

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

The workshop of the Board of Supervisors of the Lexington Oaks Community Development District was held Thursday, November 14, 2005 at 3:00 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Attendees:

Peter Hanzel	Vice Chairman
Don Peters	Assistant Secretary
Patricia Dwyer	Assistant Secretary
Bob Fernandez	Severn Trent
Shawn Millard	Clubhouse Manager
Ron Hamilton	Withlacoochee Electric Corp.
Ken Adams	Withlacoochee Electric Corp.

The following is a summary of the minutes of the November 14, 2005 workshop of the Lexington Oaks CDD.

- Presentation by Mr. Hamilton and Mr. Adams of Withlacoochee Electric Corp.
- The two lights originally planned for the roundabout were taken out in favor of tree up lighting.
- The estimated cost for additional lighting is \$5,000.
- Shoebox lights are placed 200' apart and the decorative lights 180' apart.
- Shoebox lighting was recommended for the perimeter of the roundabout and decorative lights for the inside.
- Dark areas are caused by overgrowth of the trees.
- There was no objection to trim the trees to increase the lighting at the entrance.
- There was no objection to increasing the wattage of the existing lights.
- Withlacoochee Electric Corp. will provide an exact estimate by the end of the week.
- Mr. Millard submitted estimates for the project list.
- Mr. Millard is waiting for estimates from two companies regarding the solar heating for the pool.

- Mr. Hanzel will get estimates for expanding the weight room from 600 sq. ft. to 2,000 sq. ft. and also for the weight room equipment.
- This expansion will include storage space.
- The weight equipment will be a capital improvement if a new building is erected.
- The addition of a bar code entry system is estimated to cost \$11,369.
- The estimate for additional drinking fountains is \$2,710.
- The expansion of the playground including the addition of a toddler area is estimated at \$15,000.
- Mr. Hanzel suggested requesting a design proposal from a professional landscaper with estimates for enhancing the landscaping at the entrance including lighting.
- Mr. Hanzel received a skateboard park estimate of between \$8,000 and \$20,000 and has asked the county for plans of a small skateboard park.
- It was suggested the skateboard park be fenced in.
- The installation of an entry gate may not be practical if 80% of the residents do not agree with the proposal.
- Mr. Murray will be invited to a meeting to update the Board on outstanding items and the availability of funds.
- The repair of the sidewalks has not begun.
- The bond documents reference trails and funds can be used to improve these trails.
- The Board needs a definite date when all the estimates for additional work must be submitted.
- Obtaining a master plan for the work was discussed.
- Add the installation of subdued lighting in the tennis area to the bond item list.
- Assessments are based on the engineer's report.
- Find out the relationship between the dollars left and the outstanding projects on the engineer's report.
- Mr. Fernandez will determine the exact amount of remaining construction funds and the deadline for expenditure.
- Discussion of the procedure for electing supervisors.

- Review of resumes received from Ms. Alison Berke Morano, Ms. Maxine Carlson, Mr. Louis Maddaloni and Mr. Peter Rygiel.
- Both seats are for a period of one year.
- Mr. Fernandez will invite applicants to attend the workshop to be held on December 5, 2005.
- Discussion regarding office information being shared inappropriately.
- A workshop should be scheduled for December 5, 2005 at 8:30 a.m.
- Agenda items for workshop to include presentation from Mr. Murray; capital projects; cost estimates for exercise building, fitness trails and skateboard park; exact balance of available construction funds; deadline for expenditure of construction funds; and a brief presentation from supervisor candidates.
- Discussion of Severn Trent having difficulty getting September financials from Rizzetta & Company.

Bob Fernandez
Secretary

Peter Hanzel
Vice Chairman