

**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, May 19, 2011 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Fritz Nystrom	Chairman
Don Peters	Vice Chairman
Bob Hendrick	Assistant Secretary
Peter Hanzel	Assistant Secretary
Rick Carroll	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Todd Wilhelmi	Site Manager
Residents	

*The following is a summary of the minutes and actions taken at the May 19, 2011 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 April 21, 2011 Meeting**

Each Board member received a copy of the minutes of the April 21, 2011 meeting and a correction was made which will be incorporated into the minutes.

On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor the minutes of the April 21, 2011 meeting were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

- District Counsel was not in attendance but Mr. Mendenhall noted that Mr. Robins received an update from Doug Manson who will contact the county first and then based on his discussion with them he will have a meeting with SWFWMD.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report the next item followed.

**SIXTH ORDER OF BUSINESS**

**Discussion of Irrigation System**

- Discussion ensued with regard to the irrigation system. The county is running out of reclaimed water during the day and has suggested watering from midnight to 4:00 a.m. There are some areas in the District experiencing low water pressure.

**SEVENTH ORDER OF BUSINESS**

**Establish of Objectives of Attorneys**

- A lengthy discussion ensued with regard to the District establishing objectives for the attorneys to work on regarding the irrigation system.
- Mr. Hanzel is of the opinion it is in the best interest of the District to own the irrigation equipment.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**A. Distribution of the Proposed Fiscal Year 2012 Budget and Consideration of Resolution 2011-2 Setting a Public Hearing**

- The proposed fiscal year 2012 budget and timeframe process were reviewed.
- A lengthy discussion ensued with regard to the proposed budget and it was decided to include a 5% increase in the general fund for TRIM purposes.
- It was requested each supervisor send the District Manager areas of budget concern for discussion at the workshop.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with Mr. Hanzel, Mr. Hendrick, Mr. Peters and Mr. Nystrom in favor and Mr. Carroll opposed Resolution 2011-2 approving the budget with a 5% increase for TRIM purposes and setting a public hearing for August 18, 2011 at 6:30 p.m. in the Lexington Oaks Clubhouse was adopted.

**B. Report on the Number of Registered Voters (2,668)**

- A letter from the Pasco Supervisor of Elections indicates as of April 15, 2011 there were 2,668 registered voters within the District; a copy of which is attached for the record.
- Mr. Hanzel noted that he has requested Mr. Mendenhall research a health plan for the two full time employees for discussion at a workshop.

**NINTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- The installation of FIOS is in progress.
- The pool work is approved and completed.
- The fountain lights are being replaced and there will be no charge for labor.
- A yearly maintenance fee of \$295 for all the air conditioners and the pool heaters was received. It was requested a checklist be forwarded to the Board prior to approving this item.
- Replacement of the tabletops will cost more than purchasing new tables.
- Two lifeguards have been hired and will start next week.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Supervisor Peters
  - Requested the cost for room improvements with professional input.
- Supervisor Carroll
  - Questioned the \$600 invoice for the arbitrage rebate report and Mr. Mendenhall noted it is a required report based on the bond indenture.
  - Voiced concern about lack of mulching in the front and it was noted this is in the process of being resolved.
  - He is concerned about children speed driving golf carts and questioned if the sheriff can get involved.
- Supervisor Nystrom
  - Gave an update on landscape issues and noted the mulch is being distributed and leveled.

- Supervisor Hanzel
  - Voiced concern about the ASI treatment schedule.
  - Requested an update on receipt of payment from resident regarding the gate damage and it was noted a stronger request for payment will be sent to the resident.
  - Discussion ensued with regard to liability issues.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Avil Paz of Pocono questioned increasing the budget and it was noted the amount refers to the TRIM notice cap requirement. Most likely it will remain the same as last year and if there is an increase it will be a minor one.
- Mr. Paz voiced concern about the Pond 19A area not being maintained and it was noted this is a conservation area. Mr. Wilhelmi will follow up on this.
- Mr. Nystrom responded to a letter received from Mr. Scott Carlson and discussion ensued with regard to landscaping issues and concerns.
- Maxine Carlson voiced concern about weeding, landscape and sidewalk issues.
- Sandra Rose voiced concern regarding Sunday morning gridlock in the entrance due to selling of newspapers and it was noted the District has the right of landscaping maintenance but the County is responsible for traffic and the presence of street vendors. It was suggested she contact the county and the newspapers involved.
- Discussion ensued with regard to Zumba classes and insurance requirements.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor Zumba classes contingent on insurance coverage were approved.

**TWELFTH ORDER OF BUSINESS**

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

- The financials for the period ending April 30, 2011 were reviewed.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor to terminate the contract with Hawkeye Pest Control was approved.

On MOTION by Mr. Hendrick seconded by Mr. Hanzel with all in favor the financials for the period ending April 30, 2011 were accepted.

- It was requested the Supervisors submit a list of capital projects to the District Manager for discussion at the next workshop.

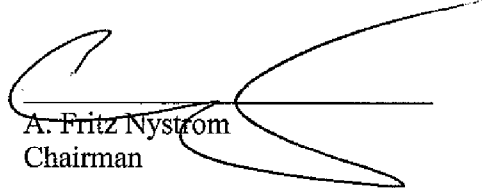
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
Andrew P. Mendenhall  
Secretary

  
A. Fritz Nystrom  
Chairman