

**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, August 23, 2007 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Don Peters	Chairman
Peter Hanzel	Assistant Secretary
Terry Bechtel	Assistant Secretary
Fritz Nystrom	Assistant Secretary

Also present were:

Andy Mendenhall	Manager - Severn Trent Services
Bob Valentine	Engineer
John Vericker	Attorney
Josh Adams	Site Manager
Several Residents	

The following is a summary of the minutes and actions taken at the August 23, 2007 Lexington Oaks Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Peters 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 Supervisor to Fill Unexpired Term of Office (11/2008)

Mr. Peters appointed Mr. Fritz Nystrom to fill the unexpired term of Ms. Carlson.

Mr. Hanzel appointed Mr. Fritz Nystrom to serve the unexpired term of Ms. Carlson and Mr. Peters seconded the nomination. There being no further nominations, with all in favor Mr. Nystrom was appointed Supervisor.

B. Oath of Office for Newly Appointed Supervisor

Mr. Mendenhall being a Notary of the State of Florida, administered the Oath of Office to Mr. Nystrom, a signed copy of which is attached hereto to be made a part of the official record.

Mr. Mendenhall provided Form 1, Statement of Financial Interest and Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees to Mr. Nystrom. He will schedule an orientation with Mr. Nystrom, Mr. Bechtel and Mr. Dolente.

C. Election of Officers – Resolution 2007-12

Mr. Hanzel nominated Mr. Peters as Chairman and Mr. Bechtel seconded the nomination; there being no further nominations, with all in favor Mr. Peters was elected Chairman.

Mr. Peters nominated Mr. Bechtel as Vice Chairman and Mr. Hanzel seconded the nomination; there being no further nominations, with all in favor Mr. Bechtel was elected Vice Chairman.

On MOTION by Mr. Peters seconded by Mr. Bechtel with all in favor Mr. Dolente, Mr. Nystrom and Mr. Hanzel were elected Assistant Secretaries, Mr. Mendenhall was elected Secretary, Ms. Rower was elected Treasurer and Mr. Koncar was elected Assistant Treasurer as evidenced by Resolution 2007-12.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 26, 2007 Meeting

Mr. Peters stated each Board member received a copy of the minutes of the July 26, 2007 meeting and requested any additions, corrections or deletions.

Mr. Peters presented the following corrections:

Page 1 – “Mr. Josh Adams” should be “Mr. John Adams”.

Page 6 – The comments regarding the skate park should be omitted.

Page 7 – First sentence under *Reserve Study Update* should say “Mr. Peters reported \$103 was for Hawthorne and \$96 for Preakness. Plus \$12.22 per homeowner for the CDD Master Reserve”.

Page 11 – Middle of the page, should say “Mr. Peters reported at the workshop, the Board decided to leave the plants alone and add mulch”.

Page 12 – Middle of the page should say “Provided a receipt from Brown & Brown for \$635.84”.

Page 13 - Top of the page, should say "The work may be performed by golf course maintenance staff".

Page 14 – Middle of the page, should say "Inquired why there were several invoices for tens of thousands of dollars for irrigation repairs. Mr. Peters verified when the contract with OneSource was issued, there were two options. One was for the CDD to pay for repairs for the irrigation system in the amount of \$320,000. If the contractor took responsibility, the amount was \$360,000. He felt this was a good decision".

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the minutes of the July 26, 2007 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Rules Regarding Rates for Use of the Clubhouse and Recreational Facilities

- Mr. Mendenhall provided the fee schedule and resolution to the Board.
- Mr. Peters reported Mr. Robin expressed concern about the rules. Mr. Mendenhall explained Mr. Robin expressed concern over the Rules of Procedure as he was currently going through a bid protest and wanted to see if there were any updates to the rules. He felt the public hearing on the clubhouse rules could proceed as it was advertised properly.

Mr. Peters opened the public hearing.

- Mr. John Roth objected to the fees.

Mr. Peters closed the public comment section.

On MOTION by Mr. Hanzel seconded by Mr. Bechtel with all in favor the establishment of the clubhouse rental fees and security deposits for residents and non-residents to be effective on October 1, 2007 were approved and Resolution 2007-13 Expressing Findings Regarding Utilization of the Community Recreation Center Facilities and Supporting a Rate Structure for Use of Such Facilities was adopted.

