

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

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, January 25, 2007 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Peter Hanzel	Chairman
Don Peters	Vice Chairman
Maxine Carlson	Assistant Secretary

Also present were:

Andy Mendenhall	Severn Trent Services
Tracy Robin	Attorney
Bob Valentine	Engineer
Shawn Millard	Site/Community Center Manager
Approximately 9 Residents	

The following is a summary of the minutes and actions taken at the January 25, 2007 Lexington Oaks Board of Supervisors meeting.

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

Approval of the Minutes of the December 14, 2006 Regular and January 11, 2007 Meetings

Mr. Hanzel stated each Board member received a copy of the minutes of the December 14, 2006 meeting and requested any additions, corrections or deletions.

Mr. Peters presented the following corrections:

Page 7 – Middle of the page, “homeowner” should be “golf course”.

Further down the page, “Luke Brothers” should be “Dark Star”.

Ms. Carlson presented the following correction:

Page 10 – Motion box, “Mr. Millard” did not second the motion.

Mr. Hanzel presented the following correction:

Page 11 – Bottom of page “swamp land” should be “pond”.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor the minutes of the December 14, 2006 meeting were approved as amended.

Mr. Hanzel stated each Board member received a copy of the minutes of the January 11, 2006 meeting and requested any additions, corrections or deletions.

Ms. Carlson inquired whether Ms. Dwyer was working with Withlacoochee on the sports court lighting? Mr. Hanzel reported since Ms. Dwyer is no longer on the Board she is not working with Withlacoochee but the minutes cannot be changed.

On MOTION by Mr. Hanzel seconded by Ms. Carlson with all in favor the minutes of the January 11, 2007 meeting were approved.

FOURTH ORDER OF BUSINESS Discussion items

A. Alcohol Usage on CDD Property

- Mr. Hanzel expressed concern regarding rental of the facility to individuals consuming large quantities becoming intoxicated and causing disruption in the running of this facility and property damage.
- Ms. Carlson addressed the following issues:
 - Reported the current rental agreement states food and beverages may be served in the facility at no additional charge but there is a charge for alcoholic beverages. She inquired whether an attorney reviewed the agreement when it was created. Mr. Robin confirmed an attorney reviewed the rental agreement and alcohol was permissible in the facility by a decision made by the prior Board.
 - Inquired whether the District is liable if someone gets drunk at a private party and gets into an accident. Mr. Robin explained there is always some potential for the District to be named in a lawsuit because the District has deep pockets. However, the District has sovereign immunity over \$200,000 and carries excess liability insurance over \$1 million. In the rental agreement, there is indemnification language to hold harmless for the party renting the hall.
 - Inquired how many people renting the facility pay extra to provide alcohol at their party. Mr. Millard reported no one pays to provide alcohol. Mr. Hanzel

explained people have brought alcohol into the facility despite the fact they said in their rental agreement they were not going to provide alcohol.

- Mr. Millard reported staff is not at every party unless the party is held during working hours. Mr. Hanzel reported his neighbor had a party, which an employee of the District attended who was not invited. This employee was rude and indicated to the neighbor they were working. Mr. Millard offered to find out who this employee was.
- Mr. Peters felt banning alcohol usage on CDD property was not going to be enforceable and the District is protected by insurance. Ms. Carlson agreed.
- Mr. Hanzel expressed displeasure over individuals falsifying their rental agreement for saying no to alcohol usage in the facility when in fact they have alcohol at their party. He suggested having the applicant sign an affidavit stating whether they will or will not have alcohol served at their party. Recommended parties with alcohol use the golf course facility.
- Mr. Robin inquired what the purpose of the extra fee for alcohol usage was for. Mr. Hanzel explained the extra fee was to pay for an employee to supervise the facility but no one was paying the extra fee.
- Mr. Robin suggested raising the amount of the deposit to cover any damages to the facility and if there is damage at parties where alcohol was consumed, the District can retain the deposit to cover the cost of damages.
- Mr. Hanzel directed Mr. Millard to underline in the agreement if an applicant chose not to have alcohol served at their party and make known to the applicant if alcohol is discovered at their event, they will be responsible for paying the extra fee.

