

**WORKSHOP MINUTES
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT 2**

The Assessment Methodology Workshop of the Board of Supervisors of the Lakewood Ranch Community Development District 2 was held on Tuesday, January 29, 2019 at 1:00 PM at the Lakewood Ranch Town Hall, 8175 Lakewood Ranch Boulevard, Lakewood Ranch, FL, 34202.

Call to Order, Roll Call

Mr. Bokach called the meeting to order at 01:02 PM. Ms. Ross called the roll.

Present and constituting a quorum were:

Peter Bokach, Thomas Green, Jerry Twiggs, Michael Finney, Donald Avolio

Also present:

*Anne L. Ross, Executive Director
Steve Zielinski, Chief Financial Officer
Marie Thompson, Clerk to the Boards*

Audience Comments

There being none, the next item followed.

1. Supplementals

There being none, the next item followed.

2. Continued Business

A. Discussion of Assessment Methodology

Mr. Zielinski reviewed the information that he and staff have been working on since the last meeting. Staff worked on the front footage for all the properties. Mr. Zielinski stated that he is currently working on two variations of front footage determination for the condominiums. One is a more detailed per unit calculation and the other a more general grouping by type, one being assigned to the condos and the other being assigned to single-family homes. Mr. Zielinski would like to have a consultant review his work before presenting it to the Board. Mr. Zielinski stated that front footage could possibly be a factor that the District could use but the District would need to determine what expenses to apply that factor to. Mr. Finney explained that Mr. Zielinski worked on possibly using other factors due to the direction from the Board at the last meeting after reviewing other cases provided by the consultant where some condominiums use front footage. Mr. Bokach stated that in the beginning of the allocation discussions the main expense concerns were Administrative and Operations & Maintenance. Mr. Zielinski stated that the items of concern for Operations & Maintenance were the Director of Operations Salaries & Wages, Maintenance Salaries & Wages, Land Care Salaries & Wages, and Maintenance Facility Expenses. Mr. Bokach asked Mr. Zielinski to provide what percent those items would represent for the total Operations & Maintenance expense for the next meeting. The consensus of the Board agreed to add this item to the February Board meeting agenda and will discuss it at the end of the Agenda Review Workshop on February 19, 2019.

3. Supervisors' Requests and Comments

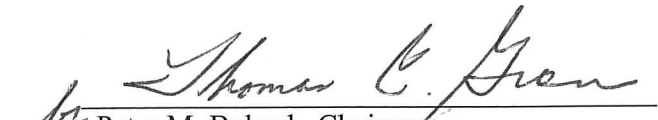
There being none, the next item followed.

Adjournment

At 1:43 p.m., Mr. Bokach adjourned the meeting.



Anne L. Ross, Assistant Secretary



Peter M. Bokach, Chairman

Prepared by:



Marie A. Thompson, Clerk to the Boards