SIXTH ORDER OF BUSINESS

Attorney's Report

A. Security System Contract

- Mr. Vericker provided a copy of the security contract to the Board, which is in draft form. The following was added to the contract:

- *Section 22: Exempting the District from paying sales tax. Mr. Hanzel felt the words “agreed to cooperate whenever possible” was confusing. Mr. Vericker verified in other districts this language was used and never challenged. Mr. Bechtel inquired why the District had to purchase the materials. Mr. Vericker explained the District purchased the materials for its use and HPI was installing it.*
- *Section 21: Requiring HPI to furnish a payment and performance bond, the cost of \$9,536 to be incurred by the District on the Draw Schedule.*
- Indemnification provision
- Early termination provision
- The Draw Schedule was expanded in regards to “30% to HPI due at completion of Rough-in”.
- Mr. Peters inquired whether the total cost was \$326,000 (\$317,874.84 plus \$9,536). *Mr. Vericker verified the total cost was \$327,411.09.*
- The contract will not be signed until next Wednesday as there is a three day period for the other bidder to protest the bid.
- Mr. Bechtel addressed the following:
 - Inquired why arbitration was being handled through Hillsborough County as stated in Section 20. *Mr. Vericker explained Mr. Robin requested Hillsborough County as the courtroom was near their office.*
 - Inquired why the contract states the project was complete when HPI says it is complete. *Mr. Mendenhall explained for capital projects, the District Engineer is required to sign off before funds are expended. Mr. Bechtel requests language in Schedule A for the District’s approval of the project being complete. Mr. Vericker will add this language.*
- Mr. Peters addressed the following:
 - Inquired about the start date of the project. *Mr. Vericker confirmed the work will start after the permits are obtained and is expected to be complete 90 days after commencement.*
 - Inquired whether the District had any recourse if the project goes past 90 days. *Mr. Vericker confirmed the Draw Schedule has to meet certain*

benchmarks before the contractor is paid. Mr. Hanzel pointed out every severe weather day does not count against the 90 days and could extend the project completion date. Mr. Vericker felt this provision was hard to negotiate with the contractor.

- Inquired whether HPI was responsible for obtaining the permits. *Mr. Vericker confirmed this was the case but offered to clarify.*
- Inquired why drawings were not provided. *Mr. Vericker offered to obtain a schematic from the contractor.*
- There was a brief discussion regarding whether the contract should be approved as presented or waiting 30 days for the contractor to respond to the amendments.
- Mr. Vericker requested any additional comments from the Board on the contract be provided to him and he will provide the final contract to the Board at the 9/6 workshop. Mr. Mendenhall will contact HPI and request a representative provide the schematic to the Board at the workshop.

On MOTION by Mr. Hanzel seconded by Mr. Nystrom with all in favor the Security Contract with HPI was approved in the amount of \$327,411.90 and the Chairman was authorized to execute same after the September 9, 2006 workshop.

B. Consideration of Resolution for Aptitude Terrace

- Mr. Peters explained the county sent a letter to Mr. Garth Noble at Pulte in September of 2005. However, Mr. Noble left Pulte and the letter was not discovered until November of 2006 and forwarded to Severn Trent Services. He contacted the county who confirmed a resolution adopted by the CDD Board in 2002 stated the CDD will be responsible for the water for a year in Aptitude Terrace. According to Mr. Robin, the year expired before the letter to Pulte was written. *Mr. Mendenhall will look into the matter and requested Mr. Peters provide a copy of the letter to him and Mr. Vericker.*

C. Street Lights

- Mr. Peters verified the Street Lighting District was dissolved by the county at a public hearing on Tuesday and inquired who will be responsible for providing

refunds if residents request one. *Mr. Vericker suggested the residents individually go to Pulte as this was a private matter.*

Other Business

- Mr. Hanzel inquired whether minutes not approved by the Board could be distributed to residents at their request by Severn Trent Services. *Mr. Vericker confirmed Severn Trent Services was the official records keeper and suggested any records request be provided to Mr. Mendenhall and a "draft" watermark be placed on minutes distributed to the Board.*

SEVENTH ORDER OF BUSINESS

Engineer's Report

A. Reserve Study Update

This item was completed and will be removed from the next agenda.