There was Board consensus for the current policy on alcohol usage at the clubhouse to remain in place.

B. No Fishing/Swimming/Boating on CDD Ponds

- Mr. Hanzel reported this item was brought to his attention by a resident who noticed people swimming, boating and fishing in the ponds. The concern was wildlife in the ponds potentially harming an individual. In addition, the high content of fertilizer in the ponds could make an individual sick when they eat an exposed fish.
- Ms. Carlson agreed with Mr. Hanzel's concern about boating and swimming but people fishing should catch and release. Expressed concern over potential liability if

someone drowned while swimming and signs were not posted. Mr. Robin explained the District always has potential liability and the posting of signs will improve the District's defenses should something of this magnitude occur. The Board has the ability to impose regulations with respect to District owned property. Ms. Carlson suggested posting a sign at the entrance.

- Mr. Peters inquired whether anyone saw swimming in the ponds. Mr. Hanzel reported he saw kids swimming in the Belmont pond. Mr. Peters agreed with banning swimming and boating and suggested posting signs at every pond.
- Ms. Carlson expressed concern about eliminating fishing.
- Mr. Hanzel recommended placing a notice in the March newsletter regarding this action and asking for public input. Mr. Robin advised from a political standpoint, it is better to take public comment before the Board takes action but the Board has the ability to take action without public comment.

There was Board consensus for Mr. Mendenhall to meet with Mr. Millard by the end of next week.

C. Community Center Reservations

- Mr. Hanzel reported the intent of this item was is to gain control over certain groups using the facility on a regular basis for free and suggested having a cap on the number of times an organization can use the facility for free.
- Mr. Peters felt this would be difficult to control but suggested Mr. Millard retain a log book. He did not care how many times an organization met but wanted the event to be advertised and open to the community. Ms. Carlson concurred.
- Mr. Hanzel was concerned if an event was open to the public no one would come. Mr. Peters did not see a big issue as organizations meeting have to be scheduled and space has to be available. Mr. Hanzel feels there is an equality issue as residents have to pay a CDD fee but organizations can use the facility for free and have exclusive use. Ms. Carlson explained organizations have to advertise their meetings/events to the public but residents have to pay a fee if they have a private party.
- Mr. Hanzel suggested parties held by organizations using the facility for free must be announced one month ahead of time in the newsletter. Ms. Carlson concurred. Mr. Hanzel instructed Mr. Millard to have the organizations renting the facility for free

fill out an application and advertise one month ahead of time for a communitywide event.

- Ms. Carlson confirmed February events are exempt.

FIFTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall reported on the following items:

Pond Mitigation Report

- In the last Pond Mitigation Report prepared by Ecological Consultants, a recommendation was made to SWFWMD to release ponds from monitoring. However, the District never heard from SWFWMD as to whether those areas were released. Mr. Mendenhall has been trying to contact SWFWMD but to no avail. At the last meeting, the Board directed Mr. Mendenhall to stop Ecological Consultants from performing further inspections. Mr. Mendenhall reported he contacted Dr. Richardson regarding a report completed after the last meeting prior to stopping them. Dr. Richardson confirmed through his communications with SWFWMD, some vegetation in these mitigation areas were damaged from the drought and had to be replanted. On his latest report, Dr. Richardson indicated his recommendations to SWFWMD regarding the damaged vegetation and feels once the vegetation is replanted; someone from SWFWMD can meet with him for release from further monitoring. Once the report is provided to the Board, a decision can be made on whether those areas should be replanted. This reporting is expensive and performed twice a year.
- Mr. Peters addressed the following issues:
 - Inquired how many areas are being monitored. Mr. Mendenhall reported there was an additional area being monitored by Florida Native Nurseries. He will find out from Florida Native Nurseries if they monitor more than one area.
 - Inquired whether there is a contract with Florida Native Nurseries. Mr. Mendenhall confirmed there is a current contract.

2006 Financial Statement

- Mr. Mendenhall reported the Board wanted a good understanding on the actual carry forward from 2006 into 2007 to be used towards the 2007 budget. This amount was approximately \$90,000. According to Ms. Terri Lusk, accountant for the District, the end of the year report is currently being performed by the auditor and will be providing to the Board by the next meeting. The auditor must provide this information to the accountant by March 15th.

