

**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, January 21, 2010 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
Uday Yadav	HCS
Residents	

The following is a summary of the minutes and actions taken at the January 21, 2010 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

**Guest Speaker – Uday Yadav –
Landscape Consultant - HCS**

- Mr. Yadav gave an update on the landscaping of the District and noted the following:
 - Overgrown trees have prevented the palms from getting sun causing issues.
 - Magnolias planted too deep are causing drainage problems and the growth of fungi.

- St. Augustine grass is less costly to maintain.
 - Recommends pruning oak trees to bring in more light and investing in new plantings.
 - Has submitted a list to Mr. Adams of recommended plants.
 - Progress is being made and within one year landscape should look much better.
 - His next inspection is scheduled for April.
- It was requested native plants requiring less water and maintenance be incorporated. Drought issues and the use of annuals were discussed.

The record will reflect Mr. Yadav left the meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 17, 2009 Meeting

Mr. Bechtel stated each Board member received a copy of the minutes of the December 17, 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. Dolente seconded by Mr. Nystrom with all in favor the minutes of the December 17, 2009 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Valentine addressed the following:

- Ponds 27 C & D structure as-builts have been submitted to SWFWMD.
- Mr. Valentine gave an update on the fitness center parking lot and reviewed his letter summarizing the water issue; a copy of which is attached for the record.
- His conclusion is the water running on the asphalt at the landscaping "noses" is from excessive irrigation. The water seeping out of the asphalt at the seam is excessive irrigation water that is traveling under the sidewalk and has found a seam in the asphalt to migrate to the surface.

- His final recommendation is reduce the frequency and volume of irrigation watering. Install a sock drain on the west side of the sidewalk (exiting to the south of the parking lot and eventually running into the area to the east of the parking lot) to catch excessive water before the water can flow under the sidewalk. This drain will also intercept the water traveling in the sanitary sewer trench.
- A lengthy discussion ensued with regard to the parking lot asphalt water issue and it was suggested to install the drains and wait to see what happens during the rainy season.
- Mr. Mendenhall will verify that Tonja Stewart of WilsonMiller received the most updated plans for her report.
- A discussion ensued with regard to the removal of the paver sealant and it was noted a stripper was used without success. Mr. Mendenhall is waiting for the proposal from a second vendor who uses a machine method for removal.

SEVENTH ORDER OF BUSINESS

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

- It was noted there is no progress to report regarding the roads because we are still waiting to hear from the county.

The record will reflect Mr. Valentine left the meeting.

EIGHTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Update on Parking Lot Issue

- This item was previously discussed and it was decided to wait on the repairs but install the drains and see what happens during the rainy season.
- Mr. Mendenhall will give Tonja Stewart a copy of the District Engineer's report on this issue.
- Discussion ensued with regard to engineering services.

B. Update on Paver Sealant Removal

- This item was previously discussed.
- Mr. Mendenhall noted he received a message that information is available regarding the accident but is *playing phone tag* with the officials.

NINTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams addressed the following:

A. Discussion of Pool Temperature

- A discussion ensued with regard to pool temperature and it was noted the heaters are working as designed. They are heat pumps and the extreme cold weather is the problem.
- He requested the contract with Lifestyle Fitness be terminated. He is not receiving payments and they are not returning calls. There are no group classes and they are not calling residents back who are interested. He suggested turning it over to Leidel Fitness.

The Board and staff discussed terminating the contract with Lifestyle Fitness with the outcome being it was decided to send a letter giving them a thirty-day termination notice.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor staff was authorized to send a letter of termination to Lifestyle Fitness.

- Stocking of fish will begin in late February or early March depending on SWFWMD and the water levels.
- A discussion ensued with regard to the installation of the benches and the use of surface mounts versus concrete posts (drop-ins).
- It was noted the use of concrete will allow for a more timely installation. Cost is the same. Replacement is easier if bolt mounts are used.
- Decision was left to Mr. Adams and he noted they will use the drop-ins.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Ms. Alvarez, a resident who is a swim instructor at the YMCA, is interested in giving swimming lessons to the children. As a resident she feels she should be able to teach here but understands there currently is an exclusive contract with another vendor. She noted the current vendor should advertise that swim classes are available so parents are aware of these services.
- It was noted the current swim instructor is scheduled to begin in March and that it is not an exclusive agreement.

- A discussion ensued with regard to swimming lessons and it was suggested Ms. Alvarez contact Mr. Mendenhall for information on submitting a proposal.
- Discussion ensued with regard to the use of the playground by the school and there was concern about District liability. It was requested Mr. Mendenhall follow up with District Counsel to direct the Board on this matter.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Hendrick noted he is upset the documentation supplied to Tonja Stewart of WilsonMiller was possibly not current and the District was billed and paid for an inspection with good intentions.
- Mr. Mendenhall will follow up and give the correct plans to Ms. Stewart.
- Discussion ensued with regard to engineering services and the parking lot issue.

Mr. Nystrom moved to authorize staff to terminate the contract with American Consulting Engineers and proceed with the RFP process and Mr. Dolente seconded the motion.

The Board and staff discussed terminating the engineering firm, their performance regarding the pavers, pond, fitness center, parking lot, inspections and approvals with the outcome being it was agreed to give them thirty-day notice and terminate their contract.

The record will reflect Mr. Nystrom left the room.

The prior motion with Supervisors Bechtel, Peters, Dolente and Hendrick in favor was approved.

The record will reflect Mr. Nystrom rejoined the meeting.

- A resident who is also the Director of the pre-school questioned organizing the YMCA to come in and give swim lessons to the children. It was noted this was previously discussed with Ms. Alvarez.

TWELFTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

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

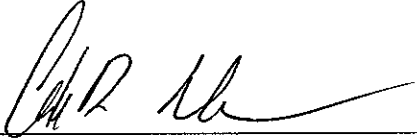
On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor the financials for the period ending December 31, 2009 were approved.

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