B. Update on Capital Projects

- Mr. Valentine addressed the following capital improvement projects:
 - *Playground* – Mr. Adams reported the work was completed and requested Mr. Valentine perform an inspection. Mr. Peters inquired whether there was a completion date in the contract and if 10% could be deducted for delays. Mr. Valentine confirmed no completion date was stated in the contract.
 - *Solar Pool Heater* – The final inspection was delayed due to the electrician not having the correct paperwork but was rescheduled for this Friday. Mr. Bechtel inquired about the operating cost for the pool. Mr. Valentine did not have the final cost and will know more after the final inspection. Mr. Peters confirmed two estimates were received, one for \$7,000 and another for \$10,000. Mr. Bechtel inquired whether \$10,000 was reasonable. Mr. Valentine will confirm.
 - *Broken Fences* - Replaced.
 - *Round-about Lighting* - Installed.
 - *Landscaping at Old Pulte Trailer* - Installed.
 - *Hose Bibs* – Installed, however, the contractor stopped at 19 bibs.
 - *Fitness Center* - The site plan is proceeding. The Drainage Engineer obtained data from SWFWMD on the existing ponds. In order to drain

into two ponds adjacent to the site, the plans will have to be modified. However, the permit for these ponds are part of a larger permit and data will have to be obtained in order to create a sub-basin. Calculations will need to be performed to tie into the existing system. The control structure may need to be adjusted to a higher elevation to allow for the water to flow out of the ponds. Mr. Valentine hopes to have those calculations by the end of next week so the site plan can be finalized and submitted to the county. There has been no contact from the Architect. Mr. Mendenhall spoke with the Architect yesterday and offered to provide him with any questions from the Board.

- *Security System* - Discussed earlier in the meeting.
- *SWFWMD* - The contract was awarded for Pond 27C/D and the work will start either the end of this week or next week and take three weeks to complete. Mr. Peters verified the residents of Pimlico were informed about this work. The plans for the control structures on Ponds 1B and 5A were prepared and will be submitted to the golf course for bidding purposes. Mr. Robin feels there needs to be an agreement between the golf course and CDD for the CDD to gain access to perform the repairs. Mr. Peters inquired whether there should be two bids. Mr. Valentine feels comfortable with two bids. Mr. Peters feels access could be granted by the golf course at the comfort station as it was built on the District's easement and requested Mr. Valentine obtain a bid rather than waiting for the golf course to respond.
- Mr. Valentine addressed the following:
 - Bay Area Environmental looked at the Belmont pipe and submitted a proposal for the repair work in the amount of \$7,200 to repair two joints. However, they suggest this work be deferred until the level of the pond drops and the area is dry. Mr. Valentine will review their report and provide recommendations to the Board at the next meeting. He suggested excavating the area and fill with sod.

- There is a depression in back of homes in Hawthorne between 5520 and 5528 Spectacular Bid Drive. According to the plans, there is no drainage in these areas. Mr. Valentine feels this was caused by an irrigation line but the hole was very deep and will require further investigation.
 - Mr. Peters addressed the following:
 - Inquired about Ponds 17A and 17D. *Mr. Valentine reported SWFWMD has issues with these ponds and did follow-up inspections. They suggest filling these ponds in with sod. These are not District ponds but are under the District's name.* Mr. Hanzel met with SWFWMD on Friday and made a list of all the ponds. Based on the documentation, the ponds are under Pulte's name. Mr. Mendenhall will provide a copy of the pond list to Mr. Valentine.
 - Inquired whether the repair of Ponds 1A, 5B, 27C and Belmont were paid with bond funds. *Mr. Valentine confirmed this was the case.*
 - Mr. Valentine continued with the capital improvement projects update:
 - *Front Entrance Enhancement* – Pending on the completion of S.R. 54. Mr. Hanzel suggested the Architect draw up plans for this work. *Mr. Valentine confirmed there was an Architect on staff.*
- There was a brief discussion regarding whether estimates were needed from other Landscape Architects. Mr. Hanzel felt there was a relationship with the current engineer and it was a waste of time to obtain further estimates as the cost could be covered in the current contract.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor Mr. Valentine was directed to have a Landscape Architect develop plans for a not to exceed amount for the front entrance enhancement work.

- *Pond Fountain* - Installed.
- *Pond Plants* – The contract was awarded and the plants will be installed.
- Mr. Peters reported the residents of Risen Star were satisfied with the Viburnums but inquired whether the property between the Viburnums and the resident's property was going to be irrigated. *Mr. Valentine*

confirmed this was the case. Mr. Hanzel reported the plantings in Maywood have not been installed. *Mr. Mendenhall confirmed the contract was executed at the last meeting.*

