

**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, February 22, 2007 at 6:30 p.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
Ray Dolente	Assistant Secretary
Terry Bechtel	Assistant Secretary

Also present were:

Andy Mendenhall	Severn Trent Services
Shawn Millard	Site/Community Center Manager
Several Residents	

*The following is a summary of the minutes and actions taken at the February 22, 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**

**Organizational Matters**

**A. Appointment of Supervisors to Fill the Unexpired Terms of Office**

Mr. Terry Bechtel introduced himself to the Board and highlighted the following:

- A resident of Churchill since July of 2000.
- Plant Manager for a small business as well as an Engineering Consultant.
- Served on the Churchill HOA two years ago and was involved in the budgeting process.

Ms. Carlson inquired whether Mr. Bechtel had any conflicts with the Board meeting schedule. Mr. Bechtel reported he did not have any conflicts.

Mr. Ray Dolente introduced himself to the Board and highlighted the following:

- A resident of Lexington Oaks for four years.
- Served on the Pimlico HOA and the Irrigation/Landscaping Committee.
- Has no problem with daytime meetings.

Mr. Hanzel reported there are two seats; one with three years remaining and the other, a landowner’s seat has two years remaining. He inquired whether the applicants had a preference.

Mr. Dolente confirmed he preferred the seat with the longer term.

Mr. Mendenhall reported Seat 3 expires in 2010 and Seat 5 expires in 2008

Mr. Peters appointed Mr. Ray Dolente to serve the unexpired term of Ms. Morano in Seat 3 and Ms. Carlson seconded the nomination. There being no further nominations, with all in favor Mr. Dolente was appointed Supervisor.

Ms. Carlson appointed Mr. Terry Bechtel to serve the unexpired term of Ms. Dwyer in Seat 5 and Mr. Hanzel seconded the nomination. There being no further nominations, with all in favor Mr. Bechtel was appointed Supervisor.

**B. Oaths of Office for Newly Appointed Supervisors**

Mr. Mendenhall being a Notary of the State of Florida, administered the Oath of Office to Mr. Bechtel and Mr. Dolente, signed copies of which are attached hereto to be made a part of the official record.

**C. Election of Officers – Resolution 2007-4**

Mr. Hanzel reported this formalizes the appointment of Mr. Mendenhall as Secretary, Ms. Larned as Treasurer and Ms. Pamela Rower as Assistant Treasurer. At the last meeting, Mr. Peters was elected Chairman and Ms. Carlson was elected Vice Chairperson effective March 1, 2007.

Mr. Mendenhall requested the Board to appoint the remaining Board members as Assistant Secretaries.

On MOTION by Ms. Carlson seconded by Mr. Hanzel with all in favor Mr. Peters was elected Chairman, Ms. Carlson was elected Vice Chairperson, Mr. Mendenhall was elected Secretary, Ms. Janice Moen Larned was elected Treasurer, Ms. Pamela Rower was elected Assistant Treasurer and Mr. Hanzel, Mr. Dolente and

Mr. Bechtel were elected Assistant Secretaries as evidenced by Resolution 2007-4.

**FOURTH ORDER OF BUSINESS**

**Consideration of Clubhouse Rates, Fees, Charges & Setting of Public Hearing**

Mr. Hanzel reported a public hearing for amending the Clubhouse rates, fees and charges will be scheduled and advertised in the newspaper. Copier fees, rental fees and key fees were discussed at a prior workshop meeting. The public hearing was scheduled for May 24, 2007 at 6:30 P.M.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of January 25, 2007 Meeting**

Mr. Hanzel stated each Board member received a copy of the minutes of the January 25, 2007 meeting and requested any additions, corrections or deletions.

Mr. Peters presented the following corrections:

Page 11 – Bottom of the page, “Remaining roads and gates in the CDD” should be “All facilities the CDD owns such as the parking lot, pool, pumps and Clubhouse roof”.

Page 12 – Third motion box, “motion sensors” should be “moisture sensors”.

Page 16 – Top of the page, “\$12,000 was budgeted and already spent \$1,000 a month” should be “\$12,000 was budgeted and spent”.

