

**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, January 19, 2012 at 8:30 a.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
Stuart Rogers	District Engineer
Residents	

*The following is a summary of the minutes and actions taken at the January 19, 2012 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 Comments**

- Ray Dolente voiced concern with regard to the trimming of the buffer zone at North Hampton and Pimlico. This is causing privacy issues, an increase in traffic noise and the reflection of vehicle headlights in his house. He recommends filling in the buffer area.
- Marge agrees the noise level increased and reflective headlights are an issue.

- Discussion ensued with regard to filling in the area and the need for additional buffer zones in other locations within the community.
- Rex noted the uprooting of the sidewalks by oak trees is creating trip hazards.
- Mel noted the meeting minutes for September thru December have not been posted on the website and the community regulations are not updated. He suggested meeting agendas be posted earlier than one day before a meeting.
- Karen stands by her previous comment of liking the horse statues and noted only a small percentage of residents voiced opinions on this issue. She hopes more residents will attend meetings to voice their opinions prior to decisions being made. She thanked the Board for doing a great job.
- Marge disagrees with Karen about the horse statues and feels there is a large amount of negativity regarding them and they should be relocated.
- Corrine noted more than 50 signatures were received; five in favor and the rest against the statues.
- Jerry likes the horse statues and feels it makes the entrance unique.
- Jill feels the horse statues cheapen the community. She has not found one person who likes them and they should be relocated.
- Jennifer voiced concern the petitions were not distributed.
- Chris noted the horse statues are not artwork; they look childish and should be relocated to the children area.
- It was noted emails received regarding the horse statues were 58 against and 16 in favor.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the December 15, 2011 Meeting**

Each Board member received a copy of the minutes of the December 15, 2011 meeting.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor minutes of the December 15, 2011 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Clubhouse      Redecoration      Plan  
Presentation by Bobby Canova**

- A presentation of the redecoration plan for the clubhouse was given by Bobby Canova. Furniture, lighting and art selection concepts were discussed.

**SIXTH ORDER OF BUSINESS**

**Discussion on After Hours Pool Use**

- Concern was voiced regarding the lack of staff supervision for after hour use of the pool area.
- The possible use of alcohol is a valid concern and it was noted the current insurance policy needs to be reviewed.
- Discussion ensued and there was consensus the after hour rental of the pool area should be deleted from the proposed rate schedule.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Speed Enforcement by Off-Duty Deputy**

- Concern was voiced by the Chairman with regard to an officer not issuing a ticket to someone who was driving 18 mph over the speed limit. It was noted deputies use their own judgment when issuing tickets and the Board cannot set the parameters.
- It was suggested the Chairman contact the sheriff's office and request the deputies on patrol enforce the speed limits within the District.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Status of Horse Statues**

- Discussion ensued with regard to relocating the horse statues.

Mr. Hanzel MOVED the horse statues remain as is in their present location.

The prior motion died for lack of a second.

Mr. Carroll MOVED to remove the horse statues from the front entrance and relocate them to an alternative area where they do not have such an impact and Mr. Nystrom seconded the motion.

- Discussion ensued with Mr. Hanzel noting why the horses should remain where they are and Mr. Carroll voicing why they should be relocated as requested by the majority of the residents.
- Mr. Hendrick feels the Board was unjustly criticized for their decision and wants the issue to end. He supports a delayed effort to reposition the statues in the front to perhaps compliment the entrance better.
- Mr. Peters noted some residents feel the fitness center is a waste of money, some have a problem with the security cameras infringing on their privacy and others feel the information sign is a hazard so no matter what is done there will be some objection.
- Mr. Nystrom noted he seconded the motion to get comments from the Board on where they each stood on this issue. The horse statues do not bother him and he feels the Board made a good choice regarding the size and color of the statues.

On VOICE VOTE with Mr. Carroll and Mr. Nystrom voting aye and Mr. Hendrick, Mr. Hanzel and Mr. Peters voting nay the prior motion to relocate the horse statues failed.

- Discussion ensued with regard to plants for the buffer zone as requested by Mr. Dolente. It was noted sound, light and privacy issues need to be addressed, the area inspected and a plan developed for discussion at the next meeting.