- *Pond Aeration* - An estimate was submitted from Vertex in the amount of \$6,000 for 14 ponds. Mr. Mendenhall verified the electric was outside their scope. They can provide 10' of trenching and he was waiting for them to provide an estimate. Mr. Adams reported an electrician came out and was supposed to provide an estimate. *Mr. Peters directed Mr. Mendenhall to request a complete price estimate from Vertex and a different contractor.*
- Mr. Hanzel reported he had not heard from the sign company regarding the entrance sign. According to public records, the CDD owns the outer side of the road and the county owns the center island. The CDD has to request a variance from the county in order to install a sign in this location. Another option is to place the sign to the right of the entrance. Mr. Hanzel will pursue obtaining a variance from the county.
- *Meeting Room* - Pending. Funds were budgeted for renovating the kitchen with new counters and islands. Bond funds can be used for upgrading the appliances. *Mr. Peters recommended putting this work on hold until the fall.*
- The contractor replaced the Hawthorne and Preakness signs. Mr. Valentine will prepare a plan sheet and submit to the county showing where the signs were installed. Mr. Peters verified the cost for the study was \$2,800 and inquired about the contractor's price. Mr. Valentine reported the contractor charged \$1,900. Mr. Hanzel requested the cost be split between Hawthorne and Preakness. He felt the sign contractor was professional and courteous. Mr. Valentine agreed.
- Mr. Adams will obtain the estimates for the re-marciting.

C. Ponds 5A & 1B

This item was discussed earlier in the meeting.

D. Proposal from Bals for Belmont Sunken Areas

This item was discussed earlier in the meeting.

E. Hawthorne/Preakness Law Enforcement

This item was not discussed.

EIGHTH ORDER OF BUSINESS Discussion Items

A. Ratification of Employees Manual

- Mr. Hanzel presented the Employee Manual, which includes the following items:
 - Violations of the code of conduct
 - Handling misconduct issues
 - Position descriptions
 - Salaries and overtime compensation
 - Deductions from salaries
 - Performance review process
 - Holidays
 - Leave of absence
 - Voting
 - Jury duty
 - Mileage reimbursements
 - Professional memberships

Mr. Hanzel moved to approve the Employee Manual as proposed, which will be provided to each employee and posted on the website and Mr. Bechtel seconded the motion.

- Mr. Peters pointed out the word “Constiture” should be “Constitute”.
- Mr. Hanzel reported Mr. Robin suggested contracting the labor out to an employment agency so the District was relieved of paying employee fees and terminating employees.

On VOICE VOTE with all in favor the Employee Manual was approved as amended.

B. Variance for Boulevard Sign Location

This item was discussed earlier in the meeting.

C. Aeration Estimate for Trenching

This item was discussed earlier in the meeting.

D. Fitness Center Specifications

This item was discussed earlier in the meeting.

E. Insurance Update

- Mr. Adams answered the following questions posed by the Board at the workshop:
 - *Why there are blanks in the insurance policy for new values?* The insurance company does not insure those items.
 - *What is the coverage for the swimming pool?* The District is covered if the pool comes up out of the ground or damaged by trees.
 - *Does the deductible change for hurricane damage?* Mr. Mendenhall felt there was a slight difference.
- Mr. Peters addressed the following:
 - On page nine in the document dated March 9, 2007, under gated communities, Cannondale should be changed to Spectacular Bid.
 - Inquired whether this was the same insurance company. Mr. Mendenhall verified the report was prepared by an independent Insurance Appraiser.
 - Inquired whether the insurance price increased from \$11,500 to \$12,000. Mr. Mendenhall verified the price increased by \$2,000, based on property values.
- Mr. Hanzel agreed with Mr. Adams suggestion to not insure the pool. Mr. Mendenhall confirmed most communities do not insure their pools and offered to provide the insurance spreadsheet to the Board and speak with Ms. Paula Davis about the expected insurance cost.

F. Update on Reclaimed Water and Electricity Billing

- Mr. Mendenhall reported invoices were sent to Sterling Management for Churchill, Pimlico and Remington to reimburse the District \$400 for use of

electricity. Mr. Peters pointed out the Board agreed to do this as of the new fiscal year.

