

**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, December 17, 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
Residents	

The following is a summary of the minutes and actions taken at the December 17, 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 November 19, 2009 Meeting

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

The Board made a change which will be reflected in the amended minutes.

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

FOURTH ORDER OF BUSINESS

Attorney's Report

District Counsel was not in attendance.

- Mr. Mendenhall gave an update regarding the accident: Department of Motor Vehicles license plate not registered since May 2009 and was not re-registered. Contacted mother of minor involved but it was an incorrect telephone number. He emailed Sam to see if there was any additional details but has not received a response.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Valentine addressed the following:

- A letter from SWFWMD regarding five issues on the golf course was received. Four items will be taken care of by the golf course but the fifth item will require action from the District. It has to do with ponds 27C & D and the structure in between them. SWFWMD states they never received an as-built for that pond for that structure which is different then the plans they have. The structure was originally part of the golf course but at a later date it was modified with the construction for one of the additional parcels within the District.

The Board and staff discussed the SWFWMD pond issue with the outcome being the permit will be pulled to get a set of as-built plans. Mr. Valentine will follow up via Mr. Mendenhall with the golf course.

- Mr. Valentine noted there seems to be plenty of clearance on the skimmer and this issue may have been from an old inspection.
- Other items have been taken care of and he will notify SWFWMD so they can re-inspect the areas.
- A discussion ensued with regard to the paver sealant and it was noted this is still pending since Mr. Mendenhall is waiting for the proposal from the vendor.

SIXTH ORDER OF BUSINESS

**Discussion/Update of Capital Project
Items - Update on Pasco County
Maintenance of Roads**

- No funds were spent during the last month.
- There is \$39,000 remaining in the capital funds and over \$16,000 not spent relating to the fitness center.
- Phase 1 of the roadways has been accepted. A discussion ensued with regard to the update on acceptance by the county.
- Everything was accepted with the exception of Pocono and Village 14 in Saratoga which has to be re-inspected.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Update on Parking Lot Issue

- A meeting with Tonja Stewart regarding outstanding issues was held centering on her draft report and the causes and potential fixes. The standard practices are highlighted on the exhibits she provided and the final report is expected soon.

The Board and staff discussed the parking lot issue and Mr. Valentine reviewed the report received from Ms. Stewart and it was noted the lime rock base is a major issue. After a lengthy discussion it was noted Mr. Valentine will review the report and get back to the Board with his recommendations.

B. Update on Paver Warranty Claim

- This item was previously discussed but Mr. Mendenhall contacted the vendor during the meeting and noted the report and quote will be available by Monday. Typically the cost is \$1.50 per square foot. Any additional cost would be incurred if certain areas had to shut down or he had to come back on different days, then a trip fee of perhaps \$100 would be charged. Other additional costs would be for signage or barricades if needed.
- Discussion ensued with regard to removing the sealer and the warranty claim.
- It was noted that a request was made to the county for signage or a solution.

The record will reflect Mr. Valentine left the meeting.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams addressed the following:

- He does not believe the elevation of the base is the issue in Ms. Stewart’s report. He thinks it is the actual elevation of the parking lot itself.
- A discussion ensued with regard to the parking lot issue including specifications and design.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

- It was requested the report on the parking lot from the District Engineer be submitted prior to the next meeting for review by the Board.
- It was noted the glass door on the fitness center is broken. Mr. Adams is following up on this.
- There was a question of fitness machine monopolization and it was noted this has not been a problem.

TENTH ORDER OF BUSINESS

Audience Comments

There being no questions or comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending November 30, 2009 were reviewed and a new financial format was introduced.

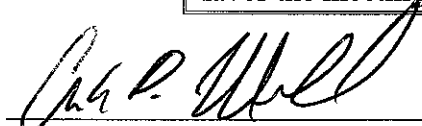
On MOTION by Mr. Nystrom seconded by Mr. Dolente with all in favor the financials for the period ending November 30, 2009 were approved.

TWELFTH ORDER OF BUSINESS

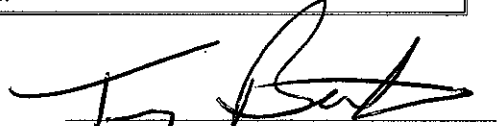
Adjournment

There being no further business,

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



 Andrew P. Mendenhall
 Secretary



 Terry Dechtel
 Chairman