

**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, September 16, 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
John Browne	Severn Trent
Jeffrey Siewert	District Engineer
Todd Wilhelmi	Site Manager
Stuart Alfonso	Mott's Contracting Services, Inc.
Scott Ward	Mott's Contracting Services, Inc.
Residents	

The following is a summary of the minutes and actions taken at the September 16, 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 August 19, 2010 Meeting

Mr. Bechtel stated each Board member received a copy of the minutes of the August 19, 2010 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Nystrom seconded by Mr. Hendrick with all in favor the minutes of the August 19, 2010 meeting were approved.

FOURTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Siewert addressed the following:

- He distributed a sample of the maps indicating pond ownership.
- The drainage analysis of Pond 27C was reviewed; a copy of which is attached for the record. Based on Bayside's findings from the proposed designs and field visit the pond does appear to be operating according to the proposed design and permit.
- A proposal in the amount of \$26,192.77 was received from BioMass addressing the erosion problem. He feels this is in line with projected costs and explained that a portion of stone will be removed and filtered fabric adhered to the remaining stone. This proposal also addresses the additional run off from house roofs.
- Discussion ensued with regard to erosion and it was requested the BioMass representative attend the next workshop to discuss their proposal.
- Stripe It Right was the low bidder for the painting of the road stripe and Severn Trent is checking their license and insurance coverage. Mr. Siewert is meeting with them tomorrow to review their methodology.
- The fitness center parking lot was inspected and he is trying to reach an agreement on the compensation for the pavement design. There is concern about over saturation of the road.
- Discussion ensued with regard to the parking lot and Mr. Siewert will work with Mr. Wilhelmi to inspect irrigation lines to make sure there is not a leak before proceeding.

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 maintenance of roads by the county.
- Discussion ensued with regard to speeding vehicles and the placement of traffic sensors.
- It was noted drawings of the road striping will be placed on the website.

The record will reflect Mr. Mendenhall joined the meeting.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

A. Proposal for Painting of the Walls

- An estimate from Mott’s Contracting Service for \$30,000 was received to paint the one side of the walls.
- Discussion ensued with regard to the prepping of the walls prior to painting, the type of paint to be used and the repair of cracks.

<p>Mr. Nystrom moved to accept the estimate from Mott’s Contracting Service, Inc. to paint the walls using the five year paint and Mr. Peters seconded the motion.</p>
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- Discussion ensued with regard to using the seven year paint versus the five year paint.

<p>On MOTION by Mr. Nystrom seconded by Mr. Peters with all in favor the prior motion was amended to approve painting the walls using the seven year paint at a cost of \$31,730 instead of the five-year paint.</p>
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- The homeowners affected by the painting of the walls will be notified. It was noted a contract with Mott’s Contracting Services will be forthcoming.

B. Landscaping Long Range Planning

- A list of footage for landscaping long range planning was reviewed; a copy of which is attached for the record.

SEVENTH ORDER OF BUSINESS

Manager’s Report

Mr. Mendenhall addressed the following:

- The posting on the website of traffic studies is in progress.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

- Mr. Peters noted that residents are still dissatisfied with the fountains.
- Discussion ensued with regard to the fountains and it was requested Mr. Mendenhall obtain fountain estimates.

- Concern was voiced about the under performance of Cornerstone.

TENTH ORDER OF BUSINESS

Audience Comments

- It was noted that only Lexington Oaks residents are currently using the personal trainer in the fitness center; a client list was provided.
- A resident who is selling a house had buyers asking how long they had to pay the CDD fee. It was noted the bond will be paid in 2018 and questions can be referred to the District Manager.
- It was suggested notification of requests for bids be placed in the Lexington Oaks newsletter so qualified residents can bid on the work. It was noted this will be taken under consideration for discussion at the next workshop.

ELEVENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending August 31, 2010 were reviewed.
- It was noted on page 37 there is an error on the Preakness Gate Fund total. Mr. Mendenhall will follow up and have this corrected.

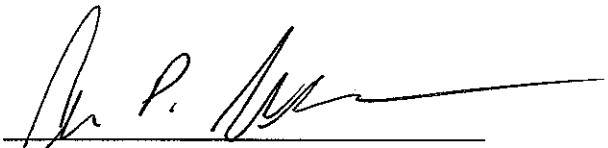
On MOTION by Mr. Bechtel seconded by Mr. Nystrom with all in favor the financials for the period ending August 31, 2010 were accepted.

TWELFTH ORDER OF BUSINESS

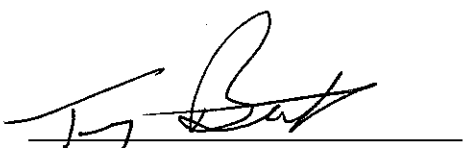
Adjournment

There being no further business,

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



 Andrew P. Mendenhall
 Secretary



 Terry Bechtel
 Chairman