On MOTION by Ms. Carlson seconded by Mr. Peters with all in favor the minutes of the January 25, 2007 meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Discussion items**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Manager’s Report**

Mr. Mendenhall addressed the following items:

- Reported on the inquiry posed at the last meeting regarding the \$12,000 spent for assessment services and whether this was billed at a monthly rate at the beginning of the year or as one lump sum.

**Reserve Study**

- Reported he provided Mr. Valentine with additional information as he is still working on the Reserve Study. The expectation is to have the study ready by the March 22<sup>nd</sup> meeting. Mr. Valentine can address any questions or concerns.

**Accident Damage to Trees**

- Reported he is working with Allstate on the details and they are aware of the situation.

**Website Issue**

- Reported the website issues were taken care of.

**Brown & Brown Litigation**

- Reported on a Class Action Lawsuit filed with Brown & Brown, the District's prior insurance broker regarding services Brown & Brown did not provide to its clients. A settlement was reached with the State Attorney's office. Mr. Mendenhall is currently speaking with the State Attorney's office to find out the amount of money the District will be receiving. If Mr. Mendenhall receives the information in between meetings, he will either email the Board or report at a future meeting.

**Carry Forward Balance**

- Reported he provided an email to the Board on the carry forward balance. During last year's budget process, the Board expected the carry forward balance to be \$90,000. At this point, the carry forward will actually be \$120,000 but this is not official until the auditors complete their audit report in March.
- The budget will be discussed over the next several meetings.
- Mr. Peters inquired when the Board will receive the final numbers for the fiscal year ended September 30, 2006. Mr. Mendenhall confirmed the numbers will be official once the audit is completed, which will be on March 15<sup>th</sup>.
- Mr. Hanzel directed Mr. Mendenhall to provide training to the new supervisors. Mr. Mendenhall confirmed he will provide a welcome package to the new supervisors including information on the Board and general information. He advised the new Board members to contact him with any questions or concerns.
- Reported on the question posted at the last meeting regarding the mitigation areas and the required monitoring by SFWMD. Two companies handle the monitoring; Florida Native Nurseries and Ecological Consultants. In regards to the number of areas being monitored, Florida Native Nurseries are currently monitoring eight areas, some of which are golf course areas, but none of these areas are due to be released. Ecological Consultants submitted two reports to Mr. Michael Summers at SFWMD.

Mr. Mendenhall tried to contact Mr. Summers several times because they agreed to release some of the mitigation areas. Dr. Richardson from Ecological Consultants returned his call informing him two areas are being mitigated by Ecological Consultants, one which will be released by SFWMD. The other area will need to be monitored for another year. Dr. Richardson suggested the District continue monitoring both areas for another year. Mr. Mendenhall asked Dr. Richardson if it was necessary to monitor both areas. Dr. Richardson replied it was not necessary, but this was his recommendation. The Board can either choose to monitor only one area or both areas, in order to protect the area being released from going back into monitoring. The cost of monitoring both areas is \$1,200. Mr. Mendenhall recommended only one area be monitored.

- Ms. Carlson inquired whether Mr. Mendenhall experienced any areas being released and then going back into monitoring. Mr. Mendenhall confirmed he never saw any such case occur in any districts he manages and suggested the Board authorize him to ask Dr. Richardson about any cost savings. Mr. Peters requested Dr. Richardson provide a tour to the Board of the areas they monitor. Mr. Mendenhall offered to coordinate.

On MOTION by Ms. Carlson seconded by Mr. Dolente with all in favor Ecological Consultants was released from monitoring the pond SFWMD will be releasing.

Mr. Mendenhall will provide a map to the Board of the monitored ponds and a summary of costs for discussion at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Attorney’s Report**

- Mr. Mendenhall reported Mr. Robin is working on the ownership, parcel and well issues. When he has the information, he will come before the Board.
- Mr. Hanzel reported he advised Mr. Robin to attend the March workshop meeting to discuss the water agreement. He asked Mr. Robin if it was common for water rights to travel with the land. Mr. Robin was looking into the matter.

