

**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 21, 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 July 21, 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.

- It was noted that discussion of the Dog Park and other resident concerns will be addressed under Audience Comments later in the meeting.

THIRD ORDER OF BUSINESS

Presentation By Interior Decorator

- Ms. Rogers gave a presentation on the enhancement of the community center and noted her concept is to create a casual but elegant highly flexible space that would further solidify the grandeur of Lexington Oaks. The cost will be approximately \$45,000.

- Discussion ensued with regard to the approval and timing of this project and the use of fiscal year 2011 funding. An itemized list and furniture floor plan was requested.

Mr. Hanzel Moved to adopt the physical improvements as presented and request Ms. Rogers, Mr. Adipietro, staff and one Board member oversee this project at a cost not to exceed \$42,000 and Mr. Carroll seconded the motion.

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

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 16, 2011 Meeting

Each Board member received a copy of the minutes of the June 16, 2011 meeting and corrections were made which will be incorporated in the minutes.

On MOTION by Mr. Carroll seconded by Mr. Hendrick with all in favor the minutes of the June 16, 2011 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin was not in attendance.
- It was noted a meeting is scheduled for Monday with Doug Manson and Bruce Kennedy the Utility Director regarding the reclaimed water issue.

SIXTH ORDER OF BUSINESS

Engineer's Report

- Mr. Siewert was not in attendance.
- Discussion ensued with regard to repair of the sidewalks and it was requested the District Manager draft a letter/petition for signing by the residents which can then be forwarded to the County Commissioner/Administrator which may help resolve this issue.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

- The proposed fiscal year 2012 budget was reviewed. It was noted that the next meeting scheduled for August 18th will be the budget public hearing.
- Discussion ensued with regard to removing the \$46,000 TRIM and there was consensus by the BOS to direct the District Manager to do this.
- Discussion ensued with regard to budget line items and the following was noted:
 - Reduce Landscape Consultant (Uday) to zero
 - Reduce R&M Lake to \$5,000
 - Pond Maintenance – change contractor effective September 1, 2011

On MOTION by Mr. Hanzel seconded by Mr. Carroll with Mr. Hanzel, Mr. Carroll and Mr. Nystrom in favor and Mr. Hendrick and Mr. Peters opposed replacing the current company spraying the ponds, Aquatic Systems, with American Ecosystems giving 30 day notice was approved.

- Decrease R&M Irrigation to \$12,000
 - Decrease R&M Mulch to \$15,000 applying the remainder to plant replacement
- The revisions as discussed will be incorporated and a revised budget sent to the Board for discussion at the next workshop.

B. Discussion on Capital Improvements

- A lengthy discussion ensued with regard to the capital improvement project budget and it was recommended amounts be defined to be applied to capital spending for fiscal year 2012.
- Savings and TRIM reduction will be placed into capital to keep the assessments the same. This item will be discussed further at the next workshop.

EIGHTH ORDER OF BUSINESS

This item was previously discussed.

Consideration of Pond Control Contract

NINTH ORDER OF BUSINESS

Mr. Wilhelmi addressed the following:

Staff Report – Site/Clubhouse Manager

- The Zumba class is doing well.

- He was directed to move forward with the proposal for the heat pump and air conditioning maintenance in the annual amount of \$295.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Hanzel
 - Requested a listing of community activities be posted in the newsletter.
- Supervisor Carroll
 - Requested the Board consider creating more evening meetings.
- Supervisor Hendrick
 - Suggested using a contract template to save on District Counsel fees.
 - Suggested it may be time to reiterate the embargo on sign policy.
- Supervisor Nystrom
 - The Verizon monthly bill is down to \$265.87 before taxes.
 - Discussion ensued with regard to the two option additional work proposal from OneSource and it was decided to move forward with Option #2.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Teresa Brabender requested information regarding the Dog Park petition be placed in the newsletter and the need for additional CDD Board evening meetings.
- Cheryl Denny encouraged the Board to schedule evening meetings and voiced concern with the annual plants in the entrance and requested they be planted in the sign boxes at all times.
- Jason noted that evening meetings are important to the residents so they can voice their concerns. He voiced concern on receiving only one bid for work done in the community.
- Darren Mish voiced concern with tabling the discussion on evening meetings to the end of the meeting.
- Heather Mish noted that evening meetings are needed so more people can get involved.
- Jennifer Mooney voiced concern about \$42,000 being spent on the clubhouse without additional bids. Mr. Mendenhall noted Florida statute states work under \$195,000 does not require additional bids. She also voiced concerned about security and the need for evening meetings.

- Sharon Uhal applauded the BOS for the approval of the improvements to the community center noting it is a source of revenue for the community. She also noted that the OneSource maintenance crew does a good job on the main entrance road.
- Eugene Bellido requested more of the meetings be scheduled for the evenings; agreed the eight foot fence may be a deterrent and voiced concern about the condition of the fountains.
- There was a request for additional stop signs for the golf cart crossings in Pocono and it was noted Mr. Wilhelmi will speak to the golf course representative.

TWELFTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

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

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

THIRTEENTH ORDER OF BUSINESS


Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



A. Fritz Nystrom
Chairman