- Mr. Bechtel inquired about the benefits these villages received from the CDD. Mr. Hanzel confirmed the CDD paid for their floodlights. He agreed with Mr. Mendenhall sending out the bills but recalled one village did not pay last year and the Board authorizing Withlacoochee to separate the electric meters.
- Mr. Mendenhall recalled this billing was for FY 2007; not for FY 2008 and Withlacoochee separating the meters in FY 2008.
- Mr. Peters inquired whether Withlacoochee was contacted regarding the separate meters effective October 1st. Mr. Mendenhall will follow up with Withlacoochee.
- Mr. Hanzel inquired about the reclaimed water bills and whether Mr. Bechtel found out who was paying for the two meters. Mr. Bechtel confirmed the golf course gets the benefit of the well water and the only way this can be monitored and controlled is by installing a pump station, which will cost \$300,000 to build. He felt the biggest liability was over use of the well water.
- Mr. Mendenhall felt the biggest issue for the District in regards to the irrigation was the fact the District received the bills for water the golf course was using. He suggested sending the bills directly to the golf course and for Mr. Robin to prepare an agreement for the golf course to share in the irrigation costs.
- Mr. Bechtel recalled the Board authorizing Mr. Mendenhall to send the bills to the golf course several months ago.
- Mr. Peters inquired who was paying the bills since the golf course was purchased. Mr. Mendenhall confirmed some of these bills were paid by Pulte, thinking the CDD was responsible for them.
- Mr. Mendenhall recalled there being a 30% to 60% split on these bills. Mr. Peters confirmed the issue was with the operation and maintenance of the

pumps and felt if the golf course was using 70% of the water from the wells, they should pay their fair share.

- Mr. Bechtel felt the golf course was wholly responsible.

Mr. Hanzel moved to authorize Mr. Mendenhall to coordinate with District Counsel to prepare an agreement between the golf course, Remington, Churchill and the District with the golf course paying 70%, Remington and Churchill paying 5% and the District paying 25% of the irrigation costs and Mr. Bechtel seconded the motion.

- Mr. Nystrom inquired whether this plan was discussed with the golf course. Mr. Hanzel confirmed he met with the golf course and they had no problem with the 70% split and felt it was fair. Mr. Peters confirmed the golf course was amenable to sharing expenses.

On VOICE VOTE with all in favor the prior motion authorizing Mr. Mendenhall to coordinate with District Counsel to prepare an agreement between the golf course Remington, Churchill and the District for shared irrigation costs was approved.

NINTH ORDER OF BUSINESS

Manager's Report

- Mr. Mendenhall reported the following:
 - Provided a breakdown to the Board of the charges from Accurate Electronics for Hawthorne and Preakness in fiscal year 2005/2006. The purpose was to find out how much the rest of the community was paying for the expenses specific to those villages. Mr. Peters requested breakdowns for October, November and December of 2004, which were missing. Mr. Mendenhall will provide the breakdown for these months to Mr. Peters but felt without those months, there were a fair amount of expenses for those villages.
 - Approximately 100 parcels on the Property Appraiser website listed Rizzetta's mailing address. On August 8th, an update was sent to the county changing the mailing address from Rizzetta to Severn Trent Services.
 - Reported the county rejected our request to place an additional line item on the tax bill for the village assessments as the Program Analyst at the Property Appraiser's office feels there are some limitations on their database

file. The head of Severn Trent’s Assessment Department, Ms. Karen Ellis spoke with the Property Appraiser’s office and informed them Mr. Hanzel spoke with someone at the county who said this was possible. The Program Analyst feels they misspoke. One option is to remove the Street Lighting District line item from the tax bill since it was dissolved and replace with the village assessment. Mr. Mendenhall will have Ms. Ellis speak to the Program Analyst in regards to this option. Mr. Hanzel suggested Ms. Ellis speak to Mr. Wade Barber who confirmed this could be done.

- Mr. Peters inquired how the billing for Preakness and Hawthorne will be accomplished if the assessments are not placed on the tax bill. Mr. Mendenhall explained the Accountant will set up separate accounts and when the tax receipts come in, they separate it out into the Hawthorne and Preakness accounts. Mr. Mendenhall will provide a model to the Board.
- Received correspondence from Pulte regarding wetland mitigation areas they reported on, which SWFWMD agreed with. These areas will need to be transferred from Pulte to the District.
- Provided a breakdown of the Verizon charges for fiscal year 2006/2007 for the villages. There was consensus from the Board to bill each village for their share of the charges. Mr. Peters inquired how far back they could bill the villages for. Mr. Mendenhall will request copies of bills from Verizon for prior charges. Mr. Peters requested reimbursement of \$1,191.26 from Churchill.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor Churchill will be billed \$1,191.26 for reimbursement to the District for two years of payments to Verizon.

