

**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 19, 2009 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
Bob Hendrick	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Bob Valentine	District Engineer
John Adams	Site Manager
Several Residents	

*The following is a summary of the minutes and actions taken at the February 19, 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 and  
January 15, 2009 Meeting**

Mr. Bechtel stated each Board member received a copy of the minutes of the January 15, 2009 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 January 15, 2009 meeting were approved.

**FOURTH ORDER OF BUSINESS**

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

Mr. Robin was not in attendance and Mr. Mendenhall addressed the following:

- The Cornerstone agreement has been reviewed and finalized by District Counsel.
- Cornerstone was sent the agreement and no objection was received from them.
- Mr. Mendenhall recommends the Board sign off on the Cornerstone landscape installation and construction agreement as presented.

*The Board and staff discussed the agreement as presented with the outcome being it was decided 4 to 1 to accept the Cornerstone agreement.*

On MOTION by Mr. Dolente seconded by Mr. Hendrick with Mr. Dolente, Mr. Hendrick, Mr. Bechtel and Mr. Peters in favor and Mr. Nystrom opposed the Cornerstone Agreement for the front landscape design was accepted as presented.

**FIFTH ORDER OF BUSINESS**

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

Mr. Valentine addressed the following:

- The fitness center site plans have been resubmitted to the county and an answer is expected by next week.

**SIXTH ORDER OF BUSINESS**

**Discussion/Update of Capital Project Items**

- A table showing the capital improvement projects available and committed funds was reviewed; a copy of which is attached for the record.

**A. Update of Security System Install**

- The security system install consists of lighting at each of the village entrances.
- A table showing the cost of additional street lighting was distributed and discussed; a copy of which is attached for the record.

- Lighting for the fitness center is not included.

**B. Permanent Sign**

- Pasco County has the documents and we are waiting for the permit.
- The proposal from the electrician received last year has increased considerably so new bids will be solicited.

*The Board and staff discussed using the meeting room of the current fitness center as a youth activity center with the outcome being a decision will be made at a later date.*

*The Board and staff discussed the two proposals received regarding the thermo striping traffic markings on the new pavers with the outcome being the proposal from Zephyr Stripe N Sea, Inc. was accepted.*

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the proposal for thermo striping traffic markings on the new pavers from Zephyr Stripe N Seal, Inc in the amount of \$1,350.00 was accepted.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**A. Update on Ponds and Wetlands Permitted from Pulte**

- District Counsel has advised that Pulte should be responsible for the cost of the transfer.
- Mr. Mendenhall will speak with King Engineering about preparing the transfer documents.

**B. Discussion of OLM Contract Cancellation Process**

- The termination letter to OLM was distributed and discussed; a copy of which is attached for the record.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the letter terminating the agreement with OLM, Inc. was approved.

- It was requested OneSource attend the next workshop.

**C. Consideration of Horticultural Consulting Services, Inc. Proposal (HCS)**

- The HCS contract was distributed and discussed; a copy of which is attached for the record.
- The first inspection will be scheduled for June 2009.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor the contract with HCS, Inc. effective June 1, 2009 subject to District Counsel review was accepted.

**D. Discussion of Pimlico Village Request for Reimbursement for Yard Repairs as a Result of Damage Done by Wild Pigs**

*The Board and staff discussed reimbursing the Pimlico HOA the amount spent to trap the pigs and replace the sod damaged by the pigs with the outcome being the request to pay for the trapping was approved.*

- It was questioned whether a Board member can abstain from voting. The District Manager will follow up with District Counsel and report back to the Board.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor reimbursing the Pimlico HOA the cost for trapping the wild pigs in the amount of \$250 was approved.

- At the last workshop it was recommended the District maintain a balance of approximately \$300,000 or roughly three months of operating cash in their current checking account.
- Any funds in excess of this balance should be split and invested into multiple CDs (no more than six months) with multiple QPD banks depending on the best available rates. This strategy provides the District with additional FDIC insurance, sufficient liquidity and better interest rates than the checking account.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor staff was authorized to invest District funds in Certificates of Deposits leaving \$300,000 as operating cash.

- The District accountant will prepare CD information on specific banks and Mr. Mendenhall will present it to the Board.
- Resolution 2009-5 designating Robert Koncar as Treasurer and Stephen Bloom as Assistant Treasurer was presented to the Board for adoption.

On MOTION by Mr. Bechtel seconded by Mr. Peters with all in favor Resolution 2009-5 designating Robert Koncar as Treasurer and Stephen Bloom as Assistant Treasurer was adopted.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager – Update of Residents Installing Fences on CDD Property**

Mr. Adams addressed the following:

- Letters to residents regarding installing fences on CDD property and not mowing to the pond edge were reviewed and discussed; copies of which are attached for the record.
- An inspection of property easements will be performed and obstructions noted.
- It was suggested photographs be taken to document the violations.

**NINTH ORDER OF BUSINESS**

**Supervisors’ Requests and Comments**

The following was addressed:

- The Oakhurst proposal to replace the entrance sign was presented and discussed.

On MOTION by Mr. Nystrom seconded by Mr. Dolente with all in favor the proposal from Oakhurst Signs to replace the entrance way signs in the amount of \$6,371.04 was approved. This work is to be performed after the entry work by Cornerstone is completed.

- It was requested Mr. Mendenhall respond to Mr. Mullaney informing him of HOA items and giving him the contact information for Pasco reclaimed water.
- Mr. Mendenhall will contact Mr. Chuck Kelly about sharing the ITS costs that benefit both the District and the golf course.
- It was suggested that perhaps sometime in the future an interlocal agreement between the golf course and the District be considered.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Concern regarding the destruction of the berm area by neighborhood teens was voiced and discussed.
- There is concern regarding algae on the sidewalk. Mr. Adams will follow up on this item.

**ELEVENTH ORDER OF BUSINESS**

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

The following was addressed:

- It was noted there is a reference to 2007 on the Preakness Report which should be 2008.
- The timing of paid invoices and when they are noted on financials was discussed.

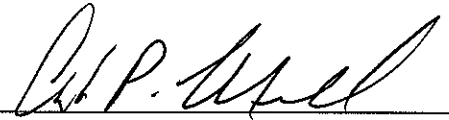
On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor the financials for the period ending January 31, 2009 were accepted.


**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Andrew P. Mendenhall  
Secretary

  
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Terry Bechtel  
Chairman