

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

The landowners meeting of the Xentury City Community Development District was held on Monday, November 8, 2010 at 11:00 A.M. at the Gaylord Palms Resort & Convention Center, 6600 West Osceola Parkway, Kissimmee, Florida.

Present were:

Gary L. Moyer
Scott Clark
Dimitri Toumazos

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the landowners meeting to order at 11:00 A.M.

We have proof of publication of this meeting, which was done in accordance with the provisions of Chapter 190 of the Florida Statutes. After this meeting, we will hold a regular meeting of the Board of Supervisors to take care of some housekeeping matters such as swearing in our new Board members, election of officers, etc. At this landowners meeting, there is currently no Board members present as this is an opportunity to gather landowners to elect three Supervisors.

SECOND ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Moyer stated at this time, we need to determine the number of voting units represented for this election. You are entitled to one vote for every acre of land. If you own less than an acre of land, you are entitled to one vote. I will now ask Mr. Toumazos to enter into the record the number of acres of land he will be representing at this landowners meeting.

Mr. Toumazos stated I have 370 acres.

Mr. Moyer asked is that all of the acreage represented here today?

Mr. Toumazos responded yes.

THIRD ORDER OF BUSINESS

**Elections of Chairman for the Purpose of
Conducting the Landowners Meeting**

Mr. Moyer stated we need a Chairman for the purpose of conducting this meeting, but I will continue to conduct this meeting. However, since Mr. Toumazos is the only landowner present, it would be helpful for him to serve as Chairman.

Mr. Toumazos accepted.

FOURTH ORDER OF BUSINESS

**Nominations for the Position of
Supervisor (3)**

Mr. Moyer stated every two years, we go through this process. The terms expiring are Mr. Kercher and two vacant seats. Mr. Ivins and Mr. Beitsch's seats do not expire until 2012. At this time, we need to take nominations for the three Supervisor positions.

Mr. Toumazos stated we have two individuals to elect to the Board; Mr. Todd Persons and Mr. Tim Baker.

Mr. Moyer asked do you have anyone to nominate for the third seat?

Mr. Toumazos responded not yet.

Mr. Moyer stated that seat will be shown as a vacant seat.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Moyer stated we can have Mr. Toumazos cast the votes out loud rather than by formal ballot.

Mr. Clark stated by not having a candidate for the third seat, the person currently serving will continue to serve until they resign. Therefore, we should identify which seats these nominations are for.

Mr. Toumazos stated we always had a vacant seat for a Gaylord representative.

Mr. Clark stated if that is the case, the vacant seat will remain the vacant seat. What is the seat number?

Mr. Moyer responded Seat 5. Mr. Kercher served in Seat 3 and Mr. Owen served in Seat 4. According to Chapter 190, the two individuals receiving the most number of votes will serve four-year terms and the third individual will serve a two-year term. I recommend since Seat 5 is vacant, this be designed as the two year term and Seats 3 and 4 will carry four-year terms. For the record, we have two nominations for two seats. Mr. Toumazos, do you desire to cast all 370 votes for Mr. Persons and Mr. Baker?

Mr. Toumazos responded yes I do.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Wright stated Mr. Persons and Mr. Baker will serve the four-year terms and the vacant seat will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions or Comments

There not being any landowner questions or comments,

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 11:06 A.M.