

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, January 27, 2005 at 8:30 a.m.** at the Lexington Oaks Clubhouse, located at 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Tim Murray	Board Supervisor, Chairman
Peter Hanzel	Board Supervisor, Vice Chairman
Don Peters	Board Supervisor, Assistant Secretary
John Mazuchowski	Board Supervisor, Assistant Secretary
Patricia Dwyer	Board Supervisor, Assistant Secretary

Also present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Christine Bellamy	Rizzetta & Company, Inc.
Brian Murphy	Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley Robin & Williams, P.A.
Dayne Piercefield	District Engineer, GeoSurv3, Inc.
Bobby Fox	Field Manager, Lexington Oaks CDD
Tom Larkin	Resident
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting on
December 15, 2004**

Mr. Campbell stated that the next item on the agenda was to consider the minutes of the Board of Supervisors' meeting on December 15, 2004 (behind tab 1). He asked if there were any additions, deletions, or corrections to the minutes. There were none.

On MOTION by Ms. Dwyer, seconded by Mr. Murray, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on December 15, 2004 for Lexington Oaks Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for November
and January**

Mr. Campbell stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for November and January (located behind tab 2). Mr. Campbell stated that the total expenses for the month of November were \$511.96. He asked if there were any questions or comments. There were none. He stated that the total expenses for the month of December were \$50,991.13. He asked if there were any questions or comments. There were none. He asked for a motion to approve.

On MOTION by Mr. Murray, seconded by Mr. Peters, with all in favor, the Board approved the Operation and Maintenance Expenditures for November and January for Lexington Oaks Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Payroll Fund
Expenditures for January**

Mr. Campbell stated that the next item on the agenda was the consideration of Payroll Fund Expenditures for January (located behind tab 3). Mr. Campbell stated that the total payroll expenses for the months of November through December were \$13,397. He asked if there were any questions or comments. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Murray, seconded by Mr. Peters, with all in favor, the Board approved the Payroll Fund Expenditures for January for Lexington Oaks Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisitions #94-#97**

Mr. Campbell stated that the next item on the agenda is the consideration of Series 2002 Construction Requisitions #94-#97 (recap behind tab 4). He stated that each of the requisitions have been approved by the Chairman and certified by the District Engineer. Mr. Piercefield provided a brief overview of the requisitions. The Board requested that this item be tabled to the next Board meeting.

On MOTION by Mr. Hanzel, seconded by Ms. Dwyer, with all in favor, the Board tabled the consideration of Series 2002 Construction Requisitions #94-#97 for Lexington Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of District Management Contract

Mr. Campbell stated that the next item on the agenda was the discussion of the District Management Contract. The Board requested that a special workshop be scheduled to discuss the expectations of the Board and bond issues. He asked for a motion to approve.

On MOTION by Mr. Peters, seconded by Mr. Hanzel, with all in favor, the Board approved the scheduling of a Board workshop to discuss expectations of the Board and bond issues for Lexington Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2005-04,
Regarding: Lift Station Ownership Issues**

Mr. Campbell stated the next item on the agenda was the consideration of Resolution 2005-04, Regarding: Lift Station Ownership Issues (behind tab 5). He provided a brief overview of the resolution. He asked if there were any questions. There were none. He asked for a motion to approve.

On MOTION by Mr. Mazuchowski, seconded by Ms. Dwyer, with all in favor, the Board approved Resolution 2005-04, Regarding: Lift Station Ownership Issues for Lexington Oaks Community Development District.

NINTH ORDER OF BUSINESS

Fiscal Year 2004/2005 Budget Update

Mr. Campbell stated the next item on the agenda was the Fiscal Year 2004/2005 Budget Update. He discussed the Districts Finances. Mr. Campbell stated that Rizzetta & Company, Inc. staff members Mr. Murphy and Ms. Bellamy have provided the Board with current financial statements. He stated that all copies were distributed by mail. The staff answered questions on these items raised by the residents. Ms. Bellamy provided the Board with a summary of revenue received to date totaling \$1,686.50. Ms. Bellamy specified that these revenues were referenced in the financial statements (under the miscellaneous revenues line item). Ms. Bellamy clarified that the revenues received from the sale of a District parcel were utilized in the purchase of Clubhouse fitness equipment.

TENTH ORDER OF BUSINESS

Discussion on Security Funding Proposal

Mr. Campbell stated the next item on the agenda was the discussion on Security funding proposal. Tom Larkin, a resident, presented the proposal requesting Board approval for funding associated with the Neighborhood Watch Security in the amount of \$3,000. Both Board and Staff recommended that Mr. Larkin approach the Home Owners Association and the Developer for additional funding to ensure that the District is not funding the service entirely.

On MOTION by Mr. Peters, seconded by Mr. Hanzel, with all in favor, the Board tabled the Security funding proposal for Lexington Oaks Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Piercefield gave an update regarding the storm water pond damage issue. He stated that the Board received a bid from Kearney Development Company, Inc. for the repairs, but Pulte Homes will be obtaining additional bids for presentation to the Board in time for the Board Workshop.
- C. District Manager
Mr. Campbell presented the Natural Areas Policy to the Board. He explained that the purpose of the policy is to notify homeowners that cutting or removal of trees from conservation areas is not permitted. He stated that if the tree falls on privately owned or District owned property, the property owner or District owner, after consultation with the County, may remove the portion that is on their property.

On MOTION by Mr. Mazuchowski, seconded by Mr. Peters, with all in favor, the Board adopted the Natural Areas Policy for Lexington Oaks Community Development District.

Mr. Campbell gave a brief overview of the Holiday Lighting and Decoration Policy. He asked for a motion to adopt.

On a MOTION by Ms. Dwyer, seconded by Mr. Peters, with all in favor, the Board adopted the Holiday Lighting and Decoration Policy for Lexington Oaks Community Development District.

Mr. Campbell provided the Board with copies of the existing Clubhouse, Pool and Playground policies currently in use within the District.

He clarified that any changes to the fees associated with these policies would require the holding of a public hearing. In response to this recommendation the Board requested that the public hearing be scheduled to take place in February to potentially discuss and amend the existing fees for the use of District facilities.

Mr. Campbell discussed the Board meeting schedule. He stated that based on the District management contract, meetings are to take place during business hours with the exception of two public hearings that are scheduled for evening hours for consideration of the fiscal year budget. Mr. Campbell stated that the purpose of the Board is to conduct organizational business. He stated that the Board meetings are open to the public; however, they are not public hearings.

D. Field Supervisor

Mr. Fox gave a status on the tree trimming quotes and the Northern boundary wall repair. He stated that the cost to trim all the trees within the community would be \$92,500. Mr. Campbell stated that these items were scheduled for discussion at the Board Workshop.

TWELFTH 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 stated that there were members of the public present. Mr. Campbell asked if there were any audience comments. The Board entertained audience comments; however, no actions were taken by the Board.

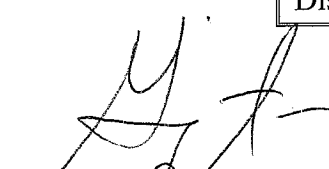
Mr. Campbell asked if there were any Supervisor requests. There were none.

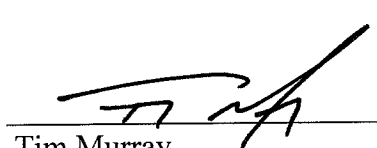
THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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
Assistant Secretary


Tim Murray
Chairman