

**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 15, 2009 at 8:30 a.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
Bob Hendrick	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tracy Robin	District Counsel
John Browne	District Manager
Bob Valentine	District Engineer
John Adams	Site Manager

The following is a summary of the minutes and actions taken at the January 15, 2009 Lexington Oaks Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Bechtel 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 4, 2008 Continued Meeting and December 18, 2008 Regular Meeting

Mr. Bechtel stated each Board member received copies of the minutes of the December 4, 2008 continued meeting and December 18, 2008 regular meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the minutes of the December 4, 2008 continued meeting and December 18, 2008 regular meeting were approved.

FOURTH ORDER OF BUSINESS

**Attorney's Report – Update on
Cornerstone Front Entrance Landscape
Design Agreement**

Mr. Robin addressed the following:

- The Cornerstone contract was received and reviewed. We added standard construction revisions for progress payments, final payments, protection against construction liens, a sales tax provision and a variety of other items.
- The re-worked contract was sent back to Cornerstone. We received a first set of comments back and made a couple of tweaks to it. That final version went out to them on Friday and we have not heard back.

The Board and staff discussed the Cornerstone contract and the fountain and it was requested Justin from Cornerstone attend the February workshop and that he distribute in advance of that meeting, since a price was already quoted, a rendering drawing/photo, etc. detailing the type of fountain to be used.

FIFTH ORDER OF BUSINESS

**Engineer's Report – Update on Fitness
Center**

Mr. Valentine addressed the following:

- The fitness center plans have been submitted to the county.
- The parking lot plans were changed to match their recommendations and should be satisfactory.
- The soil reports were a concern. They have been resubmitted and we are awaiting final approval from SWFMD.
- A timeframe has not been received from the county. It was noted Pasco County is slow and it is not uncommon for them to later add items they did not think of the first time around.

The Board and staff discussed the county approval process with the outcome being it was requested Mr. Valentine provide a summary to the Board of when documents were submitted for approval.

SIXTH ORDER OF BUSINESS

Discussion/Update of Capital Project Items

A. Update of Security System Install

The Board and staff discussed the installation of the security system and the warranty effective date with the outcome being it was decided to pay HPI the retainage owed, less \$2,000, which will be paid when the installation of the security equipment at the fitness center is completed.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor staff was authorized to pay HPI the retainage owed, less \$2,000, to be paid when the security system installation at the fitness center is completed.

- A representative from Withlacoochee River Electric visited the site and a proposal on the cost of installing the additional security lights should be received by the end of next week.
- The electricity for these lights is not on any District meter. They charge a monthly rental fee for the lights.
- Pasco County permitting is not required to install the lights so the work should proceed quickly.
- A bid from a local contractor was received as a backup in the event this does not work out with Withlacoochee River Electric.

B. Permanent Sign

- Pasco County has the documents and we are waiting for the permit.

SEVENTH ORDER OF BUSINESS

Manager’s Report – Update on Ponds and Wetlands Permitted from Pulte

Mr. Mendenhall addressed the following:

- Positive references were received on Mr. Uday Yadav, the horticulturist who submitted a landscape inspection proposal at the last workshop.

The Board and staff discussed the wetland mitigation monitoring process and the Water Resource Associates (WRA) proposal received by the golf course, a copy of which is attached for the record.

- The cost of the monitoring process would be shared with the golf course and the invoices split out separately.
- It was noted that there was not any information found stating rain sensors had to be installed.
- There are two clocks/in-ground moisture sensors which were required by Pasco County when the road was done.

The Board and staff discussed investing District funds in CDs with the outcome being their goal is to receive a good interest rate with some CDs maturing each month in case they need access to the funds. The District Manager will research CD options and report back to the Board.

The Board and staff discussed the landscape inspection process and the proposal submitted at the workshop by Horticultural Consulting Services, Inc. (HCS).

- It was questioned if the District can legally sever its ties with OLM.
- District Counsel will review the existing OLM contract and the District Manager will obtain a draft HCS contract and forward it to District Counsel for review.
- The placement of fences in the pond area/CDD property and whether the CDD has the option to request residents remove these fences was discussed.
- District Counsel noted the plats should be reviewed to find out if there are deed restrictions, etc. Property owners should not be putting improvements anywhere outside of the boundaries of their property.

The Board and staff had a lengthy discussion on the fencing issue with the outcome being it was requested a list of the violators be prepared and prioritized for discussion at the next workshop. The deed restrictions will also be reviewed.

The record will reflect Mr. Robin left the meeting.

EIGHTH ORDER OF BUSINESS

**Staff Report – Site/Clubhouse Manager –
Update on Landscape Inspection
Company**

Mr. Adams addressed the following:

- The county is requiring striping on the pavers to meet traffic safety requirements. There is only one company in the area which does this work and he is waiting for their bid.

The Board and staff discussed the proposal from Mott's Contracting Services to repair the Delmar block wall.

On MOTION by Mr. Nystrom seconded by Mr. Dolente with all in favor the Mott's Contracting Services, Inc. proposal to repair the Delmar block wall in an amount not to exceed \$10,000 was accepted.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

The following was addressed:

- Road repairs and the temperature of the pool were discussed.
- A water consumption report was distributed and discussed, a copy of the report is attached for the record.

TENTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Approval of Financial Statements, Check
Registers and Invoices**

The following was addressed:

- It was questioned what the *Coral Springs Com Srvc. Tax* was on the Verizon invoice and why the District is being billed for this.
- The difference of the Verizon billing for Hawthorne (\$52.56) and Preakness (\$43.69) was questioned because they should be receiving identical service.
- The District Manager will follow up on the items addressed and report back to the Board.

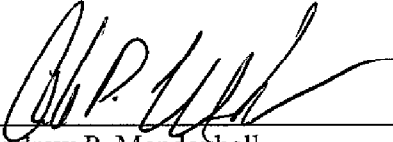
On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor the financials for the period ending December 31, 2008 were accepted.

TWELFTH ORDER OF BUSINESS

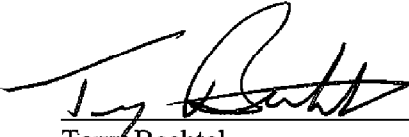
Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



Terry Bechtel
Chairman