

**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 18, 2023 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Rick Carroll	Chairman
Terry Bechtel	Vice Chairman
Cindy Cox	Assistant Secretary
William Palermo	Assistant Secretary
Scott Carlson	Assistant Secretary (via phone)

Also present were:

Robert Nanni	District Manager
Whitney Sousa	District Counsel
Vivek	
Todd Wilhelmi	Site Manager
Members of the Public	

The following is a summary of the discussion and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

The roll was called. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Additions/Corrections to the Agenda

There being no further business, the next item followed.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

Audience comment was received. A resident expressed concern regarding the community nearby advertising themselves as Lexington Oaks. A resident complained about cleanup after parties. A resident complained about the pool instructor and the current contract the CDD has with him.

FIFTH ORDER OF BUSINESS

Items for Consideration

There being no further business, the next item followed.

SIXTH ORDER OF BUSINESS **Consent Agenda**
A. Minutes of the April 20, 2023 Meeting
B. Financial Report as of April 2023

On MOTION by Ms. Cox, seconded by Mr. Bechtel, with all in favor, the Consent Agenda consisting of the Minutes of the April 20, 2023 Meeting was approved as amended and the Financial Report as of April 2023 was approved as presented. 4-0

SEVENTH ORDER OF BUSINESS **Staff Report**

- A. Engineer’s Report**
 Mr. Wilhelmi informed the Board that the pond projects have started.
- B. Attorney’s Report**
- i. Discussion of Mailed O-M Assessment Increase Notice Letter 2023-2024**
 Ms. Sousa discussed the mail assessment letters with the Board. Ms. Sousa and the Board discussed possible edits to the mail assessment letters. Ms. Sousa informed the Board that a new four-hour ethics course will now be required for board supervisors. This will take effect January of next year. More information will be given to the Board as it is made known. Ms. Sousa updated the Board on the Parking Agreement. She suggested someone reaches out to the county for permission to modify the agreement or draft a new agreement that would allow the CDD to be able to tow. The Board question Ms. Sousa on the usage of the front sign.
- C. Manager’s Report**
- i. Report on Number of Registered Voters (3,044)**
 The report on number of registered voters was presented.
 - ii. Presentation of Proposed Budget for Fiscal Year 2024**
 - iii. Consideration of Resolution 2023-03, Approving the Proposed Budget and Setting the Public Hearing**
 The 2024 budget was discussed.

On MOTION by Mr. Bechtel, seconded by Mr. Palermo, with all in favor, the high-water mark for operation at 20% was approved. 4-0

On MOTION by Mr. Carroll, seconded by Ms. Cox, with all in favor, setting the high-water mark for Hawthorne to 37% and Preakness 26% for the reserve assessment was approved. 4-0

On MOTION by Ms. Cox, seconded by Mr. Palermo, with all in favor, Resolution 2023-03, Approving the Proposed Budget and Setting the Public Hearing for August 17, 2023 at 6:30 p.m. at The Lexington Oaks Community Center 26304 Lexington Oaks Blvd. Wesley Chapel, FL 33544 was approved. 4-0

B. Attorney’s Report (Continued)

Mr. Vivek updated the Board on consolidating the lawsuit with the HOA.

On MOTION by Mr. Carlson, seconded by Mr. Palermo, with all in favor, consolidating the lawsuit with the HOA was approved. 5-0

D. Site/Clubhouse Manager

Mr. Wilhelmi presented his report. Mr. Carlson updated the Board on the progress of the RFP’s.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being no further business, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

Board request was received. Ms. Cox requested pricing to getting books instead of stapled copies of the agenda packages. Mr. Bechtel requested more information on people having access to the key cards.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bechtel, seconded by Mr. Carroll, with all in favor, the meeting was adjourned. 5-0



Rick Carroll (Chairman)