

**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 Monday, December 5, 2005 at 8:30 a.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
Tim Murray	Pulte Homes
Alison Berke Morano	Resident
Maxine Carlson	Resident
Louis Maddaloni	Resident
Carl Sagro	Skate Wave
Joe Macaluso	FAFCO
Keith Creeley	One Source

The following is a summary of the minutes of the December 5, 2005 workshop of the Lexington Oaks CDD.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hanzel called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Discussion of District Matters Not Limited To:**

- A. Brief Presentations from Supervisor Candidates**
  - B. Presentation from Tim Murray Regarding Capital Projects**
  - C. Cost Estimates for Exercise Building, Fitness Trails and Skate Park**
  - D. Exact Balance of Available Construction Funds and Deadline for Expenditure of Construction Funds**
  - E. Presentation by Dustin Weitzell Regarding Game Time Playground Equipment**
- Presentation to the Board by supervisor candidates, Alison Berke Morano, Maxine Carlson and Louis Maddaloni.
  - Mr. Murray updated the status of the landscape projects.

- Luke Brothers is working with Mr. & Mrs. Matejka to regrade their backyard.
- Mr. Piercefield is taking the lead regarding the water control structure maintenance and will work with King Engineering.
- The District is working with Mr. Widman, the county engineer, on repairing Lexington Oaks Boulevard.
- Our engineer conducted tests and gave them to the county.
- A meeting with the county to discuss these test results will be scheduled as soon as possible.
- Timing of this project is unknown.
- There are issues with the underdrain not being regularly maintained.
- The roads should have withstood the weight load of the construction trucks.
- Who will pay for road repairs has not been determined.
- Concrete repairs to the pavement are being made and the safety issues will be addressed first.
- The target date for completion of these repairs is December 15, 2005.
- An updated project list will be submitted by Mr. Murray.
- The tennis center landscaping is on schedule.
- Permits are in place and will be completed by Florida Native Nurseries by December 15, 2005.
- The irrigation problem is resolved.
- Mr. Murray will supply the Board with a copy of the Florida Native Nurseries contract.
- Mr. Murray will supply the as-builts for the back end.
- The directional signage on Lexington Oaks Boulevard will be removed by December 15, 2005.
- Mr. Murray is working with King Engineering to deed the clubhouse to the CDD.
- King Engineering is performing work on the golf course and will prepare a deed and legal description of the clubhouse.
- Pulte Homes is aware of the deadline.
- They will be responsible for any costs if the deadline is not met.
- The Pulte Homes construction trailer was removed.

- Florida Native Nurseries provided a bid for the landscaping of the trailer area.
- Pulte Homes is attempting to get additional bids to submit to the Board.
- The site plan for the clubhouse is being pulled from storage.
- The nature trails are not included in the original plans for Lexington Oaks.
- Re-grading the banks of pond #5 is a CDD expense.
- The Board is waiting for a response from King Engineering answering Mr. Piercefield's letter on payment responsibility for repairs.
- Pulte Homes will receive 40% of the unspent bond funds.
- Presentation by Mr. Carl Sagro of Skate Wave.
- Skate Wave catalogues were distributed.
- Florida has a high risk sport ordinance exempting any non profit, tax exempt organization from any liability.
- Signage must be placed at the entrance to the skate park and anyone under 18 must sign a liability waiver.
- If the skate park is maintained correctly the District is not liable if someone is injured and they cannot be sued.
- The District is liable for defective equipment which has not been maintained.
- A 30' x 40' skate park will cost approximately \$40,000 to \$45,000.
- There must be certain distances between the ramps, ledges and rails for safety.
- If the skate park is located in a high traffic area it should be fenced in.
- Skate Wave supplies the equipment and subcontractors pour the concrete slab and install the fences.
- Skate Wave will provide estimates for the concrete work and the fence.
- Greater distance between the ramps is required if the park is used for bikes, increasing the cost.
- Separate times need to be designated if park is used for bikes.
- It was suggested to keep it only as a skate park.
- Insurance rates should not increase.
- Under the US communities contract the CDD qualifies for a 6% discount.
- The cost of the skate park with fencing will be approximately \$90,000.

