

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

The workshop meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, January 11, 2007 at 9:00 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Attendees:

Peter Hanzel
Don Peters
Maxine Carlson
Andy Mendenhall
John Vericker
Bob Valentine
Pam Wright
Pasco County Representatives
Golf Course Representatives

The following is a summary of the minutes of the January 11, 2007 workshop meeting of the Lexington Oaks C.D.D.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Presentation on Reclaimed Water Issues

- The county maps do not reflect the reclaimed water lines in the community.
- Ms. Wright made a presentation on how the reclaimed water system works within the community and where lines were located.
 - There are several sections where the developer paved over lines.
 - There is a reclaimed line behind the clubhouse and pool and one entering the community from Lexington Oaks Boulevard. There is another reclaimed line by the tennis courts.
- Mr. Valentine recommended installing a meter to connect the lines and offered to look at the as-built and construction plans.

- Mr. Valentine pointed out it will be easier for each home to have its own reclaimed line.
- Mr. Hanzel requested a copy of the Reclaimed Water Agreement with Pulte.
- Ms. Carlson expressed concern over Pulte paving over water lines.
- Mr. Hanzel expressed concern over who pays for what line.
- Ms. Wright presented a location map of the reclaimed water lines to the Board.
- There is a credit on the account for the augmentation well.
- There is a clause in the Reclaimed Agreement stating “if the supplemental water supply (augmentation well) is provided at your expense, a credit will be provided.” This is for the meter behind the clubhouse.
- Mr. Hanzel pointed out there is bill for \$25,000 and the District was not reimbursed by Pulte prior to the sale of the golf course. He felt this bill should be paid by the golf course.
- Ms. Wright reported another issue is the District exceeding its water use for the potable well, according to a reuse report submitted by Mr. Terry Nichols. The permit requires 270,000 gallons of water to be used per day but the District is using 300,000 gallons. Mr. Valentine reported the potable water line was used by both the golf course and the residential lots.
- The permit was issued to Pulte for the augmentation wells serving the golf course and residential lots. Mr. Valentine reported the problem is differentiating between the amount of reclaimed water being used by the District and water being augmented into the golf course ponds. Only two District villages; Remington and Churchill use reclaimed water but they have their own meter.
- Mr. Peters expressed concern over determining whether potable or reclaimed water is being used. The total minus the reclaimed water use is the potable water use.
- Mr. Peters asked if the county can provide more reclaimed water so the well water does not have to be utilized. Ms. Wright could not guarantee whether the county will provide reclaimed water. Mr. Peters asked if the permit can be modified to allow more reclaimed water to be used. Mr. Valentine reported the permit was structured based on the quantity and volume of the area. It was permitted based on 90 acres of

irrigated golf course, 30 acres of irrigated residential rights-of-way including yards and common areas.

- When permits are transferred to another entity, they have 45 days to transfer ownership.
- Pasco County no longer issues agreements for common areas or rights-of-way. They only provide reclaimed water agreements for residences.
- Mr. Peters requested any penalties for exceeding the permit be issued to Pulte.
- Pulte is working with Mortensen Engineering to determine which entity is using the reclaimed water.
- Ms. Wright reported the county is trying to initiate a metering program for residential usage.
- A resident expressed concern over Churchhill paying their fair share. Mr. Peters confirmed Churchhill receives two bills; one for potable water and the other for reclaimed water. Ms. Wright confirmed one bill is sent from Pasco County Utilities to the Churchhill HOA who then separates it out.
- Mr. Hanzel stressed the need to curtail the use of reclaimed water by the community simultaneously and directed Mr. Millard to look into options such as a timer.

There was Board consensus for Mr. Hanzel to review the bills with Ms. Denise Kaplan, Customer Service Manager for Pasco County Utilities.

