

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on **Thursday, March 31, 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:

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

Also present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Chris Bellamy	Rizzetta & Company, Inc. (<i>joined the meeting in progress</i>)
Tracy Robin	District Counsel, Straley Robin & Williams, P.A.
Dayne Piercefield	District Engineer, GeoSurv3, Inc.
Mark Sifford	Representative, DEVCO
Shawn Millard	Field Supervisor, Lexington Oaks
Mike McMillan, Jr.	Representative, Luke Brothers
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
February 24, 2005**

Mr. Campbell asked if there were any additions, deletions, or corrections to the minutes. Mr. Peters stated that there was an error on page 4 which should state that the Board approved the installation of 18 trees for \$7,300 instead of 12 trees for \$8,500. Mr. Campbell asked if there were any other corrections. There were none, so he asked for a motion to approve as corrected.

On a Motion by Ms. Dwyer, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on February 24, 2005 (as corrected) for Lexington Oaks Community Development District.

(Ms. Bellamy joined the meeting in progress)

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March**

Mr. Peters raised a question regarding the invoice from Luke Brothers, Inc. and a brief discussion ensued. Mr. McMillan reviewed the irrigation concerns with the Board and explained that the costs being invoiced to the District are not within the scope of regular maintenance, nor are they the result of negligence. A committee was formed to look into the issue and report back to the Board. It was also agreed that Mr. Robins would review the contract to clarify the statement regarding the absorption of repair costs.

Mr. Campbell stated that if it is determined that this invoice should not have been paid based on the terms of the contract, he will request a credit from Luke Brothers, Inc.

On a Motion by Mr. Murray, seconded by Ms. Dwyer, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March (with the removal of the irrigation invoices from Luke Brothers pending further research) for Lexington Oaks Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2002 Construction
Requisitions #102-#103**

Mr. Campbell stated that the next item on the agenda is the consideration of Series 2002 Construction Requisitions #102-#103 (behind tab 3). He asked if there were any questions or comments. A brief discussion ensued.

On a Motion by Mr. Mazuchowski, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved the Series 2002 Construction Requisitions #102-#103 for Lexington Oaks Community Development District.

SIXTH ORDER OF BUSINESS

District Financials Discussion

Mr. Campbell stated that the next item of business is the discussion on the District financials. He stated that Chris Bellamy was present to answer any questions that the Board may have. Ms. Bellamy stated that the Financial Statements reflect year-to-date totals, and the District appears to be right on track. A general discussion ensued.

SEVENTH ORDER OF BUSINESS

Update on Devco Contract

Mr. Campbell stated that the next item of business is the update on the Devco Contract with the District. Mr. Peters provided an update on the meeting with Shawn Millard, Luke Brothers, Inc. and Mr. Sifford of Devco. He stated the Mr. Sifford will remain committed to the contract until it ends on May 7, 2005. Mr. Sifford stated that even though the contract with Devco and Lexington Oaks ends on May 7, 2005, he will be available to answer questions should they arise.

EIGHTH ORDER OF BUSINESS

Sunshine Law Discussion

Mr. Campbell stated that the next item of business is the discussion on the Sunshine Law. Mr. Robin gave an overview of the Sunshine Law to the Board. He explained that this includes topics that may at some point in the foreseeable future that come before the Board. Mr. Robins also discussed the proper procedures for email and voice mail use.

Mr. Robins reviewed issues that fall under the code of ethics and reminded Board members that they can abstain from voting on an issue, but must complete a Conflict of Interest by filing a Form 8B. A brief discussion ensued.

Mr. Hanzel requested that the District purchase copies of the Sunshine Law for all the Board members at a cost of \$25.00 each. Mr. Robin stated that this law is revised annually and it may be more cost effective to obtain the most current version of the Sunshine Law available online.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer

Mr. Piercefield provided a detailed update on the storm water infrastructure repairs. A general discussion ensued regarding the required projects and possible funding options available to the District. It was agreed that the District should approach Aquagenics to determine if they perform erosion repairs.

Mr. Campbell asked for a motion to begin the initial improvements and changes to be dictated by SWFWMD at an amount not-to-exceed \$90,000.

On a Motion by Mr. Peters, seconded by Ms. Dwyer, with all in favor, the Board of Supervisors authorized the chairman to work with the District Engineer to complete the initial improvements and changes to be dictated by SWFWMD for the repair of the ponds and flood controls behind War Admiral Drive and adjacent to hole 13 provided the costs do not-to-exceed the \$90,000 cap previously approved for Lexington Oaks Community Development District.

Mr. Piercefield provided an update on the emergency repairs of the drainage control infrastructure within Belmont. A brief discussion ensued regarding the possibility of utilizing Bond proceeds to fund these repairs. Mr. Campbell asked for a motion to approve the emergency pipe repair expenditures with a not-to-exceed amount of \$20,000.

On a Motion by Mr. Peters, seconded by Ms. Dwyer, with all in favor, the Board of Supervisors approved the emergency pipe repair expenditures with a not-to-exceed amount of \$20,000 and authorized the Chairman to work with the District Engineer to complete the project within 45 days for Lexington Oaks Community Development District.

C. Field Supervisor/Clubhouse Manager

Mr. Mallard discussed the Playground Use Policy and gave an update on the Parking/Towing Policy.

D. District Manager

Mr. Campbell discussed the ratification of current policies. He provided an update on the Newsletter status. The Board stated that they would be severing the relationship between the District and HOA regarding the joint newsletter pertaining to the issue of funding. Mr. Campbell presented a letter from the Lexington Oaks Crime Watch Patrol.

Mr. Campbell recommended that the Board recess the meeting and re-convene at 11:30 a.m. The meeting recessed at 11:20 a.m.

TENTH ORDER OF BUSINESS

Reconvene

Mr. Campbell reconvened the meeting at 11:30 a.m., he stated that the Board members present prior to the recess were in attendance upon the reconvening of the meeting.

ELEVENTH 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.

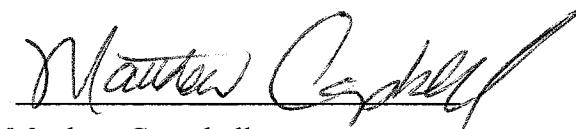
The Board discussed the issue of the northern boundary wall repair. Mr. Campbell stated that Mr. Millard provided an invoice of services totaling \$14,500 for the repair of the wall. He explained that there is \$6,910 remaining in the budget line item for this expenditure. He asked for a motion to approve the wall repair expenditure.

On a Motion by Mr. Hanzel, seconded by Ms. Dwyer, with all in favor, the Board of Supervisors approved the wall repair expenditure for Lexington Oaks Community Development District.

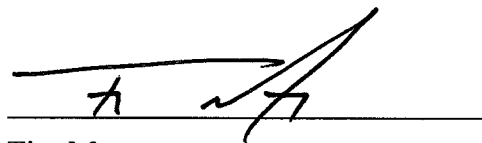
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mazuchowski, seconded by Ms. Dwyer, with all in favor, the Board of Supervisors adjourned the meeting for Lexington Oaks Community Development District at 12:45 p.m.



Matthew Campbell
Secretary



Tim Murray
Chairman