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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, October 19, 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

Terry Bechtel

Cindy Cox Scott Carlson

William Palermo

Chairman

Vice Chairman Assistant Secretary

Assistant Secretary

Assistant Secretary (via Phone)

Also present were:

Robert Nanni

Todd Wilhelmi

Members of the Public

District Manager

Site Manager

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.

On MOTION by Mr. Carlson, seconded by Ms. Cox, with all in favor, to have Mr. Palermo participate via phone was approved. 4-0

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Audience commented on pond cleaning.

FOURTH ORDER OF BUSINESS

Items for Consideration, Additions, Deletions

Mr. Bechtel mentioned County Assessment process and how it affects the people in gated communities to be discussed under Supervisor comments.

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the September 14, 2023 Meeting
- B. Financial Report as of September 2023

On MOTION by Ms. Cox, seconded by Mr. Carroll, with all in favor, the Consent Agenda consisting of the Minutes of the September 14, 2023 Meeting and the Financial Report as of September 2023 was approved. 5-0

Mr. Bechtel and Mr. Wilhelmi questioned some of the balances shown in the financials, such as budgeted versus actual for payroll, approximately \$7,000 in excess. Mulch payment was questioned if this is for additional or part of the contract. The Board questioned if Irrigation charges are in error. Board then asked when they would see the final 2023 budget expenses so they could see what was under or over, they questioned was this financial the last one to show 2023 expenses.

SIXTH ORDER OF BUSINESS

Staff Report

A. Engineer's Report

Mr. Nanni informed the Board that a resident filed a complaint with SWFWMD regarding a pond. He also informed the Board that this will be further discussed with the Engineer at the next workshop.

B. Attorney's Report

Mr. Nanni reminded the Board of the upcoming shade meeting.

C. Manager's Report

i. Ratification of Insurance Transfer to EGIS

On MOTION by Mr. Carlson, seconded by Mr. Bechtel, with all in favor, the Insurance Transfer to EGIS was ratified. 5-0

ii. Consideration of new plantings at Clubhouse

Board directed Mr. Wilhelmi to verify the prices with the new contract prior to the work being completed.

On MOTION by Mr. Carlson, seconded by Mr. Bechtel, with all in favor, the clubhouse plantings proposal from Yellow Stone for \$7,785 was approved. 5-0

On MOTION by Mr. Bechtel, seconded by Mr. Palermo, with all in favor, the fitness center plantings proposal from Yellowstone for \$4,411 was approved. 5-0

Mr. Nanni was questioned on the status of the survey for the work to be done in the front area. He informed the Board that the District Engineer will be working on the survey the first part of November. The District Engineer will also be at the next workshop to provide more information.

D. Site/Clubhouse Manager

Mr. Wilhelmi presented his report. Mr. Carlson informed the Board that during theree monthly ride with Yellowstone he noticed that he still is not happy with the soft edges. A lote of the bedding does not have soft edges. Mr. Carlson also suggested that the Board be moree specific when giving directions. He suggested that a gas-powered blower is needed for a dailye blowing of the pine needles. The Board is in consensus that this purchase is in Mr. Wilhelmi'se buying power. Mr. Wilhelmi and Mr. Carlson explained to the Board that the mulch at thee playground is separating and should be addressed.e

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Board request was received.

Mr. Bechtel discussed new Pasco County assessment methods. He is concerned with how it will affect the members of the gated communities. Ms. Cox stated that she will check with her contact at Pasco County that is dealing with the repaving of the roads to verify the new information.

Mr. Carroll discussed ROW parking improvements and signage.

Board discussed the possibility of a special assessment for pond repair.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Rick Carroll (Chairman)