

MINUTES OF MEETING

**LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors for Lexington Oaks Community Development District was held on **Thursday, May 27 2004 at 6:30 p.m.** at the Lexington Oaks Clubhouse, located at 26304 Lexington Oaks Boulevard, Wesley Chapel, Pasco County, Florida.

Present and constituting a quorum were:

Tim Murray	Board Supervisor, Chairman
Matt O'Brien	Board Supervisor, Vice Chairman
John Mazuchowski	Board Supervisor, Assistant Secretary
Garth Noble	Board Supervisor, Assistant Secretary

Also present were:

Brian Lamb	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel Representative, Akerman Senterfitt
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting on
March 25, 2004**

Mr. Lamb stated that the first item on the agenda was to consider the minutes of the Board of Supervisors' meeting on March 25, 2004 (behind tab 1). He asked if there were any additions, deletions, or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on March 25, 2004 for Lexington Oaks Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Authorizations to
Disburse District Funds 2004-07 and
2004-08**

Mr. Lamb stated that the next item on the agenda was the consideration of Authorizations to Disburse District Funds 2004-07 and 2004-08 (behind tab 2). He stated that the disbursements contain invoices for standard contractual commitments and utilities. Mr. Lamb asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board approved Authorizations to Disburse District Funds 2004-07 and 2004-08 for Lexington Oaks Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2004-03,
Adopting Proposed Budget**

Mr. Lamb stated that the next item on the agenda was the Consideration of Resolution 2004-03, Adopting Preliminary Budget 2004/2005 (added to the agenda). Mr. Lamb stated that approval of this resolution would not obligate the Board. He stated that the approval simply allowed for the required submission of the budget to the County. Mr. Lamb reviewed the resolution for the Board and the audience. Mr. Lamb recommended that the public hearing be held on August 26, 2004 at 8:30 a.m. at 26304 Lexington Oaks Boulevard, Wesley Chapel, Pasco County, Florida. Mr. Lamb asked for motion to approve.

On MOTION by Mr. Murray, seconded by Mr. Noble, with all in favor, the Board approved Resolution 2004-03, Adopting Fiscal Year 2004/2005 Proposed Budget and Setting the Public Hearing on August 26, 2004 at 8:30 a.m. at Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Pasco County, Florida for Lexington Oaks Community Development District.

FIFTH ORDER OF BUSINESS

**Update on District Land and Roadway
Ownership**

Mr. Lamb stated that the next item for discussion was an update on District land and roadway ownership. Mr. Lamb stated that the report was not ready for review. Mr. Lamb stated that this item would be carried over until the next meeting.

SIXTH ORDER OF BUSINESS

**Discussion on Transition of Board
to Supervisor of Elections**

Mr. Lamb stated that the next item on the agenda was the discussion of the transition of the Board Election to Supervisor of Elections. He stated that a memorandum was circulated, which explains the process for the elections (located under tab 3). Mr. Lamb reviewed the memorandum for the Board. Mr. Lamb stated that this memorandum would be placed on the District's web site.

SEVENTH ORDER OF BUSINESS

Consideration of Parking Policy

Mr. Lamb stated that the next item on the agenda was the consideration of a Parking Policy (under separate cover). Mr. Lamb stated that this item was added to the agenda today to address parking problems that may occur in the District. Mr. Lamb reviewed the parking policy, explaining that it would authorize placement of parking signs and also for improperly parked vehicles to be towed. Mr. Lamb stated that a public hearing was required to approve this policy, and that the policy was in draft form. He asked for questions. An audience member asked if there was a time limitation on this. Mr. Lamb stated that there was not, and that it would be affective as soon as the Board approved it.

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board approved the Parking Policy for Lexington Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin stated that the update on the District land and roadway ownership has not been completed, due to the number of people involved and scheduling conflicts. He stated that it will be brought to the July meeting.
- B. District Engineer
No report.
- C. District Manager
Mr. Lamb made several presentations regarding information on Community Development Districts, the election process, and the proposed Fiscal Year 2004/2005 budget.

The Board asked if the dollar amount increments, by particular type of residence, were based on last year's budget. Mr. Lamb stated that they were and that the amounts were only estimations.

Mr. Lamb presented the proposed Fiscal Year 2004/2005 Budget (under separate cover). Mr. Lamb asked for questions from the Board, there were none. He stated that he would take questions or comments from the audience.

The Board stated that the increase in the budget was primarily due to plant replacement, pond maintenance, pool maintenance, and street sweeping, and street lighting changes. Mr. Lamb stated added that the landscaping contract has also increased.

