

**MINUTES OF WORKSHOP MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The bond proceed workshop of the Board of Supervisors of the Lexington Oaks Community Development District was held Friday, August 19, 2005 at 10:00 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Attendees:

Tim Murray	Chairman
Peter Hanzel	Vice Chairman
Don Peters	Assistant Secretary
Patricia Dwyer	Assistant Secretary
Scott Brizendine	Rizzetta & Company
Tracy Robin	Attorney

The following is a summary of the minutes of the August 19, 2005 workshop of the Board of Supervisors of Lexington Oaks.

B Bonds – Pulte	45%	\$762,494.85
A Bonds	55%	\$931,938.15
	Total	\$1,694,433

The third series of bonds is due and Bond Counsel wants to close this out before the end of the year. Under the constraints of Chapter 190, it has to be spent on infrastructure improvements. The capital improvements should be discussed in a timely manner.

- The 2000 bond series includes the majority of the master infrastructure improvements. This includes the clubhouse and master boulevard sites.
- The 2002 bond series has village directed improvements.
- A breakdown is needed on the amount of money left in the 1998 series and 2000 series. The breakdown will come from the Trustee statements for the construction funds.
- It is estimated \$20,000 in the 1998 series, \$300 million in the 2002 series and the remainder is in the 2000 series.
- The debt service cannot be paid with the interest earned on the bonds.

- A specific list of capital improvement costs will be given to bond counsel for approval.
- New bonds can be issued for reclaimed water.
- If the District Engineer and Bond Counsel agree, bond proceeds can be used to repair the pond and classified as improvements. Report back at the next meeting whether SWFWMD pond permits are current and if inspections need to be done bi-annually.
- If a contractor is going over budget, the work should cease until the Board is notified and a change order is approved.
- Invoices should be attached to the construction requisitions.
- Additional meetings may be required and the District Engineer will start providing more details and putting them in writing.
- An independent engineering firm can be hired to examine the ponds and present their recommendations for repairs or improvements.
- Repairs on weir damage should be done after the rainy season. The erosion was caused by low water levels and the sand washing away.
- There was a discussion regarding formation of committees. If the Board appoints a citizen committee, they will be subjected to the Sunshine Law. The appointed committee members need to understand they can only discuss committee business within these public meetings. The meetings must be noticed and open to the public.
- District Counsel will review the definition of public notice and report to the Board at the next meeting.
- Different tasks can be assigned to Board members and they can report back at the monthly meetings.
- Discussion of damaged pool and community center furniture. Replacement and repair can be done using surplus funds from the 2005 budget
- Distribution of contract with Severn Trent for review by Board. This will be discussed at the next Board meeting.



Secretary



Tim Murray
Vice-Chairman