**TENTH ORDER OF BUSINESS**

**Engineer's Report**

Stuart Rogers addressed the following:

- He is expecting proposals for the sidewalk project next week for presentation to the Board.
- The ADA code changes were reviewed. He will inspect the recreational facilities and report back to the Board with recommendations.
- Discussion ensued with regard to installation of the pool fence and gate. It was requested proposals be obtained for the gate. It was suggested installation of the fence be tabled for now and focus be placed on the gate.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor to amend the previous motion to enhance pool security and to proceed with splitting it into two parts; focusing strictly on part B, the gates, at the present time was approved.

**NINTH ORDER OF BUSINESS**

**Attorney's Report**

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

- Mr. Nystrom distributed the revised letter from Mr. Glenn Greer of the Utilities Operations & Maintenance Department of Pasco County indicating *Mr. Creighton did not object with the scenario the CDD will have complete control of the operation of the wells.*
- Discussion ensued and it was noted Ms. Wright from Pasco County will attend the next workshop.

**ELEVENTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- A thorough cleaning of the fitness center and replacement and programming of the two televisions was completed. He is in the process of repairing the treadmills.

**TWELFTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**A. Consideration of Resolution 2012-4 Amending the Debt Service Fund Budget for Fiscal Year 2012**

- Resolution 2012-4 amending the debt service fund budget for fiscal year 2012 was presented; a copy of which is attached for the record. This resolution supersedes Resolution 2012-3 adopted last month.

On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor Resolution 2012-4 amending the debt service fund budget for fiscal year 2012 was adopted.

- Action on the previously discussed market adjustment increase for the Site Manager was requested.

Mr. Carroll MOVED to approve the previously discussed market adjustment increase for the Lexington Oaks Site Manager and Mr. Nystrom seconded the motion.

- Discussion ensued with regard to the market adjustment for the Site Manager.

On VOICE VOTE with Mr. Carroll, Mr. Nystrom, Mr. Hendrick and Mr. Peters voting aye and Mr. Hanzel voting nay the prior motion was approved.

Mr. Peters MOVED to approve a .50 per hour pay increase for Keith Walters retroactive to October 1, 2011 and Mr. Nystrom seconded the motion.

- Discussion ensued and it was noted with this increase his rate will be \$11.50 per hour.
- It was suggested salary range and performance evaluation policies are in place prior to the discussion of pay increases in the future.

On VOICE VOTE with Mr. Peters, Mr. Nystrom and Mr. Hanzel voting aye and Mr. Carroll and Mr. Hendrick voting nay the prior motion was approved.

On MOTION by Mr. Carroll seconded by Mr. Nystrom with all in favor to retroact the pay increase for the Site Manager to October 1, 2011 was approved.

- Discussion ensued with regard to the clubhouse redecoration plan presentations by Bobby Canova and Kathy Weatherford.

**Audience Comments**

- Jennifer agrees tickets should be issued to those exceeding the speed limits within the community. She noted the photographs of the horse statues do not match what was delivered and accepted by the Board. She voiced concern Kathy Weatherford is not a

licensed interior decorator and feels enough information has been received and a decision should be made.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Supervisor Carroll
  - Requested he meet with the Chairman and the District Manager as a *homeowner* regarding the buffer area.
  - A final decision needs to be made on the clubhouse redecoration. He agrees the Board perhaps gave confusing signals of what was required.
- Supervisor Nystrom
  - Erosion on the Aptitude Terrace pond may become an issue.
- Supervisor Hanzel
  - Requested a decision be made in February regarding the redecoration of the clubhouse and the last week in March be blocked for the work.

**FOURTEENTH ORDER OF BUSINESS**

**Approval of Financial Statements, Check Registers and Invoices**

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

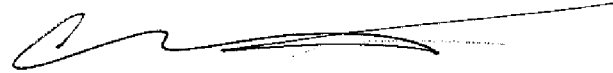
On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor the financials for the period ending December 31, 2011 were accepted.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
Fritz Nystrom  
Chairman