

**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, April 16, 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
Bob Valentine	District Engineer
John Adams	Site Manager
Marlene Residents	St. Pete Times Reporter

The following is a summary of the minutes and actions taken at the April 16, 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 March 19,
2009 Meeting**

Mr. Bechtel stated each Board member received a copy of the minutes of the March 19, 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 March 19, 2009 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Preakness Coded Gate Entry

- It will cost \$1,000 to get one side of the code box done.
- It was requested the District Manager contact the resident who brought forth interest in the coded gate access for Preakness and request that he poll the community. A 2/3 approval to change the entry was requested and the Preakness fund would be charged if they choose this option.

FIFTH ORDER OF BUSINESS

Consideration of Village Pavers

- Churchill had asked the CDD to assist them in replacing their pavers. This was discussed at a workshop and it was decided the best thing to do was to have stamped concrete similar to what was done at the entrance.
- A quote in the amount of \$6,880.00 was received from Top Deck for this work and Churchill has agreed to pay half of this cost.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor the CDD paying 50% of the \$6,880.00 cost for the Churchill pavers was approved.

- Mr. Adams will request two invoices from Top Deck.

SIXTH ORDER OF BUSINESS

Attorney's Report – Consideration of Crime Watch Patrol Monetary Involvement

Mr. Robin addressed the following:

- He is working with the County on the Right-of-Way Use Agreement for the informational sign at the entrance.

The Board and staff discussed the request from the Crime Watch Patrol for funding and District Counsel advised that the District should not allocate funds to the crime watch. The CDD is a government entity and cannot use public funds for private purposes.

- The billing for legal fees associated with the motorcycle accident in Saratoga was questioned and it was noted that other than overseeing the existence of the claim and making sure it was routed properly the District should have no other legal expenses associated with this.
- It was questioned if there will be large legal fees associated with the capital projects and District Counsel noted the most significant fees will be up front in helping with RFPs and drafting the contracts all of which have been done.

The Board and staff discussed the issue of protection from road dangers/obstructions. Mr. Valentine reviewed the line of site requirements with the Board and he will inspect Belmont regarding the need for tree trimming. District Counsel suggested that it may be beneficial to have a traffic engineer inspect the property annually. This will be a good practice from a liability standpoint.

- There was a discussion regarding a resident's concern that the pavers are slippery. Mr. Peters will respond to the resident noting that they are no more or less hazardous than any other concrete pavements in the County and there were materials placed in the sealer to increase the skid resistance.

SEVENTH ORDER OF BUSINESS

Engineer's Report – Update on Fitness Center

Mr. Valentine addressed the following:

- Things are going well regarding billings on items for the fitness center. Due to the contractor performing well engineering expenses have been down.
- Withlacoochee will not install the parking lot light fixture behind the building. There is no access to get in there with a truck to install the pole. Options will be discussed with the contractor of possibly installing a motion detector light instead.
- The County should be installing the new water meter and the clubhouse may lose water for a short period of time.

The record will reflect Mr. Robin left the meeting.

EIGHTH ORDER OF BUSINESS

Discussion/Update of Capital Project Items

A. Additional Village Street Lighting

- Installing lights at front of the 13 villages was discussed. There are three types of lights and how they affect the security cameras was addressed. HPI will refocus the cameras so the image is not fuzzy at night.

The Board and staff discussed the light options with the outcome being it was decided to wait until the cameras are adjusted and then review the results before making a decision. The review of street lighting for security cameras will be added to the next workshop agenda.

B. Permanent Sign

- The cost of installing a solar panel will be about \$6,500 and the cost of regular electrical service is about \$3,100.

Mr. Bechtel moved to use standard electricity for the permanent sign and Mr. Peters seconded the motion.

- The permitting process was reviewed. The District is waiting for the right-of-way agreement.
- This project was previously approved and no motion is required at this time.