Open Supervisor Seats

- Mr. Mendenhall reported there are two open supervisor seats. At the last meeting, the Board extended the deadline for interested candidates to submit resumes by February 15th. A notice was sent to every resident in the community. As of this date, three individuals contacted Mr. Mendenhall but only one submitted a resume. However, he expects the other two interested parties to submit their resumes before the deadline. Mr. Mendenhall will provide the resumes to the Board after the deadline for consideration at the February 22nd regular meeting. Mr. Peters directed Mr. Mendenhall to contact the candidates and invite them to the February 22nd meeting.

Shawn Millard Evaluation

- Mr. Mendenhall reported he met with Mr. Millard to discuss his evaluation.
- Mr. Peters inquired whether Mr. Millard had any issues to discuss with the Board. Mr. Mendenhall presented the Board's reviews to Mr. Millard who felt overall it was a good review and there were no issues. Mr. Millard concurred.
- Ms. Carlson requested discussion of Mr. Millard's salary at the workshop meeting.

SIXTH ORDER OF BUSINESS

Attorney's Report – Consideration of Land Ownership Matters

- Mr. Robins reported on the following items:
 - Recommended the Board fill one of the open supervisor seats immediately as it presents a quorum issue.
 - Reported on an issue with the ownership of Tract K, where the well and pump station are located and suggested the engineer review the boundary survey to verify the physical location of the pumps.

There was Board consensus for the engineer to verify the location.

- The CDD has ownership of certain ponds by deed and easement rights to use the ponds for drainage purposes and have access to them for maintenance.
- The Phase 1 plat, which includes the golf course, was signed by Pulte and the District. However, the plat language states “Pulte SHALL convey title to the District to 40 tracts.” Two-thirds of the tracts were conveyed to the District by deed from Pulte and the remaining tracts are drainage easements/ponds. The title was conveyed to the golf course instead of the District, which is contrary to the intent of the plat. The District has an easement for those tracts for maintenance purposes. Therefore, the ownership is not critical provided the District has sufficient legal authority to fulfill its permit obligations with SWFWMD to maintain the surface water management system.
- Mr. Valentine does not have copies of the permits to confirm the maintenance obligation on each pond is the same so the Board can make an intelligent decision.
- Ms. Carlson contacted SWFWMD and obtained some information but has been unable to obtain copies of the permits. Ms. Carlson inquired whether the District has to maintain the ponds if the District does not own them. Mr. Robin explained the District has to maintain them to the extent of the SWFWMD permit requirements for maintenance of the stormwater management system by constructing weirs, dams or other water control structures. The District cannot maintain conservation areas as they need to remain natural. However, the homeowners may prefer increased maintenance of the ponds for aesthetic purposes.
- To the extent the golf course owns the ponds, which the District has an easement over for maintenance of the drainage infrastructure; the golf course may want to maintain ponds at a higher level. Mr. Peters inquired whether the District has the responsibility to repair a pump on a pond the golf course owns. Mr. Robin explained the District has the responsibility for maintaining the stormwater management system, even if the pond is owned by the golf course. According to the bond documents, the golf course pays an assessment into the District. While some part of the stormwater management system physically lies under golf course ownership, the drainage system benefits all 1,500 homes in the District.

- The District owns the pump located in Tract K as the District has a deed to Tract K.
- According to SWFWMD, the permits for the pump station are in Pulte's name and should be transferred to the District.
- An email was sent to Mr. Tim Murray informing him Tract K and the pump station were owned by the District and the permit needed to be transferred and should have been transferred. Due to the fact the permits are still retained by SWFWMD, the District is in the position to request the permits be delivered to the District.
- Some concerns were raised about fines in excess of \$100,000 related to excess pumping from the well but Mr. Robin did not have any information to provide to the Board. Mr. Millard reported the golf course has a meter for reclaimed water.
- Mr. Robin acknowledged he has a copy of a Reclaimed Water Agreement Pulte entered into with the county. The Agreement provides reclaimed water for the golf course only and obligates the golf course to accept all reclaimed water the county can produce until it damages golf course property. If reclaimed water is not available to irrigate the golf course property, they are permitted to use an outside source, which is the well. Mr. Robin suspected the well was permitted on the understanding it was only be used as a supplement when reclaimed water was not available. Since, there are violations on the well for over-pumping; the stage is set up for continuing violations.
- He suggested the District notify the county to the fact some villages have access to reclaimed water. Mr. Hanzel indicated at the workshop meeting the county was informed Churchill and Remington were metered for reclaimed water and an agreement was in place. He recommended the agreement be drafted in such a way for the District to be the owner of the water rights and the water distributed into two separate accounts, one for the golf course and the other for the District. Mr. Peters opined there is no way to differentiate who is getting reclaimed water. The only way to find out is to determine how much total reclaimed water was being used, how much total well water was being used and how much reclaimed water the golf course uses.

