

**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, June 17, 2010 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Fritz Nystrom	Vice Chairman
Don Peters	Assistant Secretary
Raymond Dolente	Assistant Secretary
Bob Hendrick	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Jeffrey Siewert	District Engineer
Todd Wilhelmi	Interim Site Manager
Residents	

The following is a summary of the minutes and actions taken at the June 17, 2010 Lexington Oaks Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Nystrom 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 May 20, 2010 Meeting

Mr. Nystrom stated each Board member received a copy of the minutes of the May 20, 2010 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Dolente seconded by Mr. Hendrick with all in favor the minutes of the May 20, 2010 meeting were approved.
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FOURTH ORDER OF BUSINESS

Attorney's Report

District Counsel was not present at the meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Siewert addressed the following:

- The Reserve Study was presented and reviewed; a copy of which is attached for the record.
- He used the initial reserve, verified costs, quantities and held 2007 as the beginning of the timeline and brought the balance to 2022. A conservative 15 year life span for the assets was used. Included was Hawthorne, Preakness and the general fund; he added ponds, the fitness center and the clubhouse.
- Discussion ensued with regard to the reserve study and having enough funds to replace assets in 15 years including sidewalks, pavements, gates and the roof of the fitness center and clubhouse. It was suggested a list of priorities be prepared.
- It was suggested Hawthorne and Preakness assessments be adjusted to reflect a \$2,000 increase. This is basically due to gate repairs.
- Mr. Mendenhall noted if we adjust Hawthorne and Preakness assessments to increase by \$2,000, because the budget was submitted to the county, he is just going to take a reduction from the trim boost number so it evens out and you stay at that number. He recommends that at this point since we have submitted the higher number to the county you may want to take out the trim boost number completely.
- In summary, the net affect of the General reserves increases by \$4,000 and Hawthorne and Preakness in total also increase by about \$4,000. Mr. Mendenhall will direct the accountant to make these changes.
- Discussion ensued with regard to the parking lot and American Consulting paying for the repair. They have accepted responsibility for the repair and a proposed repair method will be discussed with them. It was noted the contractor will have to warranty and document relieving the CDD of any future issues.

SIXTH ORDER OF BUSINESS

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

- Mr. Wilhelmi noted he spoke to Mr. Bechtel who said they are re-inspecting and there is a sign which has to be replaced.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

A. Discussion/Decision on Fountain Options

- Mr. Wilhelmi noted the 5 to 7 ft. height is from top of the wall not the water level.
- Discussion ensued with regard to fountain options and it was decided additional information is required before a decision can be made.

B. Ratification of Barbell Purchase

- Mr. Wilhelmi noted a proposal for the barbells and the back extension bench in the amount of \$2,236.31 was received.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor the purchase of the barbells and back extension bench in the amount of \$2,236.31 was approved.

C. Questions and Comments on the Proposed FY 2011 Budget

- Mr. Mendenhall noted letters will be sent to residents regarding the public hearing and the assessments.
- The changes to the reserve that were previously discussed will be implemented.
- Discussion ensued and Mr. Mendenhall suggested removing the misc. contingency (trim) line item of \$87,885 on page 4 and there was consensus to do this.
- Mr. Mendenhall noted he received a response from Mr. Tim Sheil to the letter he sent to him regarding solving an ongoing safety and security problem within Remington Village and the placement of a "No Trespassing" sign.
- Discussion ensued and there was consensus to install the previously approved "No Trespassing" sign. It was requested Mr. Mendenhall send a letter to Mr. Sheil saying the sign will be installed.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor staff was authorized to install the "No Trespassing" sign near the Remington Village end of the berm.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

- Discussion ensued with regard to the sheriff being called because children refused to get out of the pool during an electrical storm. Pool policy and the issuance of pool cards were discussed.
- It was suggested incident reports be completed and after individuals have three violations of the rules their right of usage be denied.
- Mr. Mendenhall noted that in the past District Counsel has advised that in these cases meetings be held with the individuals involved prior to denying them access to the facilities.
- It was suggested a letter from the Chair noting staff on duty should be respected and that they have the authority to enforce policy be included in the newsletter.
- Mr. Mendenhall noted if a policy change is planned it should be reviewed by District Counsel. A new policy on *three strikes you are out* will be reviewed by District Counsel.
- Mr. Mendenhall noted since motions are not valid from a workshop, approval of the salary adjustment for Mr. Wilhelmi is required.

On MOTION by Mr. Peters seconded by Mr. Dolente with all in favor to appoint Todd Wilhelmi as Interim Site Manager at the rate of \$15.00 per hour retroactive to Monday, June 14, 2010 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

- It was questioned if the kiddie pool is filtered and if there is a lifeguard on duty at all times. It was noted the kiddie pool is filtered and during the summer lifeguards are on duty Friday, Saturday, Sunday and Monday.

- It was noted people are walking from the boulevard through the berm onto the property of residents. The Board is aware of the situation and is waiting for bids to have the area filled in with plants.
- It was noted that drainage is also a problem in that area by the berm.

ELEVENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending May 31, 2010 were reviewed and discussed.

On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor the financials for the period ending May 31, 2010 were accepted.

TWELFTH ORDER OF BUSINESS


Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



Terry Bechtel
Chairman