**NINTH ORDER OF BUSINESS**

**Engineer’s Report**

**B. Reserve Study Update for Preakness & Hawthorne**

Mr. Hanzel advised he directed Mr. Valentine not to attend this meeting for cost saving purposes. Mr. Valentine will attend the March workshop.

Mr. Mendenhall confirmed he spoke with Mr. Valentine who reported he is working on the Reserve Study. Severn Trent Services is providing with Mr. Valentine further information to assist in this matter. Some documents were provided to the prior engineering company, which Mr. Valentine can report on at the next meeting.

Mr. Hanzel reported he spoke with Mr. Valentine who confirmed the Reserve Study will be completed in time for the next meeting.

**A. Update on Capital Projects**

Mr. Bechtel requested an update on the capital projects. Mr. Mendenhall offered to email the cost detail to Mr. Dolente. Mr. Hanzel reported the items in progress are:

- *Lighting at the roundabout:* Supposed to be completed by Withlacoochee this month.
- *Playground:* Supposed to be completed in March. There was a delay with construction of a shaded area, which the county wanted permits for. The contractor is in the process of hiring an Architect and obtaining the permits.
- *Water Fountain:* A fairly large, 7.5 horsepower fountain will be installed in the pond behind Delmar.
- *Hose Bibs:* Installation has commenced.
- *Lighting at Tennis Courts:* Withlacoochee charged \$50 to install a security light in the parking lot of the tennis court area.
- *Fence:* The Saratoga fence should be installed by tomorrow. Mr. Hanzel reported the type of fence should deter individuals from climbing over it.
- *Security Cameras:* A decision is in the process of being made.
- *Landscaping:* There was a delay in installing the landscaping due to the construction on Highway 54.
- *Pool*

Mr. Bechtel inquired whether any existing playground equipment was going to be replaced or new equipment was going to be purchased. Mr. Hanzel reported the sand will be removed and matting will be added. There will be equipment added for children ranging in age from one to six years old. The playground area will be expanded to the easement in the conservation area. It will be attractive and meet the standard for the American Disabilities Act.

Mr. Dolente inquired whether there are any reserve funds. Mr. Hanzel reported there are no reserve funds.

Mr. Bechtel requested Severn Trent Services determine how the reserves will be built up. Mr. Mendenhall reported he spoke with the accountant who was aware of the issue and knows how to build up the reserves based on what other districts do.

**TENTH ORDER OF BUSINESS  
Site/Clubhouse Manager**

**Staff Report**

Mr. Millard addressed the following:

- Reported he received a letter from Mothers and More in Wesley Chapel requesting use of the parking lot of the Clubhouse for a communitywide garage sale.

<p>On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor the request from Mothers and More for use of the parking lot at the Clubhouse for a communitywide garage sale was approved.</p>
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- Reported he received an email from Brownie Troop 885 requesting use of the Clubhouse for three hours on Thursday, Friday, Saturday night or Sunday during the day to watch the movie “High School Musical”. Mr. Hanzel inquired what time they wanted use of the clubhouse. Mr. Millard confirmed they did not specify a set time and offered to coordinate with the Brownie Troop. Ms. Carlson requested they use the clubhouse on Sunday afternoon.

<p>On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor the request from Brownie Troop 885 for use of the Clubhouse was approved, subject to them agreeing to use the Clubhouse when there are no other events with the Board preferring Sunday afternoon.</p>
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- Provided four proposals from OneSource. The first proposal is for turf replacement in the center islands in the amount of \$9,668.85. Ms. Carlson requested waiting until after the growing season.

The second proposal is for plant installation of 455 square feet of sod past the entrance in the amount of \$700. Mr. Hanzel requested this proposal be placed on hold until the roadway repairs on Highway 54 are completed.

The third proposal is for pine park installation at the entryway, Clubhouse and bare areas along the roadway in the amount of \$1,800. Mr. Hanzel inquired whether the contract required them to provide pine bark. Mr. Millard reported mulch is not included in the contract with OneSource. Mr. Millard will place this item on hold and review the contract with Mr. Mendenhall.

