

**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 18, 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 August 18, 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

Audience Remarks

- Julio Rodriguez requested the use of the meeting room one night a week for a one hour non-denomination bible study. Discussion ensued and it was requested Mr. Rodriguez meet with Mr. Wilhelmi to define a day and time for consideration by the Board at a future meeting.
- Jennifer Mooney voiced concern regarding workshops scheduled only in the morning and it was noted a new schedule is on the agenda this evening for discussion.

- Heather Mish voiced support of additional evening meetings.
- John Saari questioned the status of the horse statues at the entrance and noted he is against spending money for this when there are other infrastructure improvements needed in the community. Discussion ensued and it was noted research was done and the statues were paid for with funds that had to be expended within a certain timeframe. The statues should be installed in a few weeks.
- Kathleen Johnson questioned what was included in the dog park petition. It was noted this represents a request from the community to have a dog park but neither a location nor specifics have been submitted.
- Jo Lee Fallis voiced concern with regard to placing a high fence near her property to accommodate the dog park.
- Tanya Carroll voiced concern that the grass in the area going toward Maywood in the back is always horrible and the trees are overgrown. She feels OneSource does not pay much attention to this area because it is so far in the back. It was noted this issue is being addressed.
- Cheryl Denny reiterated what she said last month that she is in support of scheduling evening meetings.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 21, 2011 Meeting

Each Board member received a copy of the minutes of the July 21, 2011 meeting and the two corrections will be incorporated in the minutes.

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor the minutes of the July 21, 2011 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2011-3 Adopting the Budget for Fiscal Year 2012 and Resolution 2011-4 Levy of Non Ad Valorem Assessments

- Mr. Mendenhall noted the Board will open the public hearing and take comments from the public specifically about the budget. When all comments from the residents have

been heard the public hearing will be closed and then the Board will adopt the two resolutions.

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

- It was noted there is no assessment increase and the amounts remain the same as the current year.
- The fiscal year 2012 budget was reviewed.

On MOTION by Mr. Hendrick seconded by Mr. Hanzel with all in favor the public hearing was closed.

On MOTION by Mr. Hanzel seconded by Mr. Carroll with all in favor Resolution 2011-3 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2011; and ending September 30, 2012; and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year and Resolution 2011-4 levying and imposing a non ad valorem maintenance special assessment for the District for fiscal year 2012 were adopted.

SIXTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin was not in attendance and no report was given.

SEVENTH ORDER OF BUSINESS

Discussion on Capital Projects

- Discussion ensued with regard to the suggested capital projects priority and timeframe.

The Supervisors prioritized as follows:

- Supervisor Peters: **upgrade clubhouse; sidewalks; upgrade pool fence and gates; fountains;**
- Supervisor Hendrick: **fountains; sidewalks; upgrade pool fence and gates.** Begin looking into poolside restrooms, shade structures, reclaimed water and lighting project in fiscal year 2012 to get an idea of costs for 2013

budget. For 2013-2014 research geo thermal heating/cooling for pool heating augmentation. There may be a benefit from solar alternatives.

- Supervisor Carroll: **fountains; upgrade clubhouse; sidewalks; upgrade pool fence and gates.** Agrees that the more elaborate projects need to be done comprehensively and in a way to achieve savings.
 - Supervisor Hanzel: funding previously approved for **upgrade of clubhouse; upgrade of pool fence and gates; sidewalks.** Number one priority is to get reclaimed water into the community and to get street lighting up and down the boulevard. One option is to do nothing and let the money roll over and allocate it to either lighting or reclaimed water at a later date. Another option is to move ahead with the three projects.
 - Supervisor Nystrom: **upgrade of pool fence and gate; sidewalk; fountains.** Move ahead with three projects and research reclaimed water for future project.
- Mr. Mendenhall noted because it is on private property the District may want to consult District Counsel on what it is allowed to do regarding reclaimed water.
 - Discussion ensued with regard to the projects and the rankings and it was noted the BOS previously voted to approve a not to exceed amount of \$42,000 to upgrade the clubhouse.

Mr. Hanzel Moved to fund the enhancing of the pool security which would include the fence and the gate in an amount not to exceed \$10,000 and establish a sidewalk for accessibility to the Community Center from in and around the main entrance off to the main entrance from the sidewalk along Lexington Oaks Boulevard in an amount not to exceed \$6,500 and Mr. Hendrick seconded the motion.

- Discussion ensued with regard to the option of approving all four projects including the fountains.

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

- It was requested Mr. Wilhelmi obtain bids for the approved projects and then the BOS can re-evaluate funding for the remaining projects.

ON MOTION by Mr. Carroll seconded by Mr. Hanzel with all in favor the fourth capital project for fiscal year 2012 will be to upgrade the entrance fountains.

EIGHTH ORDER OF BUSINESS

Engineer's Report

- Mr. Siewert was not in attendance and no report was given.

NINTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall addressed the following:

- He contacted the energy audit company and they are willing to perform the audit for a fee of 35% of the savings instead of the usual 50%. Discussion ensued and the BOS was in agreement to move forward with the audit.
 - A. Meeting Schedule for Fiscal Year 2012**
- A lengthy discussion ensued with regard to the proposed fiscal year 2012 meeting and workshop schedules.

Mr. Carroll Moved to schedule six evening meetings and five evening workshops with the days to be determined by the Board.

For lack of a second the prior motion failed.

- Mr. Hendrick submitted a schedule consisting of five morning and seven evening meetings and seven morning and four evening workshops.

ON MOTION by Mr. Hendrick seconded by Mr. Hanzel with all in favor the scheduling of 12 meetings with five in the morning and seven in the evening and scheduling 11 workshops with seven in the morning and four in the evening was approved.

TENTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

- Sadlers has recommended that due to the amount of rain the second phase of the pond work be done in September to see if the water level drops. If not they will have to pump water at an additional cost to the District. The BOS agreed to wait.
- Mr. Wilhelmi presented a list of the 18 worst sidewalk areas.
- Discussion ensued with regard to the draft letter prepared by Mr. Mendenhall addressed to Commissioner Pat Mulieri regarding sidewalk repair; a copy of which is attached for the record. It was noted the county has made it clear that they do not assume maintenance of the sidewalks.
- Discussion ensued with regard to in-house staff performing the work and Mr. Wilhelmi was directed to let the BOS know how many of the repairs can be done in-house. He will evaluate the repairs and get cost estimates from three contractors. Concern was voiced regarding liability and setting a precedent of doing the repairs in-house.
- A lengthy discussion ensued with regard to repairing the sidewalks using the reserves for repairs only on the boulevard.
- Advance Energy Solutions will set up sample lighting in the front for the Board to look at for discussion at the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Hanzel
 - Voiced concern with regard to not acting on a previously approved motion to terminate Aquatic Systems and this not being done. He noted Aquatic Systems came in later with a decrease to underbid the other company with the lowest bid and he is concerned. Mr. Mendenhall noted he spoke to Mr. Vericker and was advised since the District did not sign a contract with the new company; they could keep the current company.
 - Discussion ensued with regard to bid procedure and the flexibility of choosing a contractor. It was decided to move forward to change vendors and Mr. Mendenhall will send the letter terminating Aquatic Systems services.

- Discussion ensued with regard to a letter from Mr. Carlson voicing his concern about the poor condition of the landscape; a copy of which is attached for the record.
- Mr. Nystrom noted he is meeting with Mr. Carlson to get additional input from him on this issue. He also plans to meet with OneSource to request additional personnel for the District and discuss landscape issues.
- It was noted that Mr. Manson has not scheduled the meeting with SWFWMD yet.
- Employee benefits will be discussed at the next workshop.
- He suggested the CDD may want to consider a contract to trim all the trees in the median area within the community at an additional cost.
- Supervisor Carroll
 - He agrees there are trees in bad shape that need trimming and this is normally an HOA issue but they cannot get it done. He sees value in having all trees trimmed in the same way and not involving the county when they get complaints. Done better collectively then individually.
 - He requested the next agenda address the sign policy.
 - Voiced concern regarding the front entrance plants looking leggy.
 - He questioned when the lights will be working in the entrance and it was noted this is being worked on and should be done next week.
- Supervisor Hendricks
 - He feels OneSource results are not being achieved and that they are not putting the necessary time into basic detail work.
- Supervisor Peters
 - He is also concerned about the landscaping.
 - He requested the District Manager distribute correspondence to the Board so all are informed.
- Supervisor Nystrom
 - He noted there are five large trees crossing the property line of a resident in Belmont that should be removed. He will contact the county regarding tree removal regulations.

TWELFTH ORDER OF BUSINESS

Audience Comments

The following was noted:

- Repair fountain prior to placing horse statues.
- May be able to receive quantity discount for trimming trees.
- The Women's Club yard sale is October 15th and they will reserve an information table for the CDD.
- Question on pool fencing specifications and suggestion to poll other communities.
- Regarding repair of the playground area they are waiting for feedback from the manufacturer to get parts.

THIRTEENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

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

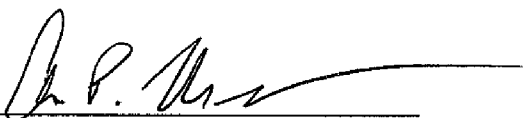
On MOTION by Mr. Hanzel seconded by Mr. Carroll with all in favor the financials for the period ending July 31, 2011 were accepted.

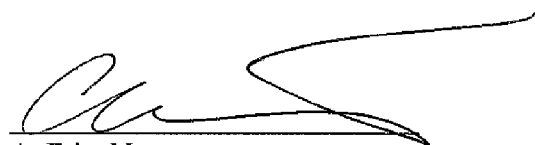
FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Andrew P. Mendenhall
Secretary


A. Fritz Nystrom
Chairman