

**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 17, 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

Also present were:

Robert Nanni	District Manager
Whitney Sousa	District Counsel
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**

**Audience Comments**

Audience comment was received. A resident complained that Pond 29C is turning green.

**FOURTH ORDER OF BUSINESS**

**Items for Consideration, Additions, Deletions**

None

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt Fiscal Year  
2024 Budget**

On MOTION by Mr. Carroll, seconded by Ms. Cox, with all in favor, The regular meeting was closed and the Public Hearing to Adopt Fiscal Year 2024 Budget and Levying Non-Ad Valorem Assessments was opened. 5-0

Audience comments were received.

- A resident questioned what the residents would get out of the increase. Mr. Nanni explained most services have increased dramatically. The resident questioned if this budget included the installation of another court. A Board member responded no.
- A resident suggested renting out the clubhouse more and increasing the price of the rentals to offset the increase. The Board informed her the clubhouse is rented out most of the time and a price increase is being studied. The resident also questioned costs associated with the maintenance of the road. The Board did inform her that the road is owned by the County.
- A resident questioned if there was a five-year plan. The Board responded there is a multi-year plan and reserves in place. Mr. Bechtel listed the seven different reserves as the Wall, Maintenance of Clubhouse, Fitness Center, Parks and Outdoor Area, Pool, Ponds, Sidewalks.
- A resident complained the landscape company is doing a horrendous job. He stated that no one from the landscape company was there today. Mr. Carlson explained the Board was not happy with the service. He explained a new detailed scope of work has been provided to them with checks and balances now in place. Their workdays at this property are Mondays and Tuesdays. Mr. Carlson explained landscaping has a shelf life.
- A resident questioned how much the Golf Course was getting since most residents do not get a benefit from them. The Board explained the Golf Course actually pays into the CDD.

- A resident questioned the progression of the tree trimming and how many years will this take to get done. The Board responded they would know more after the results of the tree trimming RFP.
  - A resident questioned the extra fee for Halthorne residence. The Board explained that is for the road repaving reserve.
  - A resident questioned if the money in the reserves is being invested. The Board replied yes.
  - A resident suggested increasing the deposit for the clubhouse rental.
- The comment section of the public hearing is closed.

**A. Consideration of Resolution 2023-04, Adopting the Fiscal Year 2024 Budget**

On MOTION by Mr. Carlson, seconded by Mr. Palermo, with all in favor, Resolution 2023-04, Adopting the Fiscal Year 2024 Budget, was adopted. 5-0

**B. Consideration of Resolution 2023-05, Levying Non-Ad Valorem Assessments**

On MOTION by Mr. Carlson, seconded by Ms. Cox, with all in favor, Resolution 2023-05, Levying Non-Ad Valorem Assessments, was adopted. 5-0

On MOTION by Mr. Carroll, seconded by Mr. Palermo, with all in favor, the Public Hearing to Adopt Fiscal Year 2024 Budget and Levying Non-Ad Valorem Assessments was closed, and the regular meeting was opened. 5-0

Mr. Carroll announced there will be discussion regarding the cell tower at the next workshop.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of the July 20, 2023 Meeting**

Mr. Carlson noted three corrections to the minutes. Noting that he attended the meeting in person, Mr. Babbar was not in attendance, and under supervisors request dead bushes.

**B. Financial Report as of July 2023**

On MOTION by Mr. Carrol, seconded by Ms. Cox, with all in favor, the Consent Agenda consisting of the Minutes of the July 20, 2023 Meeting and the Financial Report as of July 2023 was approved as amended. 5-0

**SEVENTH ORDER OF BUSINESS**

**Staff Report**

**A. Engineer’s Report**

None.

**B. Attorney’s Report**

**i. Consideration of Parcel Acceptance**

- Ms. Sousa recommended not accepting the Pulte property because it is not attached to any CDD property. There was Board consensus to not accept the parcels.
- Ms. Sousa stated the landscape contract is now done and ready to be signed.

There was Discussion regarding the Request for Proposals for Tree Trimming Services.

- Ms. Sousa recommended LMP withdraw their sealed bid and against Mr. Carlson being involved in the tree trimming RFPs due to Mr. Carlson’s role in drafting the specifications. The Board discussed the options and possible ramifications. Mr. Carlson stated he does not intend to withdraw LMP’s bid if they did submit one.
- Mr. Carlson read his statement for Form 8B stating “I am a corporate officer of Landscape Maintenance Professionals Inc., a commercial landscape contractor as a corporate officer part of my compensation is based on revenue of the company. As such, since LMP has provided an estimate for tree work that has come to this Board for approval and I will be abstaining from all votes related to any current or future estimates for ancillary services that LMP provides”.
- Mr. Wilhelmi unsealed and presented the three bids. The board agreed to discuss the bids at the next workshop with the decision to be made at the September 14, 2023 meeting.

**C. Manager's Report**

**i. Acceptance of the Fiscal Year 2024 Proposed Meeting Schedule**

On MOTION by Ms. Cox, seconded by Mr. Palermo, with all in favor, the Fiscal Year 2024 Proposed Meeting Schedule with July 4, 2024 workshop being moved to July 11, 2024 was approved as amended. 5-0

**ii. Discussion of Request for Proposals for Tree Trimming Services**  
This was previously discussed.

**iii. Ratification of Landscape Architect Agreement with Nichols Landscape Architecture**

On MOTION by Mr. Bechtel, seconded by Ms. Cox, with all in favor, the Landscape Architect Agreement with Nichols Landscape Architecture with an additional cost of \$800 was approved as amended. 5-0

**D. Site/Clubhouse Manager**

Mr. Wilhelmi presented his report.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

A Board member stated he reached out to Commissioner Whiteman on the parking issue and is awaiting a response. *Rick Carroll* *Whiteman*

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
Rick Carroll (Chairman)