

Lexington Community Development District

Board of Supervisors

David Staples, Chairman
Greg Karpinsky, Vice Chairman
Allen Tremmell, Assistant Secretary
Erin Scoccia, Assistant Secretary
Vacant, Assistant Secretary

Staff:

Samantha Zanoni, District Manager
Maggie Mooney-Partale, District Counsel
Elizabeth Coons, District Accountant
Tabitha Blackwelder, District Admin

Regular Meeting Agenda Tuesday, August 4, 2025 – 6:30 p.m.

The Regular Meeting of the Arlington Ridge Community Development District will be held at the **Rocky Bluff Library location at 6750 U.S. Highway 301 North, Ellenton, FL 34222**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting.

[Join the meeting now](#)

Meeting ID: 260 057 054 694 1 Passcode: Ui32TR9Z

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **Call to Order and Roll Call**
2. **Public Comments on Agenda Items**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **Special Business Items**
 - A. Consideration of Randi Katz ResumePage 3
 - B. Consideration of Stephen Stephenson ResumePage 4
4. **Public Hearing on FY2027 Budget**
 - A. Open Public Hearing
 - B. Consideration of Resolution 2026-04; Adopting FY2027 Budget.....Page 5
 - C. Close Public Hearing
5. **Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing
 - B. Consideration of Resolution 2026-05; Levying O&M Assessments Page 24
 - C. Close Public Hearing
6. **Staff Reports**
 - A. District Counsel
 - B. District Manager
7. **Business Items**
 - A. Consideration of Resolution 2026-06; Setting FY2027 Goals and ObjectivesPage 26
 - B. Consideration of Resolution 2026-07; Setting FY2027 Meeting SchedulePage 34
 - C. Consideration of Resolution 2026-08; Designation of OfficerPage 36
8. **Consent Agenda**
 - A. Minutes: June 2, 2026, Regular Meeting.....Page 37
 - B. Acceptance of May – June 2026 Financial Statements and Check Register.....Page 39
9. **Supervisor Request & Comments**
10. **Audience Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
11. **Adjournment**

The next meeting is scheduled for Monday, January 4, 2027, at 6:30 p.m.