

**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, May 21, 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 May 21, 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 April 16, 2009 Meeting

Mr. Bechtel stated each Board member received a copy of the minutes of the April 16, 2009 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Nystrom seconded by Mr. Hendrick with all in favor the minutes of the April 16, 2009 meeting were approved.
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FOURTH ORDER OF BUSINESS

Ratification of Fitness Center Change Orders 2-17

- This item was previously discussed at the workshop and at this time the Board was asked to ratify approval of change orders 2-17.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor the fitness center change orders 2-17 were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Permanent Sign Maintenance and License Agreement

- This has been executed on our end and turned over to the county for consideration at their May 27, 2009 meeting.
- The Board is asked to ratify the action of accepting the agreement.

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the permanent sign maintenance and license agreement was ratified.

SIXTH ORDER OF BUSINESS

Consideration of OneSource Landscaping Proposal

The Board and staff discussed the OneSource landscape proposal; a copy of which is attached for the record.

Mr. Nystrom moved to go out for landscaping bids and Mr. Bechtel seconded the motion.

- After discussion the prior motion was withdrawn. It was decided that Mr. Mendenhall will review the landscape specifications making sure they are up-to-date should the Board decide to go out for bids.
- Mr. Mendenhall will negotiate with OneSource to see if they will further reduce their price.
- The landscape specifications and a bid process timeline will be presented at the next workshop along with an update of the OneSource proposal.

- The Board will decide at the next meeting whether they want to go out for landscaping bids.

SEVENTH ORDER OF BUSINESS

Ratification of Lighting Actions

- The Installation of street lights in the remaining ten villages was previously discussed at the workshop and at this time the Board was asked to ratify the action taken.

On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor the lighting actions were ratified.

EIGHTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Engineer's Report

Mr. Valentine addressed the following:

A. Update on Fitness Center

- Things are moving along well as far as the building itself but the rain is tampering the outdoor activities mainly the parking lot work.

The Board and staff discussed the proposals from Flores & Harper Construction Company for the clubhouse parking lot sealing; bathrooms; paving repair changes to the circle on Lexington Oaks Boulevard and the water fountain; copies of which are attached for the record.

- These quotes were received for budgeting purposes.

C. Revised Reserve Report for 2010 Budget

- This is discussed under item 11.C.

TENTH ORDER OF BUSINESS

Discussion/Update of Capital Project Items

A. Additional Village Street Lighting

- This item was previously discussed.

B. Permanent Sign

- This item was previously discussed.

ELEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Update on Ponds and Wetlands Permitted from Pulte

- Mr. Mendenhall spoke to a representative of Pulte and explained the District's position on those mitigation areas that Pulte would like to turnover to the District. He expressed that the District was not interested in taking over any of those areas if they were not currently in a condition SWFWMD was okay with.
- The representative is going to go back to Brian Skidmore of King Engineering to find out the status of each of those areas and what condition they are in and then get back to Mr. Mendenhall.
- Mr. Valentine will develop a form letter to SWFWMD to have incorrect pond ownership changed and Mr. Mendenhall will then submit it for the multiple ponds that need to be corrected.

B. Report on the Number of Registered Voters (2,628)

- A report from the Supervisor of Elections indicates there are 2,628 registered voters within the District as of April 15, 2009.

C. Distribution of the Proposed Fiscal Year 2010 Budget and Consideration of Resolution 2009-6 Approving the Budget and Setting the Public Hearing

The Board and staff reviewed and discussed the proposed fiscal year 2010 budget and the reserve study; copies of which are attached for the record. The following was noted:

- Increase the general reserve by \$36,000
- Increase utilities by \$3,000
- Increase insurance by \$4,500
- After these changes are made gross up the budget for TRIM purposes by 10%

On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor Resolution 2009-6 approving the budget for fiscal year 2010 and setting a public hearing on August 20, 2009 at 6:30 p.m. in the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida was adopted as amended increasing the budget 10% for TRIM purposes.

NINTH ORDER OF BUSINESS

Engineer's Report (continued)

B. Traffic Line of Sight Issues

The Board and staff discussed the field review of sight distances performed by American Consulting Engineers of Florida for the intersection of Lexington Oaks Boulevard and Bold Venture Place; a copy of which is attached for the record.

- Trimming of the trees is in progress.
- OneSource will be instructed to accelerate their trimming and Mr. Adams will survey the area reporting back to the Board before further action is taken.

TWELFTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager – Discussion of Fitness Center Rules and Opening Plans

Mr. Adams addressed the following:

- According to the Health Department there are no required sanitation specifications required for the fitness center.
- A job description for Housekeeping and a Receptionist were distributed; copies of which are attached for the record.
- The fitness center rules were emailed to the Board for review and the following was noted:
 - It was suggested the execution of a legal waiver to use the fitness center be included in the rules.
 - The TV sound will be individually accessed from each piece of cardio equipment through personal headphones.
 - There will be emergency 911 call in available in the center.
 - The violation of these rules may result with the individual being banned from using the fitness center.
 - The hours of the fitness center are 5 a.m. to 10 p.m. and no one under the age of 16 years is allowed.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- It was suggested monies be placed in the budget for the crime watch patrol.

- It was noted District Counsel indicated at the last meeting the District is a government entity and cannot use public funds for private purposes.
- The grand opening of the fitness center was discussed and Supervisor Nystrom will coordinate this.
- Mr. Mendenhall will contact the local media for positive press of the opening.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

The following was addressed:

- Concern was voiced regarding the trees being a problem and a safety issue between the sidewalks and the homes. It was requested District Counsel render an opinion on the ownership of *sidewalk trees*.
- Concern regarding the underbidding of the landscaping was voiced.
- The issue of using reclaimed water and the possibility of receiving a grant was discussed and it was noted the District is considering going to low watering plants in their 2020 plan.
- Concern was voiced regarding the condition of the pond at Pimlico and it was noted the pond is functioning as it was designed.

FIFTEENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending April 30, 2009 were reviewed.

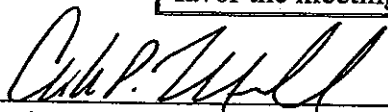
On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the financials for the period ending April 30, 2009 were accepted.


SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


 Andrew P. Mendenhall
 Secretary


 Terry Bechtel
 Chairman