

**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, July 15, 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
Jeffrey Siewert	District Engineer
Todd Wilhelmi	Interim Site Manager
Residents	

*The following is a summary of the minutes and actions taken at the July 15, 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 June 17, 2010 Meeting**

Mr. Bechtel stated each Board member received a copy of the minutes of the June 17, 2010 meeting and requested any additions, corrections or deletions.

The Board made a correction which will be incorporated into the minutes.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the minutes of the June 17, 2010 meeting were approved as amended.

**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:

- He has requested the information on the permits to determine what ponds go with which permits and this information will be added to the spreadsheet previously provided.
- He will furnish a spreadsheet cross referencing permit, ponds and inspections.
- He will keep the Board updated on the repair to the parking lot at the fitness center.
- It was requested the engineer follow up on the Aptitude Terrace Pond repair and update the Board.

**SIXTH ORDER OF BUSINESS** **Discussion/Update of Capital Project Items -- Update on Pasco County Maintenance of Roads**

- Mr. Bechtel gave an update on acceptance of the roads by the county.
- He noted that Pasco County has accepted maintenance for all of Lexington Oaks Boulevard.

**SEVENTH ORDER OF BUSINESS** **Manager's Report**  
Mr. Mendenhall addressed the following:

- A. Discussion/Decision on Fountain Options**
- It was noted the present system is being worked on and at this time investing in new fountain options is on hold.
- B. Questions and Comments on the Proposed FY 2011 Budget**
- Mr. Mendenhall noted the budget public hearing is scheduled for August 19, 2010.
  - Discussion ensued with regard to the proposed fiscal year 2011 budget and the following was noted:
    - Payroll should be \$100,000
    - Change title of R&M Reserve to Reserves-Sidewalks

- Legal Services should be \$10,000
- Investments should be \$3,500
- Misc. Revenues should be \$2,000
- Mr. Mendenhall will follow up on why Workers' Compensation is higher when payroll is projected less for FY 2011.
- It was noted the accountant will incorporate the requested budget changes.
- Discussion ensued with regard to a resident's concern about the verbiage of a sign in the weight room stating; *Absolutely no one under the age of 16 is allowed in the weight room.* The resident understands children not being allowed to use the equipment but they take their eight year old child with them and want the ability for their child to sit in the room doing homework or reading. In their email they quoted legalese from the Fair Housing Act. Mr. Mendenhall will work with District Counsel to determine if there is any merit from the resident complaint.
- There was consensus to renew PACA.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- The fitness equipment was delivered and installed.
- The sod in Pocono is done.
- It is okay for the homeowner in Maywood to trim around the pond.
- All ponds will be treated once per month.
- Literature on *Why does My Pond Look the Way it Does* was presented and it was suggested a copy of this be kept in the office and posted on the website.
- A State Pool Inspector visited and a sign in the wading pool is required stating:
  - *No Drinking Water*
  - *You Cannot Swim If You Have Diarrhea*
- As of June 1, 2011 an OPR and PH feeder for both pools will also be required.
- The annuals by the monuments will be replaced.
- He will research a supplier for gate openers.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Mr. Dolente questioned who is responsible for trimming the trees between the sidewalk and roadways and it was noted it is the homeowner's responsibility unless it is a safety issue. The Chairman will place a note in the September newsletter stating this.
- It was agreed to place a *No Trespassing* sign in Churchill, Remington, North Hampton and Pimlico.
- It was noted the entry to the clubhouse needs to be cleaned.
- Mr. Wilhelmi will follow up and solicit bids if necessary for painting the concrete walls and report back to the Board.
- Discussion ensued with regard to staff and pay increases and the following was approved.

On MOTION by Mr. Bechtel seconded by Mr. Peters with all in favor hiring Todd Wilhelmi as Site Manager at an annual salary of \$38,000 effective the next pay period was approved.

On MOTION by Mr. Bechtel seconded by Mr. Hendrick with all in favor the Site Manager was authorized to hire a maintenance person at \$10 per hour.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor increasing the pay of staff (Ellie, Pat and Sharon) by .25 per hour effective October 1, 2010 was approved.

**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 June 30, 2010 were reviewed and discussed.

On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the financials for the period ending June 30, 2010 were accepted.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



Andrew P. Mendenhall  
Secretary



Terry Bechtel  
Chairman