The fourth proposal is removal of mulch from under every village sign and installing sod in the amount of \$11,130.60. Ms. Carlson inquired whether the proposal included the gated area or the monuments. Mr. Millard confirmed the proposal was for the monuments. Mr. Peters inquired whether Mr. Millard checked with each village to see if they wanted to share in the cost. Mr. Millard reported he did not check because this is CDD property. Mr. Hanzel reported OLM recommended in their report the plants be moved back and sod be added so the pedestrian traffic at the bus stop does not trample the plants. Mr. Millard expressed his opinion about adding more color to the monuments such as planting Liriope. Mr. Peters requested a copy of the landscaping plan.

- Inquired whether the Board wished to offer swimming lessons at the pool and at what cost. At the request of Ms. Carlson, Mr. Millard checked with other facilities to see what they charged for swimming lessons. He reported Oakstead charges 10% of the clientele and Meadow Pointe 1 charges \$1,000 for use of their pool from May until August. Mr. Peters recommended keeping the current fee for swimming lessons, which is \$500 per month. Mr. Hanzel reported changing the current cost will require a public hearing. Mr. Peters inquired why a public hearing was required. Mr. Mendenhall reported there is a rule under the Florida Statutes regarding how fees are set. Ms. Carlson reported this item could not wait until the May rate hearing. Mr. Mendenhall offered to speak with District Counsel regarding whether or not this item needed to be changed at the public hearing. Mr. Hanzel disagreed with rental of the pool to a swim school who has clients from areas outside of the District. He felt the pool was not conducive to swimming lessons as they are disruptive to residents who wish to use the facility.

On MOTION by Mr. Peters seconded by Mr. Dolente with Ms. Carlson, Mr. Bechtel, Mr. Peters and Mr. Dolente voting aye and Mr. Hanzel voting nay, the current pool fee for Brenda's Swim School's usage of the pool will remain at \$500 per month, subject to review by District Counsel.

- Reported a representative of Sam's Club requested approval for a presentation to be made to the residents on Thursday, March 29th from 10:00 A.M. to 2:00 P.M. Ms. Carlson reported in the past individuals offered to give presentations on investments, which the Board declined as this facility was not a public facility to be used for private gain. Mr. Hanzel offered rental of the facility by Sam's Club for \$150.
- Reported he received updated rates from Accurate Electronics increasing the hourly rate to \$80 and removing the \$5 surcharge from each service call. Mr. Hanzel reported Accurate Electronics provides service to the Hawthorne and Preakness gates. Mr. Peters reported after four months, the District spent \$551 for Hawthorn and Preakness gates and inquired whether the gates are serviced periodically. Mr. Hanzel reported they are a good company to work with as they have not caused any problems.

On MOTION by Ms. Carlson seconded by Mr. Peters with all in favor the updated rates from Accurate Electronics were approved.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- Ms. Susan Steinmatz and Ms. Jolee Fallis inquired about the budget and progress on the Clubhouse kitchen. Mr. Hanzel reported there is no update. Mr. Peters inquired whether an estimate was obtained from Home Depot. Mr. Millard reported estimates were obtained but he was still waiting for an estimate for the stove hood suppression system, which was requested by the Fire Department and for which a permit is needed. Mr. Hanzel directed Mr. Millard to look into the legalities of county permits and code enforcement and finalize the numbers for the budget discussion for fiscal year 2008. Mr. Peters suggested the cabinets and stove be funded through the capital improvement plan and paid for with bond money. If the refrigerator and dishwasher need to be replaced, they can be funded through the capital O&M line item. Mr. Hanzel authorized Mr. Peters to work with Mr. Millard.