- The estimated cost for the fitness center is \$300,000 plus equipment.
- The equipment will range from \$45,000 to \$60,000.
- The estimate for improvements to the playground is \$275,000.
- This amount includes replacing the sand with foam.
- The foam is poured on site similar concrete.
- The cost is \$10 to \$14 per sq. ft., excluding the base and is placed on a firm surface.
- Mr. Sagro will provide an estimate for the foam surface of the playground.
- There is no worry of sand fleas with this surface and it meets ADA requirements.
- Another alternative is playground grass which resembles astro turf costing \$10 per sq. ft.
- The estimated cost for lighting around the traffic circle is \$10,000.
- Installing a front gate is complicated.
- 80% of the 1,509 homeowners must approve the installation of a gate.
- The key is to obligate the funds and bundle it as a landscaping package.
- Mr. Hanzel sent a letter to the auditor asking where the \$348,000 given to the District for “selling off items” came from and has not received a response.
- The requirement to commit the funds is imminent.
- The Board must approve the project list at the next meeting.
- Mr. Fernandez will get projects under contract as soon as possible.
- There is concern regarding the operation and maintenance money.
- Presentation by Mr. Macaluso for the solar heating of the pool.
- An estimate was given of \$84,650 for blankets and reels including installation.
- The piping is guaranteed for one year.
- The temperature of the water will increase by 14 degrees above what it would be without heat.
- Pool temperature will be a minimum of 80 degrees from March 1 thru November 15.
- There is very little maintenance and the panels have a 15 year warranty.
- The presentation by Dustin Weitzell regarding the game time playground equipment was postponed.
- Presentation by Keith Creeley from One Source for landscape design and entrance enhancement.

- Addition of a variety of plants, four magnolia trees and a large oak tree as enhancements to the entrance.
- The present median site blocks traffic visibility.
- The estimate from Mr. Creeley will be available by Friday and will be under \$80,000.
- Horse topiaries, poles with metal horse heads, boulders for the encroachment and a lighted water fountain near hole #12 will be included in the estimate.
- These additional items will raise the estimate to approximately \$100,000.
- The estimate should include irrigation enhancements where necessary.
- The available funding from the bond issues is \$1,942,684.92.
- It is broken out into three different bond issues.
- Bond counsel is concerned about the timing of the commitment of the funds.
- The Board should identify capital project to be funded and submit them to bond counsel by the end of the year.
- The District is running out of time and may be compelled to use the funds to reduce the bond indebtedness.
- It is not necessary to go out for bids if the company to be used is under a state contract.
- The playground equipment and skate park suppliers are under state contracts.
- List of capital projects to be presented for approval at the next meeting:
 

Skate Park	\$ 90,000
Fitness Center	400,000
Playground Improvements	275,000
Lighting	10,000
Solar Pool Heating	85,000
Entrance Enhancements	100,000
Security Systems	70,000
Water Fountains	6,000
Sports Court Lighting	100,000
Parking Lot Security Lighting	10,000
Pond Projects	100,000
Hose Bibs for Monument Cleaning	50,000
Building Renovations	20,000
Submersed Plants for Ponds	50,000
- An e-mail was distributed from SWFWMD stating the District cannot put carp in the ponds.
- Document Luke Brothers performance for future action.

- Financials should be available at the next meeting.
- The Sterling invoice needs correction.
- All District contracts should be reviewed.
- Residents are complaining Mr. Millard is not available on Fridays.
- Mr. Millard should post a note on his door notifying the residents of his whereabouts.
- The auto claim issue needs to be resolved.
- Board should make a list of their expectations from Severn Trent.
- Continue working with the engineer regarding the repair of the ponds.
- A Contract with website manager has been requested by Mr. Fernandez.

**THIRD ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There being not further business, the meeting was adjourned.

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Bob Fernandez  
Secretary

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Peter Hanzel  
Vice Chairman