- Mr. Robin suggested the District work out the agreement with the golf course for the use and cost of maintenance. Suggested the Board authorize Mr. Valentine to obtain copies of the permits for the stormwater management system and investigate the extent of the violations.

Roadway Issues

- Mr. Robins reported the roads were placed into three categories; county, private and CDD roads.
- Mr. Hanzel complemented Pulte on development of the community from a visionary standpoint but felt they did an ineffective job establishing property ownership. Some of the private roads should be county roads for enforcement purposes. He directed Mr. Robin or Mr. Valentine to work with Pulte to categorize the roads under the correct ownership.
- Mr. Robin confirmed Pimlico, Churchhill and Remington are private roads; Hawthorne and Preakness are District owned roads and the remaining roads are owned by the county. Pulte and the county need to work out the issue of accepting the roads for maintenance. For Pulte to continue building in this community, they have to resolve this matter.
- Mr. Hanzel expressed frustration with police and emergency agencies not gaining access to roads categorized as private roads. Mr. Peters expressed frustration with Pulte being able to do whatever is in their best interest.

SEVENTH ORDER OF BUSINESS

Engineer's Report – Update on Capital Projects

Mr. Valentine provided a project status list to the Board.

- Hose bibs will be placed only by the monuments. Mr. Hanzel confirmed the installation of the hose bibs in two phases; phase one for the critical areas by the monuments and phase two for the other locations as needed. Mr. Peters inquired how long it will take for them to be installed. Mr. Valentine reported he needs to submit a site plan to the county in order to obtain a right-of-way use permit from the county and obtain prices.

There was Board consensus to accept the proposal from OneSource for installation of the hose bibs by the monuments.

- Reported he is obtaining information on the pool heaters. Some listed the BTU's other did not. He will prepare some criteria for the Board. Inquired whether the Board wanted to heat the pool to a certain temperature, i.e. minimum of 80 degrees 12 months out of the year. The Board concurred.
- The control structures for Ponds 5A and 1B need to be re-designed. The locations will be surveyed. Ms. Carlson inquired whether there is an easement to make repairs as it is close to the golf course. Mr. Valentine explained the survey will indicate where the easement is located. It looks like there is one going to the boulevard. However, there are restrooms in the easement area. Ms. Carlson pointed out if there was no easement; an arrangement will have to be made with the golf course and inquired how Pulte obtained a permit to build restrooms in an easement. Mr. Valentine reported he did not know as permanent structures should not be built in easements. Mr. Robin reported the county does not perform title searches and it is the responsibility of the owner of the property to know what the rights are.
- The survey for the fitness building is being scheduled to determine where the building will go and the drainage locations. Hopefully there will be enough capacity in the ponds to add additional capacity for the parking lot and building. The pond behind the day care center will tie into the parking lot.
- Requested an Architect be hired to design the specs for the bathrooms and storage area. He inquired whether the Board wanted to use his list of recommended Architects or go out for an RFQ. Mr. Robin reported any consulting services costing over \$25,000 must be bid out. Mr. Valentine estimated \$100,000 for Architect services and offered to work with Mr. Robin on the RFQ. The building will be 25,000 sq feet with one restroom facility. Ms. Carlson suggested having a shower. Mr. Peters suggested having mens/womens showers, locker areas and a storage area.
- Ms. Carlson inquired whether equipment costs have to be bid. Mr. Mendenhall explained it would not need to be bid out unless the cost exceeded \$150,000.

