

**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, February 18, 2010 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
John Adams	Site Manager
Residents	

The following is a summary of the minutes and actions taken at the February 18, 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

Approval of the Minutes of the January 21, 2010 Meeting

Mr. Bechtel stated each Board member received a copy of the minutes of the January 21, 2010 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the minutes of the January 21, 2010 meeting were approved.
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FOURTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

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

- The punch list from the county was completed except for Pocono. The county has the corrected punch list and we are waiting to get on their meeting agenda; the next meeting is Wednesday.
- It was noted there will be \$10,000 remaining for capital project items.
- Discussion ensued with regard to installing a flagpole and lighting in the traffic circle and it was requested additional quotes be obtained.

SIXTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Update on Parking Lot Issue

- The Board previously decided to have an independent engineer measure the elevations to give an idea of what the current level of water is and how this relates to what it should be for the parking lot area compared with the two water areas that surround the parking lot.
- The report on this from the engineer is expected to be available for discussion at the next workshop.

B. Update on Paver Sealant Removal

- It was previously decided to leave things as they are regarding the paver sealant and to see what road conditions are during the rainy season.

C. Update on Engineer RFPs

- The Board is looking into retaining a new District Engineer because the previous engineer has been terminated. There is a 90-day termination period.
- We advertised a Request for Qualification and also contacted engineering firms that Severn Trent is familiar with. Three proposals were received: WilsonMiller, who was independently hired to prepare the report on the parking lot; Lighthouse Engineering, a firm the District Manager is familiar with and Radius Engineering Consultants, one of whose principals previously worked for WilsonMiller.

- It was noted the deadline for submittal is tomorrow and additional proposals are expected which will be forwarded to the Board.
- Mr. Mendenhall noted there was a request to use the equipment in the fitness center from a family who has a child with special needs. Currently there is a policy restricting use of the fitness center based on age.
- According to Mr. Mendenhall District Counsel advised that a policy for exceptions be established and if an exception is requested it should to be submitted in writing to the Board.
- Discussion ensued with regard to policy exceptions and it was decided that requests be submitted in writing and policy wording prepared by District Counsel be discussed at the next workshop.
- It was noted when the information from the Daycare Center regarding the YMCA swim lessons at the pool is received an agreement will be drafted for discussion by the Board.
- The receipt of information regarding the accident is still pending.

SEVENTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Adams noted all items were previously discussed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Dolente noted there is a request from the golf course for authorization to paint an arrow on the pavement to indicate moving from hole 12 to hole 13.
- Discussion ensued with regard to authorizing the golf course to paint an arrow as requested.

Mr. Dolente moved to authorize the golf course to paint an arrow on the pavement between hole 12 and 13 and Mr. Hendrick seconded the motion.

On vote with Supervisors Dolente and Hendrick in favor and Supervisors Peters, Bechtel and Nystrom opposed the prior motion failed pending the request for additional information.

- Discussion ensued with regard to the Pimlico Pond and Mr. Adams noted that before the repair was done to the spillway the water was about a foot and half higher. When the repair was completed the high water level dropped down; it is exposed bank. SWFWMD wants the structure we put in rebuilt the way it was before so the water level is higher. We are waiting for additional information from the engineer. Mr. Mendenhall will follow up requesting responses in writing.
- It was noted SWFWMD has accepted the request of transfer to operations phase of the fitness center.
- Supervisor Nystrom voiced concern about water on the boulevard. Mr. Adams will get cost estimate to drain the six areas along Lexington Boulevard.
- The growth of the plants by the monument was discussed and it was noted they were 4" pot sized plants.

NINTH ORDER OF BUSINESS

Audience Comments

- Danitza Ogle from Belmar requested authorization to use the clubhouse to hold a drive for Haiti donations which she will bring to her church. It was agreed a notice will be placed in the newsletter informing residents a collection box will be placed in the clubhouse for food/supply donations.
- Bill Weiland from Churchill, who is the Crime Watch President, noted the Women's Club would like to hold a community day fund raiser for the Crime Watch Patrol. They are requesting the use of the grass area near the soccer field to set up a food concession, crime prevention booth, etc. The tentative date is April 11 or 18th.
- It was suggested Mr. Weiland coordinate a date with Mr. Adams and information will be placed in the newsletter notifying residents of the event.
- Peter Hanzel noted the following:
 - He suggested the checking of drain flows may help with the water issue.
 - He is concerned about the use of cards by residents who have moved and the tracking of them.
 - Playground rules need to be enforced; children over 12 years of age on skateboards, etc.; pets are not allowed in playground.
 - The use of bond funds requires a public hearing.

- Encourages the Board to have zero increase in the budget next year.
 - Suggests reducing the number of workshops held by the Board in order to save money.
 - Recommends updating policy statements.
 - The setting of fees should be done by public hearing.
 - ADA and State law of parking on the sidewalk should be enforced. There are complaints by some residents.
- Cas Peters from Arlington thanked John and Todd for putting up the signs about the annual meeting and the dues.
 - Discussion ensued with regard to the ADA and State parking law and it was decided to direct those directly hired by the District to enforce when they are on their rounds the law regarding vehicles blocking the sidewalk.

TENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending January 31, 2010 were reviewed.

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the financials for the period ending January 31, 2010 were approved.

ELEVENTH 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