- Ms. Sheridan Mulholland requested the status of the Salvation Army, which Pasco County voted in favor of. Mr. Hanzel reported the developer of the project requested continuance of this item until March.
- Ms. Debbie Pienkowski addressed the following:
  - Announced she was the President of the Women’s Club and apologized for getting off to a rough start regarding rental of the Clubhouse. The Women’s Club was initiated four years ago in order for female residents of Lexington Oaks to meet and is one of the largest organizations in the community. They meet at the Clubhouse on the first Monday of every month but requested continued use of the Clubhouse without paying a fee.
  - Reported the Women’s Club had an aerobics class last year but the pool was closed several times due to kids defecating in the pool during their swimming lesson.
  - Reported the Hawthorn gate was hit by a car and requested reflective tape on the gate.
  - Reported solicitors are entering Hawthorne and requested a “No Soliciting” sign.
  - Requested the DVD player be hooked up to the TV in the Clubhouse. Mr. Millard offered to hook up the DVD player.
- Ms. Mary Ann Boudreau addressed the following:
  - Expressed displeasure over residents paying to use the Clubhouse. She was told when she purchased her home the Clubhouse was for the residents use only and they would not have to pay for its use.
  - Requested perennials in flower beds rather than changing annuals. Mr. Hanzel reported the planting of flowers was reduced to three times a year from four times a year. Ms. Boudreau expressed displeasure over the look of the annuals. Mr. Hanzel offered to speak to the landscaper regarding better quality flowers.
  - Feels the landscaping is better since OneSource was hired.
- Ms. Doris Dolan addressed the following:
  - Women’s Club Clubhouse rental fee.
  - Reported the new Pimlico HOA Board met last night and inquired what is going to happen with the CDD portion of the islands. Mr. Millard reported this was part of the proposals from OneSource. Ms. Dolan inquired whether Pimlico money

could be used to restore the CDD islands. Mr. Hanzel expressed concern about continuity throughout the community and offered to bring this matter up for discussion at a later time. Mr. Peters asked whether Pimlico will maintain the CDD portion. Ms. Dolan reported OneSource will be maintaining them at Pimlico's cost.

- Mr. Ronald Trenaman addressed the following:
  - Requested a fiscal audit regarding a reserve for Preakness. Mr. Hanzel requested a copy of Mr. Trenaman's tax bill as Severn Trent Services has not found any proof of Hawthorne and Preakness paying an additional fee. However, Rizzetta & Company said the fee was to be paid from those communities to help pay for the street, lighting and reserve but there was no documentation showing where the funds were collected.
  - Provided a letter regarding the streetlight assessment overlapping the CDD assessments for streetlights and inquired why some parts of the CDD were under a Streetlight District and others were charged through the CDD under non ad valorem taxes. He felt if the CDD was paying for the lights, the residents were paying twice. Mr. Hanzel reported this was the first time he heard about this and requested Mr. Trenaman provide him with any documentation. Mr. Hanzel offered to contact Pulte for an explanation. His understanding was the lights were leased because Pulte wanted a standard type of light. The District pays \$4,000 per month for the lights. The total bill is \$7,000.
  - Requested copies of bond documents. Mr. Mendenhall reported he has copies of bond documentation in his office. Mr. Hanzel reported three years ago, Mr. Trenaman brought up the point when certain properties were transferred from one party to another; a payment of \$320,000 was made to the District for swimming pools and roads for Remington and Churchill. Mr. Peters reported in the budget two years ago, the reserves for Preakness and Hawthorne were spelled out but were never billed. Mr. Hanzel confirmed it was in the budget and the Board was concerned about this matter.
- Ms. Joan Trenaman addressed the following:
  - Validity of questionnaire.

- Expressed concern over the District paying for items with high maintenance costs such as heating of the pool. Mr. Hanzel reported the Board held a public hearing on these projects, which the Board voted for. The public hearing was advertised and the residents were notified. Mr. Mendenhall reported there was a public hearing and 30 days prior, a mailing was sent to the residents. At the public hearing, many people gave varying opinions on the projects and the Board decided to scale back on some of the projects.
- Reported the Women's Club was a non-profit organization.
- Mr. Nelson Glatfelter reported on the following:
  - Expressed concern about trucks at the new shopping center crossing onto Lexington Oaks Boulevard and inquired whether a "No Left Turn" sign could be installed for construction traffic. Mr. Hanzel reported part of the condition on the property for development was for there not to be any construction vehicles on Lexington Oaks Boulevard. He advised Mr. Glatfelter to notify him if he sees any construction trucks and provide the name of the company on the truck. Ms. Carlson confirmed this area was being used by the construction company as a staging area.
  - Suggested the Board consider Sam's Club as a for profit entity as well as Brenda's Swim School. Ms. Carlson confirmed her grandchildren take swimming lessons at the facility but agrees with the concept.
- Mr. Glenn Davis inquired about the status of the May 2006 request for tree replacement and enforcement of fishing in CDD ponds. Mr. Hanzel reported this matter was discussed several times and the estimate was \$800 to replace Pine trees, which provide a buffer. This matter was also discussed with Mr. Tim Shields, President of the Remington HOA. There was discussion about whether the Pine trees would provide adequate screening. Mr. Hanzel reported Mr. Davis requested this area not be used for the screening of homes. Mr. Davis reported Mr. Shields did not submit a request. Mr. Peters offered to look at the area with Mr. Millard to make sure there is an adequate buffer. In regards to "No Fishing" signs, Mr. Peters felt the signs would not deter anyone.
- A resident inquired whether a proposal for the trees was provided to the Board. Mr. Millard reported a proposal was presented to the Board and requested a representative