Mr. Lamb took general comments and questions from the audience. The audience questioned the revenue from swimming lessons. A Board member stated that 5% of income received from lessons was paid directly to the CDD. The audience requested that the pool guest limitations be reduced from 5 to a lower number due to the increase in residents.

Also, the audience questioned the language used in the signage at the pool area stating that a minor must be accompanied by an adult, parent or guardian. They wanted clarification on what constituted an adult?

Mr. Lamb stated that the security of the pool and recreational areas was going to be reviewed; however, any changes would require a public hearing to be held. Mr. Lamb stated that hearing would take place in the fall.

<p>On MOTION by Mr. Noble, seconded by Mr. Murray, with all in favor, the Board adjourned the meeting for Lexington Oaks Community Development District.</p>
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NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Lamb stated that the next item on the agenda is Supervisor requests and audience comments. He asked if there were any Supervisor requests or comments. Mr. Lamb asked if there were any audience comments.

A resident expressed her concern regarding excessive algae and cattails located on the surface of ponds. Mr. Lamb stated that issues relating to pond maintenance will be addressed with the pond maintenance vendor by the Field Manager, Mr. Fox.

Mr. Lamb stated that issues regarding staffing will be addressed to provide adequate coverage during peak use of operations.

Mr. Lamb stated that there was a trespass warning on file for the District. This allows for towing and trespass arrest to occur. Mr. Lab stated that he would contact the local Sheriff regarding this matter.

An audience member stated that the pond by her house was not maintained properly. Mr. Lamb stated that the issue of grasscarp would be discussed during the upcoming budget workshops. He stated that it is a biological control and a proactive measure to control growth of such things as algae. The audience member stated that the golf course ponds were properly maintained. Mr. Mazuchowski stated that the ponds at the golf course were privately maintained, and not part of the District.

An audience member questioned the use of a ballot box available for the day of voting to allow people to vote, who can not attend the meeting. Mr. Lamb stated that there are three different service providers within the community; there is the County government, the Homeowners' Association government, and the Community Development District government, which are all different entities. Mr. Lamb stated that the Board did not have the capacity to make decisions or comments in regards to the issues with votes and proxies within the associations.

An audience member commented on the water pressure not being suitable. Mr. Fox stated that the Lexington Community runs on two water valves; one was down for repairs by the County. Mr. Lamb stated that Mr. Fox would stay in touch with the County as to the time frame estimated for the repair to be completed.

An audience member stated that the dumpster in Churchill was in need of a lock. Mr. Lamb stated that the lots will be plated soon and then the daycare will have their own dumpster, which should resolve the problem. The audience member also requested that drinking water be made available outside of the clubhouse to avoid the excessive amount of traffic in the clubhouse. Mr. Lamb stated that this would be a budget item (installing a drinking fountain). Mr. Fox was asked to research this matter, and Mr. Lamb stated that he would present options to at the budget hearing.

An audience member stated that the pool needed "muscle" staffing, as well as, the pool hours should be specific not general, because the sun sets at different times every night. Mr. Lamb stated that the use of physical threat was not appropriate and that the problems recently reported to the sheriff's office should have been taken care of due to the trespass warning on file. Mr. Lamb stated that he would contact the sheriff's office to make sure all forms required for sheriff action have been submitted. He stated that the current wording for the pool area was set by guidelines from the Florida Statute and therefore appropriate.

Mr. Lamb asked if there were any further questions from the audience. There were none. Mr. Lamb asked if there were any further comments from the Board. The Board suggested that a patrol car drive by each night and confirm that the recreation area and club house are empty. Mr. Lamb stated that there was a line item in the budget for such an expense, however, that it would need to be increased approximately \$10,000 and would affect each property owner with an increase for that particular item.

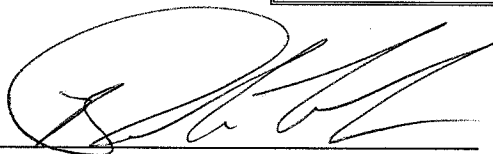
Mr. Lamb asked if there were any further comments from the audience. There were none.

TENTH ORDER OF BUSINESS

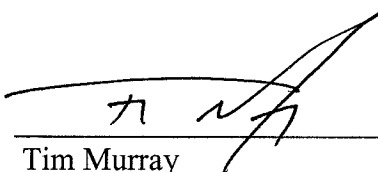
Adjournment

Mr. Lamb stated that there was no further business to come before the Board and asked for a motion to adjourn.

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board adjourned the meeting for Lexington Oaks Community Development District.



Brian K. Lamb
Secretary



Tim Murray
Chairman