

**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, October 16, 2008 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
Terry Bechtel	Vice Chairman
Peter Hanzel	Assistant Secretary
Fritz Nystrom	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
John Browne	Severn Trent
Tracy Robin	District Counsel
Bob Valentine	District Engineer
John Adams	Site Manager
David Flores	Flores & Harper
Chuck Bellissimo	HPI
Resident	

The following is a summary of the minutes and actions taken at the October 16, 2008 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

Approval of the Minutes of the September 25, 2008 Meeting

Mr. Peters stated each Board member received a copy of the minutes of the September 25, 2008 meeting and requested any additions, corrections or deletions.

The Board made a change which will be incorporated in the amended minutes.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the minutes of the September 25, 2008 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin addressed the following:

- The contract for the fitness center construction project has been completed and is being reviewed by the engineer and the architect.

FIFTH ORDER OF BUSINESS

Engineer's Report – Consideration of Bids for the Front Entrance Landscape Design

Mr. Valentine addressed the following:

- The Pocono pond repair work is in progress. The slope is graded; they are starting to lay the geo grid and will begin putting the stone down.
- We received approval from the county and it requires us to give them one week's notice before starting the work. The contractor has not given us a start date or an updated price proposal based on the changes due to the county requirements.

On MOTION by Mr. Hanzel seconded by Mr. Bechtel with all in favor the Chairman was authorized to approve an additional amount not to exceed \$5,700 for the pavers and to negotiate with the contractor if there is a price increase.

The Board and staff discussed the closing of roads during construction and the placement of signage notifying the public of these closings.

- The bids for the front entrance landscape design were opened on Monday, October 13, 2008 at 11:00 a.m.
- Two bids were received, Cornerstone and Nanak's Landscaping.

The Board and staff discussed the bid process, the bids received, the issue of a good overall comparative reference for a total price and the possible need to fine tune some of the non-landscaping specifications so there is a better description of what is required with the outcome being Cornerstone and American Consulting will be invited to attend the November 6, 2008 workshop to discuss the proposal and understanding of the work required.

- The revisions for the fitness center are with the county except for the address map which Mr. Valentine is working on.
- He plans to schedule a meeting with the county to address any outstanding issues.
- It was decided this meeting will be continued to November 6, 2008 to discuss the front entrance landscaping.

SIXTH ORDER OF BUSINESS

Discussion/Update of Capital Project Items

A. Pavers/License Agreement/Quotes

- This item was previously discussed.

B. Update of Security System Install

Mr. Bellissimo addressed the following:

- Information pertaining to the pole camera lighting was distributed and discussed; a copy of which is attached for the record.

The Board and staff had a lengthy discussion regarding the pole camera lighting issue with the outcome being additional information and details was requested for further discussion at the November workshop/meeting.

- District Counsel suggested that if the entrance was lit to capture every car entering the District, at least one photo would be clear enough for identification which is time certain.
- The photo taken in the rear is not good quality without lighting and does not identify the color of the vehicles.

C. Permanent Sign

- The sign permitting is still in process.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Defibrillator Grant Update

- The defibrillator will be purchased before the next workshop and training will be scheduled.
- The location of the defibrillator will be determined at a later date.

B. PA System Update

- The PA system is set up and working.
- A draft letter to OneSource was distributed for comment and will be sent today to the key staff at OneSource.
- The patrol contract with the Sheriff's office is in process. They require workman compensation for their staff. The Board directed Mr. Mendenhall to move forward with the Sheriff Department patrols.
- The funding of the pond repair and how it will affect the budget reserve was discussed. At this point the District is in good shape and the budget will be monitored closely in the event any other unexpected expenses put it in a tighter position.

The record will reflect Mr. Robin left the meeting.

- The corrected special assessment revenue bonds requisition report was distributed and discussed; a copy of which is attached for the record.
- A new column in the report *Front End Landscape Project* will be added. There should already be some items from American Consulting that have come in to be booked to this item and Mr. Mendenhall will follow up with the accountant.
- Mr. Mendenhall spoke to the President of Pimlico who conveyed to him it would be difficult to explain to his residents that the District was expecting them to pay for the electric related to their gate when the CDD which collects revenues from the entire community was paying for the electricity at the gates of Hawthorne and Preakness and he thought this was unfair.
- It was decided electricity for Hawthorne and Preakness should be billed to their individual accounts going forward.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams addressed the following:

- The cost for tree trimming will be \$62,400.
- The Pocono pond repair is progressing.
- The fire inspector will not give verbal approval for the warming station. He was sent the warming spec sheets for his review.
- Bids for the Del Mar wall repair were received and are being reviewed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

The following was addressed:

- Regarding the security system it is HPI's responsibility to know how much light is required and available.
- It was suggested someone who is not bias examine the security lighting requirements and report back to the Board.
- It was decided the lighting report from HPI will be reviewed before action is taken. Mr. Mendenhall will follow up with HPI to receive the information by the next workshop/meeting.
- It was noted if your property backs up to a pond you are responsible for mowing the grass down to the waters edge.
- Concern regarding OLM was voiced.
- It was requested Mr. Valentine review the golf course areas and cart paths.

TENTH ORDER OF BUSINESS

Audience Comments

The following was addressed:

- The old patio furniture will not be available to residents.
- Mr. Mendenhall will check the references of Cornerstone.

ELEVENTH ORDER OF BUSINESS

**Approval of the September 30, 2008
Financial Statements, Check Registers
and Invoices**

The following was addressed:

- Add a column to the general fund showing billing codes.

- Book the invoices from Florida Native Nurseries to *Mitigation* instead of *Contract Lakes and Wetlands*.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the financial statements, check registers and invoices for the period ending September 30, 2008 were accepted.


TWELFTH ORDER OF BUSINESS **Continuation**

- The meeting will be continued to the date of the workshop, November 6, 2008 to discuss the front landscape project.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the meeting was continued to November 6, 2008 at 9:00 a.m.



Andrew P. Mendenhall
Secretary



~~Don Peters~~ TERRY BECHTEL
Chairman