

**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, August 19, 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  |
| Tracy Robin     | District Counsel  |
| Jeffrey Siewert | District Engineer |
| Todd Wilhelmi   | Site Manager      |
| Residents       |                   |

*The following is a summary of the minutes and actions taken at the August 19, 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 July 15, 2010 Meeting**

Mr. Bechtel stated each Board member received a copy of the minutes of the June 15, 2010 meeting and requested any additions, corrections or deletions.

The Board made a correction which will be incorporated into the minutes and clarified a bullet point under the Eighth Order of Business allowing a resident in Maywood to *trim the water plants*.

On MOTION by Mr. Hendrick seconded by Mr. Nystrom with all in favor the minutes of the July 15, 2010 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Resolution 2010-4 Adopting the Budget for Fiscal Year 2011 and Resolution 2010-5 Levy of Non Ad Valorem Assessments**

On MOTION by Mr. Nystrom seconded by Mr. Hendrick with all in favor the budget public hearing was opened.

- The proposed fiscal year 2011 budget was reviewed and there were no questions from the public.

On MOTION by Mr. Dolente seconded by Mr. Peters with all in favor the budget public hearing was closed.

On MOTION by Mr. Nystrom seconded by Mr. Hendrick with all in favor Resolution 2010-4 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2010; and ending September 30, 2011, and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year was adopted.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with all in favor Resolution 2010-5 levying and imposing a non ad valorem maintenance special assessment for the District for fiscal year 2011 was adopted.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Robin addressed the following:

- The Florida Department of Environmental Protection is in the process of adopting new rules for nutrient loading on the State waterways and a draft order has been issued for the Tampa Bay area. The objective is to reduce the phosphorous and nitrogen loading in State water by 80% to 85% over what they presently allow.
- Discussion ensued with regard to the impact of this rule on the District and it was noted the District Engineer will keep the Board apprised of legal changes moving forward.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Siewert addressed the following:

- He is updating the permitting and pond certification recording spreadsheet and has completed one assessment; Ponds 25A, 29A, 29B, 31G and 33A. He wants to verify the treatment of the littoral shelf with Mr. Wilhelmi prior to submitting it.
- He is evaluating the weir issue regarding ponds 27B & C and is in the process of preparing a chronological forensic engineering assessment because the as-builts do not agree with the master drainage plan for the weir.
- He spoke with two companies regarding the roadway striping and received one bid of \$1,500 and expects to receive the other bid shortly.
- He met with Biomass regarding the pond at Aptitude Terrace and will come back to the Board with their proposal when received.
- He met with American Consulting Engineers regarding the parking lot. They drafted a proposal for his review which he rejected and they will submit another proposal within two weeks.

**SEVENTH 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.
- Village 30 not yet accepted by the county for maintenance and is waiting to be placed on the county agenda.

- Discussion ensued with regard to \$7,000 of undesignated capital improvement funds and this item will be reviewed at the next workshop.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

Mr. Mendenhall addressed the following:

**A. Meeting Schedule for Fiscal Year 2011**

- The workshop and meeting schedules for fiscal year 2011 were discussed.
- It was agreed to add November, May and July workshops to the schedule.

On MOTION by Mr. Dolente seconded by Mr. Nystrom with Mr. Dolente, Mr. Nystrom, Mr. Hendrick and Mr. Bechtel voting aye and Mr. Peters voting nay the starting time for the fiscal year 2011 workshops was changed to 8:30 a.m.

Mr. Dolente moved to change the time of the November, February and May meetings to 8:30 a.m. and the July meeting time to 6:30 p.m.

There being no second the prior motion died.

Mr. Bechtel moved to accept the meeting schedule changing the July 21, 2011 meeting time to 6:30 p.m. and Mr. Nystrom seconded the motion.

Mr. Bechtel moved to amend his prior motion to include changing the February 17, 2011 meeting time to 8:30 a.m. and Mr. Peters seconded the motion.

On Voice Vote with Mr. Bechtel, Mr. Peters, Mr. Nystrom and Mr. Hendrick voting aye and Mr. Dolente voting nay the fiscal year 2011 meeting schedule was accepted changing the July 21, 2011 meeting time to 6:30p.m. and the February 17, 2011 meeting time to 8:30 a.m.

**NINTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- There was a request to raise the salary of Jan Stanfield to \$9.00 per hour and the Board decided this should be left to the discretion of the Site Manager.
- Discussion ensued with regard to three OneSource extra work proposals and it was decided further information is required before this work can be done.
- Discussion ensued with regard to wall painting and it was requested the Site Manager inspect the areas noting which of the concrete walls require painting and obtain a proposal for the work.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- It was noted the juniper plants at the entrance are dying and the Site Manager will follow up on this.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Concern was voiced on people fishing in the ponds and it was noted if they are on the property of the resident the sheriff should be called and the resident can speak to Mr. Wilhelmi about installing a *No Trespassing* sign.
- Discussion ensued with regard to pond maintenance behind Saratoga and it was requested Mr. Wilhelmi inspect the area and follow up.
- There was a request to exhibit and sell artwork in the District and it was noted that in the past art exhibits were permitted for display only not for selling.
- It was questioned if additional plantings are planned at the ponds and it was noted there were no immediate plans to do so.
- It was requested overhang coverings at the playground be considered and it was noted this will be addressed at the next workshop.

**TWELFTH ORDER OF BUSINESS**

**Approval of Financial Statements, Check Registers and Invoices**

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

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

**THIRTEENTH 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