

**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 16, 2011 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	Chairman
Don Peters	Vice Chairman
Bob Hendrick	Assistant Secretary
Peter Hanzel	Assistant Secretary
Rick Carroll	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tracy Robin	District Counsel
Jeff Siewert	District Engineer
Todd Wilhelmi	Site Manager
Uday Yadav	Horticultural Consulting Services
Residents	

The following is a summary of the minutes and actions taken at the June 16, 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.

Mr. Nystrom gave an update on the reclaimed water issue. He hopes to attend a meeting with the county representative and golf course representative to resolve some of the differences. He noted that Chuck claims the water is not suitable for the golf course and the county is requesting documentation of this.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 19, 2011 Meeting

Each Board member received a copy of the minutes of the May 19, 2011 meeting and the following clarifications were made:

- Under the Sixth Order of Business it states, *The county is running out of reclaimed water during the day and has suggested watering from midnight to 4:00 a.m.* Mr. Nystrom noted there is more than enough of a reclaimed water supply and there is no shortage.
- Under the Seventh Order of Business the last sentence states, *It is in the best interest of the District to own the irrigation equipment* and Mr. Hanzel believes he said *to own the permit.*

<p>On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor the minutes of the May 19, 2011 meeting were approved as clarified.</p>

The record will reflect Mr. Robin joined the meeting.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin addressed the following:

- As previously noted the county capped the pipe preventing the golf course from using the well water which also prevents the District from using the water.
- He contacted Doug Manson who is in the process of contacting the county. Mr. Manson wants to meet with the county prior to contacting SWFWMD.
- A lengthy discussion ensued with regard to reclaimed water usage, availability and low pressure issues. Mr. Robin noted the county will not guarantee the availability of reclaimed water and that it is available until it is all used up.
- The goal is to get the permit transferred to the owner.
- Transferring of the permit from the golf course to the District is a SWFWMD issue. The permit should never have been processed that way and the permit should go with ownership of the wells.
- District Counsel noted that Mr. Manson's objective should be to get the permit in the name of District and to make sure that SWFWMD has no intention of moving forward

with any violations that might have occurred with respect to the pump so that we know where we are going moving forward.

- Mr. Robin agreed there was no harm in Mr. Nystrom attending a meeting with the county and the golf course regarding the reclaimed water issue.
- It was noted the county will not repair or maintain the sidewalks and it was questioned who is liable if someone is injured. District Counsel noted this has happened in other districts and the county has asserted that they have accepted the ownership of the sidewalk because it is in their right-of-way but they have not accepted maintenance. He has not heard of any judgments against the county on this issue.
- Discussion ensued with regard to the front sign line of sight and if it is in compliance. Mr. Siewert noted that when the Pasco County aerial photo was taken it indicated the sign was in the old location so the sign was moved back. He needs to look at the present sign location to see if it is in compliance. It was moved by the county and if the question is liability it was reinstalled by the county which should give the District complete protection. If it is a practical issue then that is a different matter.

The record will reflect Mr. Robin left the meeting.

- Mr. Uday Yaday of Horticultural Consulting Services, Inc. gave an update on the landscape and the following was noted:
 - There is some improvement since March.
 - There is a problem with OneSource following up on the reported items that need attention.
 - It was requested OneSource submit a status report in response to Mr. Yaday's report.
 - Mr. Nystrom plans to request a \$25,000 credit from OneSource to improve areas of the boulevard.

The record will reflect Mr. Yaday left the meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Siewert addressed the following:

- He presented a spreadsheet analysis of the costs proposed by Sadler's Site Works LLC for pond repair to be done on a time and material basis.
- This will require some time from Mr. Wilhelmi's agenda to monitor Sadler.
- Discussion ensued with regard to the proposal from Sadler to perform pond repair.

Mr. Peters moved to engage Sadler's Site Works LLC to perform pond repair in an amount not to exceed \$36,600.

- Concern was voiced with regard to additional engineer costs and Mr. Wilhelmi taking time from his normal duties to monitor this project. Discussion ensued and it was noted the project will take two weeks; the engineer staff will check quality and quantity and the cost will not be significant.

On Voice vote with Mr. Carroll seconding and with all in favor the prior motion passed.

- Mr. Siewert presented a sketch of the proposed bathroom by the pool area; a copy of which is attached for the record. The approximate estimate to build this stand-alone structure is \$30,000 to \$35,000 and it was noted the size of the pool determines what is required.
- He will forward ownership documentation on Pond 27 C & D to the District Manager so the golf course can be informed they need to repair it. There is no doubt it belongs to them and Chairman Nystrom will follow up with the golf course on this issue.
- It was requested Mr. Siewert provide a quote for the sidewalk from the boulevard to the clubhouse.

SIXTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

- Regarding whether the pond maintenance company is currently charging the CDD or the golf course for Pond 27C & D, he confirmed the District is not being charged for Pond 27C.

A. Questions and Comments on the Proposed Fiscal Year 2012 Budget

- The proposed fiscal year 2012 budget was reviewed.
- A lengthy discussion ensued with regard to capital improvement projects and the following projects were suggested:
 - Fountains – Improvements
 - Restroom Improvements at Clubhouse/Pool
 - Saratoga Fence
 - Shading for Playground/Basketball Court
 - Sidewalk from Boulevard to Clubhouse/Fitness Center
 - Compact Size used pickup truck for Site Manager’s use which will eliminate the use of personal vehicle
 - Roundabout Project (possibly shared with golf course) Large Flagpole, Lighted Gazebo, Fountains, Clock Tower
 - Dog Park
 - Upgrade of Entrance (doors to clubhouse)
 - Upgrade of Interior of Clubhouse
 - Landscaping Upgrades
 - Expanded Landscape Lighting (front entrance up to Post Oak Road)
 - Energy Efficient Roof Replacement (Community Center Facilities)
 - Solar or Geothermal Heating/Cooling Systems for Buildings & Pool
 - Purchase of Neighboring Lands/Recruit YMCA (the facility that is built at the front of our development can determine the direction of this community)
 - Reclaimed Water Infrastructure Expansion (for community viability in future)
- It was requested the engineer provide estimated costs for the mentioned projects.

The record will reflect Mr. Siewert left the meeting.

- Mr. Mendenhall noted that currently there is a built-in contingency of \$46,500 in the budget – if the Board is not planning to increase the budget this can be removed.

Mr. Hanzel moved to remove \$46,500 from the fiscal year 2012 budget Trim Line and Mr. Nystrom seconded the motion.

On Voice Vote with Mr. Hanzel and Mr. Nystrom voting aye and Mr. Hendrick, Mr. Peters and Mr. Carroll voting nay the prior motion failed.

SEVENTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

- Discussion ensued with regard to a request from Lenka Greer to provide aqua zumba classes during the week.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor to allow Lenka Greer to provide aqua zumba classes per the standard contract was approved.

- Discussion ensued with regard to trimming the fallen tree in Maywood located between the sidewalk and the conservation area. Mr. Wilhelmi will trim up to the conservation area and dispose of the cuttings.
- Discussion ensued with regard to dog waste in the same area and the placement of trash cans. This issue will be discussed at the next workshop.

NINTH ORDER OF BUSINESS

Audience Comments

- Mary Ann Boudreau presented a petition from residents of Saratoga Village with regard to having a dog park constructed in the Village; a copy of the petition is attached for the record. It was noted this item is on the capital projects list for consideration.
- Patty McHenry questioned the rationale of constructing a freestanding bathroom facility in the clubhouse/pool area and it was noted there have been numerous request for this especially from those renting the facilities. Ms. McHenry suggested this project include showers and a changing area.
- Regarding the request to offer water aerobics with the fee donated to charity it was noted that procedure must be followed and if a fee is collected a percentage of it goes to the District and due to liability issues insurance is required.

SIXTH ORDER OF BUSINESS

Manager's Report (continued)

A. Questions and Comments on the Proposed Fiscal Year 2012 Budget

- Discussion ensued with regard to proposed budget line items and decreasing the contingency trim and increasing plant replacement to \$10,000.

- Discussion ensued with regard to landscaping issues and the performance of OneSource and their contract.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Hanzel
 - Requested class schedules be placed on the front sign and the pond treatment contract with Aquatic Systems be reviewed.

The record will reflect Mr. Hanzel left the meeting.

- Discussion ensued with regard to pond maintenance contractors and stocking the ponds with fish.
- Supervisor Hendricks/Carroll
 - Requested the number of BOS meetings be reviewed and more meetings begin at 6:30 p.m. It was noted the fiscal year 2012 meeting schedule will be reviewed at the August meeting.

TENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

- The financials for the period ending May 31, 2011 were reviewed.

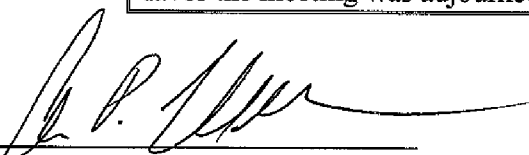
On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor the financials for the period ending May 31, 2011 were accepted.

ELEVENTH ORDER OF BUSINESS

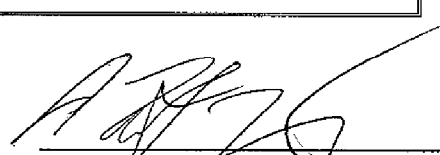
Adjournment

There being no further business,

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor the meeting was adjourned.



Andrew P. Mendenhall
Secretary



A. Fritz Nystrom
Chairman