EIGHTH ORDER OF BUSINESS
Site/Clubhouse Manager

Staff Report

Mr. Millard reported on the following items:

- Reported he checked on underdrains but did not see where Mortensen Engineering marked them. However, he went back out yesterday and it appears some of them were marked with white spray paint. Ms. Carlson pointed out the spray paint will disappear and requested he contact Mortensen.
- Mr. Peters addressed the following issues:
 - Inquired whether Mortensen is planning to mark the underdrains. Mr. Millard reported they planned to mark them after the road is completed.
 - Inquired how the CDD will maintain them. Mr. Hanzel asked Mr. Matt O'Brian with Pulte Homes for the cost of cleaning up the underdrains for future planning and to have Mortensen Engineering indicate the location of the underdrains so the District can plan for them. Mr. O'Brian indicated they were working with King Engineering and Mortensen to work on issues with the county. Mr. Hanzel forwarded a copy of the email to two County Commissioners to follow up with the county on the road repair work. Mr. Peters requested a report from Mortensen Engineering and expressed concern over Pulte hiring Mortensen to perform the work but the District not knowing what work was done.
- Reported the entire pool needs to be re-marced and suggested budgeting for this item in next year's budget. Ms. Carlson inquired about the cost. Mr. Millard reported the cost for re-marceding the entire pool will cost \$80,000. Mr. Hanzel directed Mr. Millard to obtain estimates through an RFQ.
- Mr. Hanzel advised Mr. Valentine at the workshop meeting the Board authorized him to prepare a Reserve Study for the March meeting.

On MOTION by Mr. Hanzel seconded by Ms. Carlson with all in favor Mr. Valentine was authorized to prepare a Reserve Study in an amount not to exceed \$8,000 to be discussed at the March meeting.
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- Mr. Peters requested the following items be included in the Reserve Study:
 - Preakness roads and gates
 - Hawthorne roads and gates
 - All facilities the CDD owns such as the parking lot, pool, pumps and clubhouse roof

- Mr. Millard obtained bids for pressure washing the monuments and provided three estimates to the Board for pressure washing the monuments, sidewalks, curbing, and gutters. Mr. Hanzel inquired whether the estimates were for all monuments. Mr. Millard reported the estimates were for all village entry and guardhouse monuments, for a total of 30 monuments.
- Ms. Carlson inquired how long it will take to pressure wash all the monuments. Mr. Millard reported it will take up to two weeks.
- Mr. Hanzel inquired when the hose bibs will be in place. Mr. Valentine reported the hose bibs will be in place in four months. Mr. Hanzel requested Mr. Millard wait until the hose bibs were installed before pressure washing the monuments.

Ms. Carlson moved to authorize Mr. Millard to proceed with pressure washing the monuments at an amount not to exceed \$1,200 and Mr. Peters seconded the motion.

- Mr. Hanzel felt this expenditure was a waste of money and there was only a delay of four months. Even though some of the monuments look darker than others, he felt not all of them looked bad.

On VOICE VOTE with Ms. Carlson and Mr. Peters voting aye and Mr. Hanzel voting nay, the prior motion authorizing Mr. Millard to proceed with pressure washing the monuments at an amount not to exceed \$1,200 was approved.

- Mr. Millard presented a proposal to place four moisture sensors in the center island in an amount not to exceed \$450 per sensor. Mr. Hanzel explained the agreement with the county did not designate a set number of sensors.

On MOTION by Mr. Peters seconded by Ms. Carlson with all in favor Mr. Millard was authorized to hire a vendor of his choice to install four moisture sensors in an amount not to exceed \$2,000.

- OLM performed their first inspection on January 22, 2007 and will provide their report shortly.

- The contractor tried to install the stop signs on Quadrangle Court but the pole was not long enough. Therefore, the contractor will have to install a longer pole and different sign. Mr. Millard was waiting for their proposal.
- Ms. Carlson inquired whether the letters to the homeowners were mailed regarding plantings in the easement. Mr. Millard reported the letter was finalized by Mr. Robin. Mr. Robin explained the letter puts the homeowner on notice that leaving items in the easement puts them at risk. Hopefully if there are shrubs in the easement, the contractor can work around them.
- The Board requested a Clubhouse income sheet breaking down the fees. Mr. Millard reported the current rental fee is \$150, key fee is \$25 and copy fee is 10¢ per copy.
- Mr. Millard will speak to Mr. Hanzel regarding the November salary expenditures. He feels the salaries may be for the Halloween haunted house.
- OneSource will attend the next workshop meeting.

