should be considered at this time so proposals can be presented for consideration at the May meeting.

On MOTION by Mr. Klepper seconded by Mr. Karpinsky with all voting unanimously in favor to approve proceeding with an RFP for Auditing Services beginning with FY 2016. 4-0

FOURTH ORDER OF BUSINESS

Attorney’s Report

There being none, the next item followed.

Approved

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Klepper:

- District Counsel is available to attend meetings upon request. When the agenda is straightforward and there is no foreseeable need for legal counsel, they will not be in attendance.

Mr. Karpinsky:

- Inquired about a previous discussion regarding the potential for the CDD to assume responsibility for common areas currently owned by the HOA.
 - Mr. Hayford summarized the issue as follows:
 - **Pros:**
 - Collection of the fees would be on the tax roll resulting in a better flow of funds to maintain the facilities and controls collections costs.
 - Sovereign Immunity.
 - **Cons:**
 - Facilities would no longer be private property and would be open to the public.

If the HOA is interested in considering an option for the CDD to assume responsibility for the common areas, the HOA needs to submit a request to the District Manager to add this item to the CDD Meeting Agenda.

Mr. Tremmel:

- If this concept is pursued what happens next?
- Mr. Hayford provided the following information:
 - Review of the Covenants and Restrictions
 - Review the Establishing Ordinance for the District 03-55
 - The HOA Board would vote on the matter (may require General Membership Vote)
 - The CDD Board would then consider and vote on the matter
 - Budget planning and monetary considerations

SIXTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

Approved

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Karpinsky seconded by Mr. Klepper with all voting unanimously in favor of adjourning the regular meeting and proceeding to a workshop format and HOA meeting. 4-0



Bryon (Kelley) Klepper, Chairman 

Approved