of the Remington HOA review the proposal to see if it was acceptable to the residents.

- A resident of Saratoga reported there is a cement wall across the back of their property with a wooden fence and people are constantly climbing over it. He pointed out if the wall does not stop them; he doubted the Pine trees would.

#### **ELEVENTH ORDER OF BUSINESS            Supervisor Requests**

- Mr. Peters addressed the following:
  - Reported the minutes from the last meeting reflected a polling was going to be placed in the March newsletter to get input from the residents regarding no fishing, swimming or boating. He inquired whether this was done. Mr. Millard confirmed this was done.
  - Inquired about the status of the pump ownership in Pond 5A. Mr. Mendenhall reported Mr. Robin was still reviewing the documents. If the golf course owns the pump station, the CDD should recoup the \$1,000 per year maintenance cost plus \$8,000 for the new pump. Mr. Hanzel reported he spoke with golf course staff and all parties agreed the pump belonged to the District. The ongoing issue was regarding the water rights. He scheduled a meeting with golf course staff about water usage in the community and this matter will be discussed in full detail at the March workshop meeting. Hopefully the engineer will have all the information he needs in order to proceed with the water issue. Mr. Peters reported there was an issue with someone exceeding the permitted amount from the well. Churchill and Remington have water meters registering how much water they use. The golf course has their own meter. Subtracting the amount of water Churchill, Remington and the golf course uses, identifies the amount of water the CDD uses. He requested the engineer be notified about this matter. Mr. Hanzel reported it was raised at the meeting.
  - Inquired to Ms. Pat Muliari about who is responsible for maintenance from the circle back on Lexington Oaks Boulevard. She said six months ago she spoke to speak to Mr. Garth Noble but he was no longer with Pulte. Ms. Muliari was supposed to get something in writing.
  - Reported there was no stop sign at Quadrangle Court.

- Ms. Carlson addressed the following:
  - Reported she faxed Mr. Tim Murray all documentation regarding pond ownership. He says there appears to be a problem and they will determine how to address this situation in the near future.
  - Reported the Traffic Enforcement Agreement will include Preakness, Lexington Oaks and North Hampton. Traffic Enforcement is in the process of hiring additional personnel. They will resume sign inspections.
  - Inquired when the security companies will provide a pole. Mr. Millard confirmed they will be here tomorrow.
  - Reported OLM completed the inspections and the District passed. However, because of the road construction, the landscaping is being torn up. The District will not be responsible for replacing the landscaping. With all the equipment out there, Ms. Carlson expressed concern over the feasibility of OneSource providing landscaping service and requested OLM delay performing their inspection until completion of the construction of the roadway. Mr. Hanzel reported this is no different than UPS driving into the area but directed Mr. Mendenhall to write a letter to OLM informing them there is ongoing work taking place in the community.
  - Reported hiring certified lifeguards for the summer was discussed at the workshop meeting. Ms. Carlson directed Mr. Millard to get prices for certified lifeguards from the American Red Cross.
  - Reported the pool pump broke and will cost \$1,500 to replace or \$920 to rebuild with a 60 day warranty. She inquired when the other pool pump was last replaced. Mr. Millard reported the pool pump was replaced last year.