NINTH ORDER OF BUSINESS**Supervisor Requests**

- Mr. Hanzel reported he met with representatives of OneSource for a water fountain on Pond 1A at the front entrance of Lexington Oaks. The estimated cost to include all electrical and permitting is \$20,000. Mr. Hanzel felt the fountain would enhance the quality of life in the community by increasing the aesthetics. The colors, spouts and lighting can be altered at any time and run on a timer. The fountain increases oxygen levels so the fish and wildlife can thrive and filters the water by its movement. The spray is 25' in the air and has a 7.5 horsepower motor. Mr. Hanzel authorized Mr. Valentine to proceed with the purchase and installation of the fountain.
- Ms. Carlson addressed the following items:
 - Inquired whether the District needs permission from SWFWMD as it affects the pond. Mr. Valentine reported he will check but did not feel it is an issue. Ms. Carlson felt the fountain will not be seen because there will be buildings on the adjacent site, however the fountain will help identify the beginning of Lexington Oaks.

- Reported she is working with traffic enforcement regarding issues with the Sheriff accessing certain roads. She was advised to contact the county in 10 days as the Traffic Manager is in the process of obtaining costs.
- Provided terminology and a pond permit sheet to the Board. With the assistance of Mr. Dean Carlson she discussed the permits issued for the ponds. Mr. Hanzel pointed out some of the ponds needed to be clarified by the HOA in regards to the operation and maintenance. Mr. Robin inquired whether Ms. Carlson obtained this format from SWFWMD. Ms. Carlson confirmed the document was emailed directly from SWFWMD.
- Mr. Hanzel requested the Chairman position be rotated between the Board members once a year. Ms. Carlson inquired whether there would be any conflict of interest due to her affiliation with OneSource. Mr. Robin reported there would not be any conflict.

Mr. Hanzel moved to appoint Mr. Peters as Chairman and Ms. Carlson as Vice Chairperson effective February 1, 2007 and Mr. Peters seconded the motion.

- Mr. Peters felt Mr. Hanzel performed well as Chairman and inquired whether the Board was obligated to elect new officers. Mr. Mendenhall concurred the Board was not obligated as new officers are only appointed when there is a new Board.

On VOICE VOTE with all in favor, the prior motion appointing Mr. Peters as Chairman and Ms. Carlson as Vice Chairperson was amended to reflect Mr. Peters will serve as Chairman and Ms. Carlson will serve as Vice Chairperson effective March 1, 2007.

TENTH ORDER OF BUSINESS

Audience Comments

- Mr. Terry Bechtel reported on the following:
 - Suggested a survey by the residents for the design of the fitness center.
 - Requested the District work with the golf course in regards to the water usage.
- Ms. Cass Peters reported on the following:
 - Inquired about the fine Pulte incurred. Mr. Robin pointed out there is research being done to determine whether this is a fact or a rumor.

- Inquired whether the golf course will maintain the pond to golf course standards if it is verified the District owns the pond. Mr. Robin reported the District's obligation will stop at the permit requirements for the surface water management system. If the golf course wants higher standards, it will be at their expense.
- Ms. Lynn Patterson inquired about the usage of the clubhouse. Mr. Hanzel reported he was concerned about the facility not being available for individuals who paid. He also did not want to see any one organization having dominated use of the facility.
- Mr. Dean Carlson reported on the following:
 - Inquired about the status of the road. Mr. Hanzel reported the contractor is currently 60 days into their 120 day contract.
 - Agreed it made sense to pressure wash the monuments after the road work was completed.
- Ms. Ester Larkin inquired about the type of fish in the pond and whether they were algae eating fish. Mr. Millard reported permits need to be acquired from SWFWMD and Florida Game & Wildlife in order to have Grass Carp in the ponds. Mr. Hanzel reported some residents have purchased fish for the ponds.
- A resident inquired about the differentiation between a golf course pond and CDD pond. Mr. Hanzel reported maps are available to the residents.
- Ms. Jolee Fallis reported on the following:
 - Requested the clubhouse use policy be clarified. Mr. Hanzel reported the rules, policies and minutes are posted on LexingtonOaksCDD.org.
 - Inquired whether other pool facilities were looked at to see how long they heat their pools for.
- Ms. Ella Federico inquired whether the revenues/fees for the clubhouse can be used for clubhouse maintenance. Mr. Hanzel reported the revenue goes into the General Fund. When the Board re-visits the costs for using the facility, they will ask for public comment.