FOURTH ORDER OF BUSINESS

Legal Issues

- Property was transferred from the District to different entities.
- Mr. Valentine discovered ponds 5A and 1B, which were transferred to the District by Pulte were owned by the golf course. Mr. Robin was directed at a prior meeting to inform Pulte that the District owned the ponds, not the golf course.
- Ms. Carlson reported the ponds were deeded to the District in bad shape from Pulte. Mr. Hanzel reported the ponds had always been in the District's name from a tax exempt standpoint. However, when Pulte sold the golf course, they took the parcels owned by the golf course and included them in the deed.
- Mr. Vericker will speak to Mr. Robin to verify.
- Ms. Carlson inquired whether Pulte can fine the District for violations under their permit for water usage. Mr. Vericker reported the District will have to recoup the

cost for damages caused to its water line. In the future, overages should be looked at by the engineer to prevent such them from re-occurring.

FIFTH ORDER OF BUSINESS**Engineer Issues**

- Mr. Millard reported on the following items:
 - The playground will require a site plan. However, the existing equipment can remain in place when the slab is poured. The contractor will provide the site plan. The equipment is ordered and installation will begin in late January/early February. The site plan is required by Pasco County for the sun shade.
 - Further prices are being obtained by Mr. Millard for the gas heating for the pool since solar panels take up too much space. Mr. Valentine will look at existing pool heater bids and develop specifications.
 - The drinking fountain is installed.
 - The hose bibs will be installed after the meter is permitted. It will require a site plan based on the irrigation as-builts. Mr. Millard was directed to obtain quotes in the interim for pressure washing the monuments only and the monuments and sidewalks. Mr. Hanzel asked whether the hose bibs will be installed by the monuments. Mr. Valentine reported the hose bibs will be installed every 200 feet and suggested installing the hose bibs in two phases using bond funds.
 - Withlacoochee received a check for the installation of the round-a-bout lights and will schedule the installation.
 - The skate park will not be constructed.
 - Option 1 will be used for the fitness center with no skate park. Mr. Valentine has a list of architects to contact and will prepare a schedule of events.
 - Mr. Valentine sent an email to American to develop the plans for the replacement of the control structure in Pond 27C. The control structure between Ponds 1B and 5A is owned by the golf course. Mr. Peters reported even though these ponds are owned by the golf course, SWFWMD requires them to be maintained by the District. A contractor will prepare the plans. At least one more contractor is needed to submit a bid for the work.
 - SWFWMD requires repairs to be made to Ponds 17A and 17D, however, Pond 17D cannot be repaired until the resident makes repairs to their property. Other

pond issues were discussed. Mr. Peters felt Pulte was commingling ponds between the District and the golf course.

- The Board will review demonstrations from security system vendors.
- Ms Dwyer is working with Withlacoochee on the sports court lighting for the tennis and basketball courts. She is also working with Withlacoochee on the bus stop lighting.
- The front entrance enhancements are on hold until the SR 54 work is complete.
- Mr. Millard is currently evaluating proposals for plantings in the littoral shelf areas of the ponds. He obtained proposals for aerators but this may not be feasible due to the amount of electrical lighting needed. Mr. Hanzel requested a picture of the type of work this entails.
- There was discussion of North Hampton fence. Mr. Millard is obtaining prices for all fence projects. Mr. Millard was directed to send the fence letter he prepared to Mr. Mendenhall to distribute to the Board.

SIXTH ORDER OF BUSINESS

Project List

- Place “Community Center Reservation” on the next agenda.
- Ms. Carlson requested the Fine Committee meetings be moved from the 2nd Tuesday of the month to last Tuesday of the month and requested cards and games move their meetings.
- Move the February 8th workshop to February 7th.
- Mr. Hanzel requested Mr. Millard be given permission to attend a training class in the amount of \$100.
- Mr. Hanzel requested a postcard be sent to all homeowners regarding open Board seat at a cost no more than \$500. Deadline extended to 2/15. Mr. Peters felt it was sufficient to only have notification in the February newsletter. The Board directed a notification be placed in both the newsletter and postcard to the residents.
- Mr. Hanzel directed Mr. Millard to re-establish watering schedules.
- There were residents comments concerning the kitchen plans.
- Mr. Robin was directed to prepare a policy on alcohol on the premises for the February meeting.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop meeting was adjourned.

Andrew Mendenhall
Assistant Secretary

Peter Hanzel
Chairman