On MOTION by Ms. Carlson seconded by Mr. Peters with all in favor the pool pump will be replaced with a new pump in an amount not to exceed \$1,600.
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- Mr. Hanzel addressed the following:
  - Reported the Board does not have an adversarial relationship with the Women's Club as the Board feels they do great things for the community. However, the Board is looking at the big picture with regards to the events occurring in the

community and this was not personal. Everything the Board does was for the betterment of the community as a whole and everyone was equal.

- Encouraged everyone to come to the public hearing on the fees. Mr. Mendenhall confirmed the public hearing is scheduled for May 24<sup>th</sup> at 6:30 p.m.
- Felt the new Board members will add a great deal to the Board and encouraged the residents to fill any vacancies.
- Mr. Dolente thanked Mr. Hanzel for serving as President.
- Mr. Peters thanked the residents who stayed for the entire meeting.
- Mr. Dolente agreed with the statement made by Ms. Boudreau regarding the residents being informed about the Clubhouse for the residents' use only and not having to pay any fees for its use. She inquired how much money was generated from Clubhouse fees. Mr. Hanzel confirmed \$14,000 was generated from Clubhouse fees.
- A resident requested the golf course place a sign saying the pond is on their property.

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

Ms. Carlson moved to approve the financial statements, check registers and invoices in the amount of \$729,086.64 for the period ending January 31, 2006 and Mr. Peters seconded the motion.

- Mr. Peters reported on the following:
  - Felt the 13 pages of the jet report was totally useless.
  - Inquired about the excessive cost for printing and binding.
  - Reported the year to date number was shown every three to four months or 33% of the time.
  - Requested removal of the Early Payment Discounts as an expense.
  - Reported 24.5% of the budget was already spent, which is favorable considering there was \$12,000 for Special Assessment on the front end.
- Mr. Mendenhall reported the original type of reporting was brought back. However, if the Board did not want a copy of the jet report, he suggested the Board make a motion to discontinue receiving this report in their financials. Mr. Peters reported if

the new Board members wanted to receive the jet report, he did not mind receiving it. Mr. Mendenhall clarified for the new Board members, the purpose of the jet report was to have extra exhibits and more detail. He agreed this was extra information, which may not be necessary.

- Ms. Carlson reported services were discontinued with New Life Total Floor Care, however two invoices were received. These invoices were for services provided in January and February of 2006. Ms. Michelle Hollingsworth from Severn Trent Services was contacted by this company demanding payment. Mr. Millard discovered these invoices were mis-filed.

On VOICE VOTE with all in favor, the financial statements, check registers and invoices in the amount of \$729,086.64 for the period ending January 31, 2006 were approved.
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- Ms. Pienkowski announced the community yard sale will be held on April 22<sup>nd</sup>.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

There being no further business, the meeting was adjourned.

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Andrew P. Mendenhall  
Assistant Secretary

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Peter Hanzel  
Chairman

**NOTES for 2/22/07 Lexington Oaks Meeting**

**Agenda Items for Next Meeting**

- 1. Update on Capital Projects**
- 2. Reserve Study Update for Preakness & Hawthorne**

**Ilana Rabone**

1. Schedule Public Hearing for the Clubhouse rates, fees and charges scheduled for May 24, 2007.
2. Provide welcome package to new Board members.

**Andy Mendenhall**

1. Provide settlement amount to the Board via email or report at a future meeting.
2. Provide Welcome Package to new supervisors.
3. Ask Dr. Richardson at Ecological Consultants about any cost savings. Provide a map of the monitored ponds and summary of costs to the Board.
4. Provide cost detail of capital projects to Mr. Dolente.
5. Speak with Mr. Robin about whether the swimming pool fee needed to be changed at the May public hearing.
6. Write a letter to OLM informing them there is ongoing work taking place in the community.

**Accountant**

1. The Board does not like the jet report. They feel it is useless. Remove?
2. Look into the excessive costs for printing and binding.
3. She the year to date number every month.
4. Remove Early Payment Discount as an expense.

**Shawn Millard**

1. Provide a copy of the landscaping plan to Mr. Peters.
2. Hook up the DVD player to the TV in the Clubhouse.
3. Obtain prices from the American Red Cross for certified lifeguards.

