

**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, October 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
Bob Valentine	District Engineer
John Adams	Site Manager

The following is a summary of the minutes and actions taken at the October 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 September 3, 2009 and September 17, 2009 Meetings

Mr. Bechtel stated each Board member received copies of the minutes of the September 3, 2009 and September 17, 2009 meetings and requested any additions, corrections or deletions.

The Board made one change to the September 17th minutes which will be incorporated into the minutes.

On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor the minutes of the September 3, 2009 and September 17, 2009 meeting as amended were approved.

FOURTH ORDER OF BUSINESS

Attorney's Report

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Valentine addressed the following:

A. Update on Aptitude Terrace Pond Repair

- A summary list of various pond slope repair methods and cost estimates for the erosion problem distributed at the October 1st workshop was reviewed and discussed; a copy of which is attached for the record.
- 14 different methods were indicated ranging from basic to extensive assuming an 840 foot shore line.
- It was noted there will always be a fluctuation in water elevation on the aptitude pond.
- This is a *borrow pond* and it was dug to get dirt; it was not intended or needed for the stormwater system. It was noted filling in the pond with dirt may be an option with approval from SWFWMD.

The Board and staff continued to discuss erosion issues and the various repair methods listed in the report. It was noted a previous quote from Biomass Tech for \$12,500 was received to repair the current erosion and place dirt and sod to cover up the stone. Putting in drains, sodding, dirt and plantings was discussed and it was noted an approximate quote of \$8,400 for aquatic plants was received.

- It was requested Mr. Valentine obtain some *hard quotes* for putting in drains, sod and dirt and obtain quotes on aquatic plantings separately and report back to the Board.

B. Update on Paver Enhancement

- Mr. Mendenhall noted he distributed to the Board a copy of the original proposal from Top Deck for more of the Super Shur Grip. Typically they use one pound of the product per one gallon applied and there was a recommendation from Mr. Valentine to use a 1.5 pound ratio to add some additional grip. Top Deck disagrees and if the Board wants to do this they are asking for a sign off saying the District is choosing to do more than what Top

Top Deck recommends.

- Top Deck feels at that rate there will be more of a chance the product will clump together and not spread evenly causing other problems. Their concern is they do not want to put it down at that rate and then the Board comes back and says *it is clumpy, do it again*. They want to be waived of that responsibility.
- Mr. Valentine noted he recommended the 1.5 based on conversations he had with the main supplier for the materials.
- It was requested a number of suppliers be contacted for recommendations and Mr. Mendenhall contact Top Deck about warrantee on the work performed.

SIXTH ORDER OF BUSINESS

Discussion/Update of Capital Project Items

- The capital update report was reviewed and discussed; a copy of which is attached for the record.
- It was noted there is about \$10,000 of unused capital funds.
- Mr. Adams noted he received product information on nozzles for the fountains up front and perhaps the remaining funds could be used for this. Prices for the nozzles range from \$400 to \$800 each.
- The benches, nozzles and paver enhancement are some of the remaining items which can be paid for from the capital funding.
- Furniture for the meeting room was purchased at a cost of a little over \$8,000; \$10,000 was budgeted for this.
- It was suggested an overhead projector be purchased and Mr. Adams will research prices.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Discussion of Chairs, Tables, Flooring, AV Equipment for Old Fitness Room

- This item was previously discussed.

B. Update on Parking Lot Issue

- Tonja Stewart is planning to attend the November 5th workshop. She is doing the due diligence reviewing documents on the parking lot.

C. Update on Permanent Sign Usage Policy

- A draft policy will be presented at the next workshop.

D. Update on Pasco County Maintenance of Roads

- Mr. Bechtel gave an update on punch list items and the status of inspection reports.
- All the traffic signs have been installed.

E. Consideration of Engagement Letter with Keefe, McCullough & Co.

- An engagement letter with Keefe, McCullough & Co. to perform the audit for fiscal year 2009 in an amount not to exceed \$11, 500 was presented.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the engagement letter with Keefe, McCullough & Co. to perform the fiscal year 2009 audit was approved.

- An engagement letter with Deloitte Tax LLP to provide arbitrage services for the Series 2002A and 2002 B Bonds was presented.

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the engagement letter with Deloitte Tax LLP to provide arbitrage services for the Series 2002A and 2002 B Bonds was approved.

- The Horticultural Assessment of Landscape Plants was received from Horticultural Consulting Services and is available for review by the Board; a copy of which is attached for the record.
- Mr. Mendenhall noted the OneSource Amendment to their contract was executed and they were agreeable with the District not accepting their changes.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams addressed the following:

- The executed contracts and insurance certificates with Leidel Fitness and Life Training Systems were received.
- It was decided to move forward with landscape install for the islands on the boulevard.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor staff was authorized to move forward with landscape install for four island areas, #5, 6, 7 & 8 per the OneSource extra work proposal.

- Mr. Adams noted Mr. Sheil is not happy with the decision of placing a *No Trespassing* sign at the Northampton entrance and said he will send a letter to the Board stating such. It was decided to hold off purchasing the sign.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- A request to meet in this room three times per year from the Citizens Advisory Committee comprising of approximately 12 members was received. It was requested a representative attend the workshop to discuss this request with the Board.
- The issue of selling merchandise in the clubhouse was addressed and it was noted fundraising for charity is allowed.
- It was noted the security light in Belmont is not working.
- Mr. Mendenhall noted Snelling Personnel did not have samples on background checks but they said you would get a list with the date, incident and conviction listed if any.
- There have been recent signs of vandalism and it was noted the non-emergency number should be called when events of this type occur.

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 financials for the period ending September 30, 2009 were reviewed.
- Year-end budget expenditures were reviewed and discussed.
- Mr. Mendenhall will follow up on what is booked to the Property Tax line item.
- Mr. Mendenhall will follow up on the Harmony CDD invoices (page 67, 68 and 69) which were included in the package.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the financials for the period ending September 30, 2009 were approved.

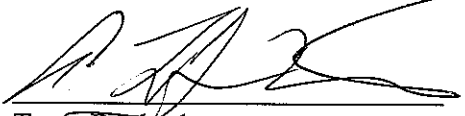
TWELFTH ORDER OF BUSINESS
There being no further business,

Adjournment

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



Andrew P. Mendenhall
Secretary



~~Terry Bechtel~~
Chairman
A. Fritz Nystrom, Jr