C. Consideration of Anti Nesting Modification of Security Camera Poles

- The proposal for anti-nesting modification of the security camera poles was previously executed by the Chairman and should be installed next week.
- The cost is \$4,150 for what looks like a skeleton of an umbrella on the poles. It has electrical vibes to stop birds from nesting. The nesting causes mis-alignment and interference to the security system.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the expenditure of \$4,150 for anti-nesting modifications on the security camera poles was ratified.

NINTH 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. Acceptance of Fiscal Year 2008 Audit

- The Board and staff discussed the audit as presented; a copy of which is attached for the record.
- The fiscal year 2008 audit is a positive one. The District met statutes and there were no negative findings.
- It was questioned where the numbers on page 3, bullet point 2 were derived from and what do they include. They do not match the revenue numbers from the general fund which are significantly less. Mr. Mendenhall will follow up and report back to the Board.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the audit for the period ending September 30, 2008 performed by Keefe, McCullough & Co. was accepted.

- The items District Counsel requested to the Horticultural Consulting Services Contract have been added. This included a statement regarding insurance coverage; when the invoices will be billed/paid; and mention that either party can terminate the contract without cause.
- The contract will be forwarded to HCS for execution and the first quarterly inspection will be scheduled for the end of June.

The Board and staff discussed an insurance policy pertaining to the construction of the fitness center to protect and insure against theft, vandalism and damage to materials which is highly recommended on a project of this scope

- A \$1,575.00 quote from Brown & Brown Public Risk Insurance Agency for the risk policy was received. This was previously executed by the Chairman and it was requested the Board ratify this action.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor the risk insurance policy with Brown & Brown Public Risk Insurance Agency for an annual premium of \$1,575.00 was ratified.

- A preliminary proposed fiscal year 2010 budget was distributed to the Board for their review and discussion at a future workshop/meeting.
- The following Certificates of Deposit were opened for the District effective March 17, 2009:
 - 30 day CD in the amount of \$75,000
 - 90 day CD in the amount of \$100,000
 - 180 day CD in the amount of \$125,000

THIRTEENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending March 31, 2009 were reviewed.

The Board and staff discussed the process of going out to bid for landscaping services with the outcome being the District Manager will notify OneSource that the Board is considering going out to bid for landscaping services. He will invite them to a meeting/workshop to discuss the flexibility of their pricing.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor the financials for the period ending March 31, 2009 were accepted.
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TENTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams addressed the following:

- The \$2,800 cost of the four benches around the parking lot of the new fitness center and the purchase of a vacuum will be paid through change orders.
- The contract for cleaning will total about \$140 per day, per building. It may be more economical to hire a part-time employee instead of a cleaning company. Discussion of janitorial services will be added to the next workshop agenda.

The Board and staff discussed a request for the Board to waive the clubhouse rental fee for the use of first aid training of a motorcycle club and perhaps staff with the outcome being the Board agreed to waive the fee if staff is included in the training.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- The temperature of the pool water is set at 80 degrees and Mr. Adams will keep a thermometer available in case the pool temperature is questioned.
- It was questioned what procedures can be followed to justify suspending a minor from CDD property for behavior, vandalism or insolence and if their privileges can be revoked. Staff will begin to document these occurrences and Mr. Mendenhall will follow up on what procedures should be followed and report back to the Board.
- The drainage washout at Saratoga is scheduled for today.
- Irrigation lines and the alarm were not included in the original fitness center plan and will be an additional charge.

TWELFTH ORDER OF BUSINESS

Audience Comments

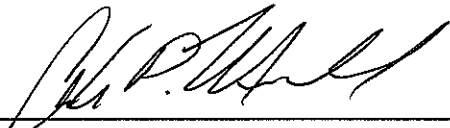
- The Board was thanked for their help in funding the pavers at Churchill.

FOURTEENTH 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.



Andrew P. Mendenhall
Secretary



Terry Bechtel
Chairman