

MINUTES OF MEETING

**LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Board of Supervisors of Lexington Oaks Community Development District was held on **Thursday, November 4, 2004 at 9:00 a.m.** at the Lexington Oaks Clubhouse, located at 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544 for the purpose of electing one Supervisor.

Present were:

Landowners

Also Present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Rizzetta & Company, Inc.
Kristen Brunelle	Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order/ Appointment of Chairman

Mr. Campbell asked the Board Chairman if he would like to chair the meeting. Mr. Murray stated he would prefer Mr. Campbell to chair the meeting.

SECOND ORDER OF BUSINESS

Announcement of Candidates/Call for Nominations

Mr. Campbell stated that the first item is to review the positions that are available. Mr. Campbell stated that there was one seat up for election which was currently held by Reed Williams. Mr. Campbell stated that the voting process began at 8:30 a.m. He stated that two lines were set up, one for people that were physically present, and one for receipt of proxies. Mr. Campbell asked for verification whether all present cast their votes. It was confirmed that all present cast their votes.

THIRD ORDER OF BUSINESS

Election of Supervisors

Mr. Campbell stated that Ellie Cody, Carol Haynes, Patricia Dwyer, and John Mazuchowski were nominated for the seat. The overwhelming majority of votes cast were for Patricia Dwyer and she received 744 votes.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Campbell stated that there was no other business scheduled to come before the Landowners, so the meeting was adjourned at approximately 9:05 a.m.

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, November 4, 2004 at 9:05 a.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
Garth Noble	Board Supervisor, Assistant Secretary
John Mazuchowski	Board Supervisor, Assistant Secretary
Patricia Dwyer	Board Supervisor, Assistant Secretary (<i>joined meeting in progress</i>)

Also present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Kristen Brunelle	Rizzetta & Company, Inc.
Eric Dailey	Rizzetta & Company, Inc.
Tracy Robin	District Counsel Representative, Akerman Senterfitt
Greg Henschel	District Engineer, GeoSurv3, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Campbell called the meeting to order and read the roll call. Mr. Campbell stated that the items under Business Items were included on the agenda in error. The consideration of Resolution 2005-01, canvassing and certifying election results and Resolution 2005-02, appointing officers could not be done at this time due to the fact that ballots needed to be reviewed. Mr. Campbell stated these items will be considered at the December meeting.

Mr. Campbell stated that the oath of office will be administered to new supervisors, Mr. Peter Hanzel and Mr. Don Peters, at the December meeting.

SECOND ORDER OF BUSINESS

Administer Oath of Office

Mr. Campbell stated that the next item on the agenda was to administer the Oath of Office to the newly elected Supervisor. He stated that he is a Notary in the State of Florida and thereby authorized to administer the oath. He asked Ms. Patricia Dwyer to swear and affirm to the oath he read. Ms. Dwyer did swear and affirm to said oath.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings on August 26 and August 27 2004

Mr. Campbell stated that the next item on the agenda was to consider the minutes of the Board of Supervisors' meetings on August 26 and 27, 2004 (behind tab 3). He asked if there were any additions, deletions, or corrections to the minutes. There were none. He asked for a motion to approve the minutes

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray with all in favor, the Board approved the consideration of minutes of the Board of Supervisors' meetings on August 26 and 27, 2004 for Lexington Oaks Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting on September 23, 2004

Mr. Campbell stated that the next item on the agenda was to consider the minutes of the Board of Supervisors' meeting on September 23, 2004 (behind tab 4). He asked if there were any additions, deletions, or corrections to the minutes. There were none. He asked for a motion to approve the minutes

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray with all in favor, the Board approved the consideration of minutes of the Board of Supervisors' meeting on September 23, 2004 for Lexington Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Authorization to Disburse District Funds 2005-01

Mr. Campbell stated that the next item on the agenda was the consideration of Authorization to Disburse District Funds 2005-01 (behind tab 5). He stated that the disbursement contains invoices for standard contractual commitments and utilities. Mr. Campbell asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Mr. Noble, seconded by Mr. Murray, with three for and one opposition, the Board approved Authorization to Disburse District Funds 2005-01 for Lexington Oaks Community Development District.

There was one opposition to the vote from the Board. The motion carried due to three out of four votes was cast.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that he was contacted by Pasco County regarding two lift stations still owned by the District that need to be transferred to the County. The Lift Stations are located in Tract E2C in Village 14 and Tract PF5 in Villages 27A and 31. The County has been maintaining the lift stations and requires the transfer of ownership. Mr. Robin recommended the Board adopt a resolution authorizing the conveyance of the lift stations to the County. An easement would be granted to the District in case the District needs to access the property.

On MOTION by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board authorized District Counsel to draft a resolution conveying lift stations identified in Tract E2C in Village 14 and Tract PF5 in Villages 27A and 31 to Pasco County for Lexington Oaks Community Development District.

Mr. Robin stated that Akerman Senterfitt has represented the District since the District was formed. Mr. Robin further stated that he and Mr. Straley, along with Mr. Robert Williams, have resigned from Akerman Senterfitt to establish their own firm. Akerman Senterfitt has asked clients whether they would like to have their files transferred to the new firm. Mr. Robin stated he and Mr. Straley would like to remain the District's Counsel. The name of the new firm is Straley, Robin and Williams.

On MOTION by Mr. Noble, seconded by Mr. Mazuchowski, with all in favor, the Board approved retaining Mr. Straley and Tracy Robin as District Counsel and authorized the transfer of District files to the firm of Straley, Robin, and Williams for Lexington Oaks Community Development District.

B. District Engineer
No report.

C. District Manager

Mr. Campbell stated that Rizzetta & Company received a letter from a wireless services provider and a radio/telephone engineering firm, which are responsible for providing the location and doing research analysis for the location of the radio and telephone communication towers (cell phone towers). The letter stated potential locations within the District. Mr. Campbell asked the Board if this is something they would want to consider in the future. Mr. Campbell recommended that this item be placed on next months agenda. He stated that he would contact the engineering firm, and have a representative from this firm be available to address the Board at the next meeting.

Mr. Campbell stated that management staff provides a record of all the disbursements that have been paid for the Board. Mr. Campbell stated that he will make every effort to get a copy of the budget to the Board.

Mr. Murray stated that he received confirmation from Mr. O'Brien that due to recent restructuring of his employment, he will be submitting his resignation from the Board. Mr. Murray nominated John Mazuchowski to replace Mr. O'Brien. Mr. Campbell asked for a motion to approve.

On MOTION by Mr. Murray, seconded by Mr. Noble, with all in favor, the Board approved Mr. O'Brien's resignation and appointed John Mazuchowski to replace Mr. O'Brien for Lexington Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Campbell stated that the next item on the agenda was Supervisor requests and audience comments. He asked if there were any audience comments. There were general questions from the audience; however, there were no actions taken by the Board. Mr. Campbell asked if there were any Supervisor requests.


Mr. Mazuchowski requested an updated financial statement so it can be evaluated and compared against the budget and disbursement requests.

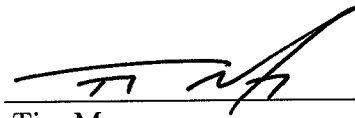
EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Campbell stated that there was no further business to come before the Board and asked for a motion to adjourn. It was adjourned at 10:30 a.m.

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


Matthew L. Campbell
Secretary


Tim Murray
Chairman