

**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, November 16, 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
Scott Carlson	Assistant Secretary
William Palermo	Assistant Secretary

Also present were:

Robert Nanni	District Manager
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**

None.

**FOURTH ORDER OF BUSINESS**

**Items for Consideration, Additions,  
Deletions**

None.

**FIFTH ORDER OF BUSINESS**

**Public Hearing for Recreational Fees**

**A. Consideration of Resolution 2024-01, Adopting Revised Amenity Center Rates/Fees**

On MOTION by Mr. Carlson, seconded by Mr. Carroll, with all in favor, The regular meeting was closed and the Public Hearing to Adopt Revised Amenity Center Rates/Fees was opened. 4-0

None.

On MOTION by Mr. Palermo, seconded by Mr. Bechtel, with all in favor, the Public Hearing to Adopt Revised Amenity Center Rates/Fees was closed, and the regular meeting was opened. 4-0

On MOTION by Mr. Bechtel, seconded by Mr. Carroll, with all in favor, Resolution 2024-01, Adopting Revised Amenity Center Rates/Fees was adopted. 4-0

**THIRD ORDER OF BUSINESS**

**Audience Comments (Continued)**

Resident questioned the status of the cell tower agreement. The Board informed the resident that they are waiting for a proposed contract.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the October 19, 2023 Meeting**
- B. Minutes of the October 25, 2023 Meeting**
- C. Revised Financial Report as of September 30, 2023**

On MOTION by Mr. Carlson, seconded by Mr. Palermo, with all in favor, the Consent Agenda consisting of the Minutes of the October 19, 2023 Meeting, Minutes of the October 25, 2023 Meeting, and the Revised Financial Report as of September 2023 was approved. 4-0

**SEVENTH ORDER OF BUSINESS**

**Staff Report**

**A. Engineer's Report**

The Board discussed the SWFWMD letter and the time frames within the letter. The Board was informed that there is a meeting on Friday with District Attorney and District Engineer to discuss the options.

On MOTION by Mr. Carlson, seconded by Mr. Palermo, with all in favor, authorizing Mr. Nanni to pursue a second engineers' opinion on the ability of Pond 27D to operate with the understanding that the Chairman can authorize a not to exceed \$7,500.00 for the inspection was approved. 4-0

**B. Attorney's Report**  
None.

**C. Manager's Report**

**i. Motion Assigning Fund Balance as of 09/30/23**

On MOTION by Mr. Bechtel, seconded by Mr. Carroll, with all in favor, the Motion Assigning Fund Balance as of 09/30/23 was approved. 4-0

**D. Site/Clubhouse Manager**

Mr. Wilhelmi presented his report. Mr. Wilhelmi confirmed with the Board that the revised amenity center rates/fees will be effective Jan.1, 2024.

**EIGHTH ORDER OF BUSINESS**

Board request was received.

**Supervisors' Requests and Comments**

**NINTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

On MOTION by Mr. Carlson, seconded by Mr. Carroll, with all in favor, the meeting was adjourned. 4-0

  
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Rick Carroll (Chairman)