

**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, March 19, 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
Bob Valentine	District Engineer
John Adams	Site Manager
Resident	

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

Mr. Bechtel stated each Board member received a copy of the minutes of the February 19, 2009 meeting and requested any additions, corrections or deletions.

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

On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor the minutes of the February 19, 2009 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

There not being any, the next item followed.

**FIFTH ORDER OF BUSINESS**

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

Mr. Valentine addressed the following:

- We are very close to receiving our permit for the site.
- Change orders were presented for approval.

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor Change Orders 1 and 2 were approved.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the Chairman was authorized to approve change orders subject to ratification by the Board at a later date.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor a tax exemption expense threshold of \$3,000.00 was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion/Update of Capital Project Items**

- A table showing the capital improvement projects available funds and committed funds was reviewed; a copy of which is attached for the record.
    - A. **Additional Village Street Lighting**
    - B. **Permanent Sign**
- A general discussion pertaining to these items ensued.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

- A. **Update on Ponds and Wetlands Permitted from Pulte**
  - This item is still in progress.

**B. Purchase Order Sales Tax**

- This item was previously discussed
- The HCS contract is with District Counsel. The contract does not have much detail and District Counsel has requested a copy of the original proposal.
- Mr. Mendenhall will follow up on this with Mr. Robin.
- An update on finance investments will be emailed to the Board.
- The requisition report in the financials now lists additional information which will help keep better track of the requisitions.
- The budget season is starting and a worksheet will be sent to the Board for input.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Adams addressed the following:

- Mr. Mendenhall will follow up with District Counsel for a procedure to use when the inspection of property easements is completed and the obstructions noted.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- A discussion on the golf course cutting down trees ensued.
- A discussion on pedestrian gate locks ensued.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- A resident representative of the security patrol voiced concern about remarks regarding inappropriate behavior in the clubhouse and security issues and a discussion ensued.

**ELEVENTH ORDER OF BUSINESS**

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

The following was addressed:

- Mr. Mendenhall will follow up on the \$60,000 pond repair.
- Mr. Mendenhall will follow up on the motorcycle accident pre-suit item with District Counsel.

On MOTION by Mr. Nystrom seconded by Mr. Dolente with all in favor the financials for the period ending February 28, 2009 were accepted.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



Andrew P. Mendenhall  
Secretary



Terry Bechtel  
Chairman