

**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, November 20, 2008 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Terry Bechtel	Chairman
Fritz Nystrom	Vice Chairman
Don Peters	Assistant Secretary
Raymond Dolente	Assistant Secretary
Robert Hendrick	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tracy Robin	District Counsel
Bob Valentine	District Engineer
Cornerstone Representative Residents	

The following is a summary of the minutes and actions taken at the November 20, 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

Organizational Matters

- A. Declaration of Board Vacancy
- B. Election of Officers – Resolution 2009-3

On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor Resolution 2009-3 designating Mr. Terry Bechtel as Chairman, Mr. Fritz Nystrom as Vice Chairman, Mr. Andrew P. Mendenhall as Secretary, Ms. Pamela Rower as Treasurer, Mr. Robert Koncar as Assistant Treasurer and Mr. Robert Hendrick, Mr. Ray Dolente, Mr. Don Peters and Mr. John Browne as Assistant Secretaries was adopted.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 16, 2008 and November 6, 2008 Meetings

Mr. Bechtel stated each Board member received copies of the minutes of the October 16, 2008 and November 6, 2008 meetings and requested any additions, corrections or deletions.

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

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the minutes of the October 16, 2008 and November 6, 2008 meetings were approved as amended.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin addressed the following:

- The construction contract is ready to be executed by the Chair.
- We are waiting for the permit in order to begin construction.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Valentine addressed the following:

- The paver project will begin on December 1, 2008 and the county has been notified.
- It is anticipated the project will take three weeks.
- SWFMD has no issues with the permit for the fitness center but they are required to wait 30 days for any public comment. No issues are perceived.
- Mr. Valentine is in discussions with the Fire Department relating to parking lot issues.
- Mr. Robin noted based on his experience there will probably be additional changes required by the county.

SEVENTH 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

- All the cameras are functional except for the tennis courts.
- It was noted that both ADT and Simplex who are established in the security industry said they would not use ADC cameras and if the lighting is poor the image will be bad no matter what type of camera is used.
- It was suggested the entry way be better lit and then see how the cameras work.
- Better lighting may also help with the issue of children waiting for the school bus in the dark during the winter months.
- It was requested HPI provide the technical specifications for the security system.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor Mr. Bechtel was authorized to work with Withlacoochee Corporation to install one sample of lighting at the entrance in an amount not to exceed \$5,000.

C. Permanent Sign

- Zoning is in process.

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Defibrillator Update

- Training will be scheduled for use of the defibrillator this week.
- It will be located in an accessible area.

B. Update on Front Entrance Landscape Design Proposal

- The current bid from Cornerstone including landscape, hardscape, irrigation and all items is \$219,916.06.
- The hardscape is what appears to be increasing the original quote of \$144,097.

The Board and staff discussed the current modified bid received from Cornerstone as explained by a Cornerstone representative with the outcome being a decision of the front entrance landscaping enhancement project was continued to the next workshop date.

- Mr. Mendenhall will email the updated Cornerstone quote including a summary of items to the Board for review.
- Mr. Mendenhall will email new pool legislation to the Board and is checking whether Lexington Oaks is in compliance.

C. Consideration of Resolution 2009-1 Amending the General Fund Budget for Fiscal Year 2008

- This item was tabled until the next regular meeting, December 18, 2008.

D. Consideration of Resolution 2009-2 Amending the General Fund Budget for Fiscal Year 2009

- This resolution amending the general fund budget for fiscal year 2009 accommodates for the pond repair and adjusts the line item Repair and Maintenance-Lake to account for this. It draws these funds from the excess funds that were in the account beyond the reserves.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor Resolution 2009-2 amending the general fund budget for fiscal year 2009 was adopted.

- Mr. Mendenhall is working with the golf course and Dr. Don Richardson, the ecologist handling mitigation areas, to identify what ponds the golf course would be interested in maintaining.
- The wetlands and ponds are permitted to the District and it was suggested the Board should accept them from Pulte.
- There are four ponds and two mitigation areas that the golf course may be interested in maintaining.
- The District Engineer and District Counsel will review the list of wetlands and ponds permitted from Pulte and this item will be placed on the next meeting agenda for further discussion.

The record will reflect Mr. Valentine and Mr. Robin left the meeting.

NINTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

TENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

The following was addressed:

- The accrual of interest on the bonds was questioned and discussed.
- The Lexington Oaks sign is in need of repair.
- The issue of dumping on District property was discussed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

The following was addressed:

- Residents are happy with the flags and the resolving of the alligator issue.
- Concern regarding OneSource dumping issues was voiced.

TWELFTH ORDER OF BUSINESS

**Approval of the October 31, 2008
Financial Statements, Check Registers
and Invoices**

The following was addressed:

- The supervisor salaries line item has expenses for fiscal year 2008 meetings which should be accrued back.
- The \$30,000 for the general reserve should not be booked until the end of fiscal year 2009.
- It was requested the utilities report be included every month.

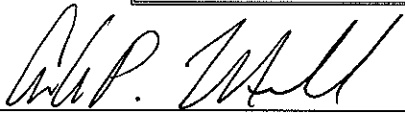
On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the financial statements, check registers and invoices for the period ending October 31, 2008 were accepted.

THIRTEENTH ORDER OF BUSINESS

Continuation

- The meeting will be continued to the date of the next workshop, December 4, 2008 to discuss the front landscape project.

On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor the meeting was continued to December 4, 2008 at 9:00 a.m.



Andrew P. Mendenhall
Secretary



Terry Bechtel
Chairman