TENTH ORDER OF BUSINESS **Staff Report**
 • **Site/Clubhouse Manager – Update on Projects**

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**
 • Mr. Hanzel addressed the following:

- Requested Mr. Adams obtain bids for re-marcoing the pool deck in order to have the work completed before the Christmas break.
- Requested signage with rules for the playground and for Mr. Adams and his staff to monitor activities taking place at the playground.
- Requested signage for the pool gates stating the pool is available for use by residents of Lexington Oaks and/or paying guests.
- Mr. Peters addressed the following:
 - Reported at a prior meeting, Mr. Jim Widman from Pasco County promised to have Pulte fix the roads. Mr. Peters was not sure whether or not Pulte was contacted and will follow-up.
 - Reported he spoke to Mr. Dick Jump who thought Pimlico owned part of Lexington Oaks Boulevard. Mr. Jump will have their attorney work with the county to correct this.
 - Feels the monuments look good.
 - Feels a discount should be provided from the contractor for the playground due to their delays.
- Mr. Mendenhall suggested the Board have a ribbon cutting ceremony for completed projects such as the playground as it is good public relations and gives the residents a chance to meet the Board. Mr. Peters felt the Board did many worthwhile things for the residents and an article could be written in the newsletter on completed projects.

TWELFTH ORDER OF BUSINESS Audience Comments

- Mr. Scott Carlson addressed the following:
 - Feels the playground looks great but only half of the swings are in place. Mr. Adams confirmed it was brought to his attention the brackets holding the swings to the top rail no longer existed and he was in the process of obtaining new brackets. Mr. Hanzel reported he spoke to Mr. Mallard a couple of months ago about this issue and inquired whether the contractor was installing the brackets. Mr. Adams verified he spoke to another contractor to see if they could provide the brackets if the current contractor could not do so and did not feel the entire swing set needed to be replaced.

- Reported the CDD website was not updated with current minutes. Mr. Mendenhall confirmed he notified the website administrator and all of the minutes through June were posted. Mr. Mendenhall will watch the website more closely.
- Ms. Sheila Matejka addressed the following:
 - Reported the berm between Saratoga and Hawthorne had not been mowed in some time. It was mowed in the past once a week by Luke Brothers. Mr. Peters confirmed he looked at the berm and asked Mr. Adams to have OneSource mow it. Mr. Mendenhall verified it was on the list of areas to be mowed by OneSource.
 - Inquired about the weeds in front of the beds. Mr. Peters confirmed he asked OneSource to remove the weeds. Mr. Adams verified he asked OneSource to treat the beds so the weeds will not grow back as quickly.
 - Complained about the grass clippings in the ponds. Mr. Adams confirmed this will no longer be a problem.
- Mr. John Roth suggested the community participate in a natural health seminar with Market America. Mr. Peters feels this is a good thing for the community but was concerned about the Board being inundated with offers from other residents to provide free seminars. Mr. Roth pointed out other groups were able to use the facility for free. Mr. Hanzel verified those were CDD sponsored organizations and in the past , the Board denied requests from organizations intending to draw people in for free in order to sell them something.

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

- Mr. Peters reported total expenditures year to date were 72.5% versus the budget through 83% of the year. He did not feel the Board was in the clear due to timing issues with invoices coming in late such as a July invoice in the amount of \$1,700 for Aquatic Systems, which had not been posted. Overall the expenditures look good.
- Mr. Bechtel inquired whether the lifeguard fees decreased since school started. Mr. Adams reported there was one lifeguard on duty Monday, Thursday, Friday,

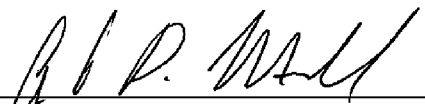
Saturday and Sunday through September. Mr. Hanzel requested the lifeguard work two hours on weekdays and full days on the weekend. He felt the lifeguards did a good job, better than last year as they cleaned the graffiti off of the playground equipment.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the financial statements, check registers and invoices in the amount of \$52,714.95 for the period ending July 31, 2007 were approved.

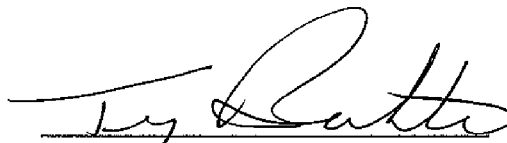
FOURTEENTH ORDER OF BUSINESS Adjournment

- Mr. Mendenhall confirmed he received an email from Mr. Bellissimo from HPI informing the Board he will attend the next workshop and work on the schematic.
- Mr. Bechtel felt the Board should discuss the lifeguard hours at the workshop.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the meeting was adjourned.



Andrew P. Mendenhall
Assistant Secretary



~~Don Peters~~ TERRY BECHTEL
v. Chairman