ELEVENTH ORDER OF BUSINESS**Approval of the Financial Statements, Check Registers and Invoices**

- Mr. Hanzel reported the financial statements are posted on LexingtonOaks.com.
- Mr. Peters reported on the following items:

- The final 2006 closeout number is \$91,000, which will be carried forward. The District is through 25% of the year. Removing the prepaid discounts, 20% of the budget was spent. This is positive if all the expenses for the first quarter were recorded in a timely fashion.
- For Special Assessment, \$12,000 was budgeted and spent. Mr. Mendenhall reported this was a one time amount but he will verify with the accountant.
- For legal fees, \$18,000 was budgeted but the District already spent \$14,523. Mr. Robin felt some of these fees were associated with the bond projects. He requested legal fees be separated by Mr. Robin. Mr. Robin reported some of these items were in connection with the 2006 projects.
- Inquired whether the solid waste charge from Pasco County was a one time charge. Mr. Mendenhall will verify.
- Florida Municipal Insurance billed \$25,275, of which \$6,368 was paid. He inquired whether enough money was budgeted for insurance. Mr. Mendenhall reported the accountant budgeted more money anticipating an increase but he will verify. Mr. Hanzel confirmed all the insurance was booked through one company.
- Reported reclaimed water bills for \$188 and \$286 and inquired how these amounts are determined as the water goes through one pipe.
- Ms. Carlson reported a statement page was missing from the financials.
- Mr. Peters reported a Saratoga resident has a daughter affiliated with an environmental group called Tampa Bay Watch. Three kids in the District belonging to this group requested permission to install a plaque on the storm drains in Saratoga, Hawthorne and Preakness. This will be a 5 x 12 plaque with the wording “Dump No Waste, Drains to Bay”.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor the request from Tampa Bay Watch to install plaques on storm drains in Saratoga, Hawthorn and Preakness at no cost to the District was approved.

On MOTION by Ms. Carlson seconded by Mr. Peters with all in favor the financial statements, check registers and invoices in the

amount of \$62,839.15 for the period ending December 31, 2006 were approved.

- Mr. Hanzel requested support from the Board for the Master Association in their endeavor to make changes to the amendments to their documents. There was consensus from the Board.

Security Presentation

- Mr. Jim Weissman from Devcon made the following presentation.
 - Have several offices in the Tampa area.
 - Proposes a wireless camera system.
 - Point to point system using repeaters, which helps when one link goes down.
 - The range is three to four miles.
 - Runs off of 110 volts.
 - Poles will be in individual villages.
 - Offer day/night cameras.
 - Offers a service contract of \$900 per month covering normal wear and tear.
 - Can save up to 120 minutes worth of video.
 - New technology for video.
 - Requested a layout of the property.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Andrew Mendenhall
Assistant Secretary

Peter Hanzel
Chairman

NOTES for 1/14/06 Lexington Oaks Meeting

Andy Mendenhall

- Find out if Florida Native Nurseries monitors more than one area.
- Invite the interested candidates for the open supervisor position to the February 22nd meeting.
- Verify with the accountant whether the \$12,000 special assessment and solid waste charge from Pasco County were one time charges. Also verify whether enough money was budgeted for insurance.

Tracy Robin

- Work with Mr. Valentine and Pulte to categorize the roads under the correct ownership.
- Separate the fees associated with the bond projects.

Shawn Millard

- Find out which employee worked at a party held by Mr. Hanzel's neighbor.
- Contact Mortensen Engineering and direct them to mark the underdrains.
- Break down the fees on the clubhouse income sheet and provide to the Board.