

**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, February 16, 2012 at 6:30 p.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 February 16, 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.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 19, 2012 Meeting**

Each Board member received a copy of the minutes of the January 19, 2012 meeting.

A correction was made which will be incorporated in the minutes.

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor minutes of the January 19, 2012 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

- Kathy Fennell voiced her disappointment with the horse statues. She feels they do not fit with the décor of the community. She questioned if there was a documented consensus from the community to keep the horse statues. The Chairman noted those in the community *who voiced an opinion* were substantially opposed to them.
- Discussion ensued and it was noted the Board voted at the last meeting three to two to keep the horse statues in place *as is*. It was noted the Board is elected by the community and as such they vote and represent the residents and make decisions. Ms. Fennell requested bronzing or painting the statues be placed on a future meeting agenda.
- Kristine Cermack voiced concern with the recent problem of drug dealing in the Pocono cul de sac area and questioned the bylaws on renting of homes.
- Discussion ensued and it was noted the Chairman spoke to the Sheriff and undercover officers are working on these issues.
- It was noted the CDD has no jurisdiction but as citizens the Board will do what it can. This is an HOA issue and Mr. Carroll noted he is working with neighbors and property management and was assured the lease of the renters involved will not be renewed. He suggested Ms. Cermack attend the next HOA meeting where this issue will be discussed.
- Mary Lou Kruse voiced concern with *wild grass* growing in the Maywood pond. Mr. Hendrick will follow up with OneSource on this issue.
- It was suggested photos of redecoration plans be posted in the clubhouse.

**FIFTH ORDER OF BUSINESS**

**Consideration of Clubhouse Redecoration Plan and Selection of Decorator**

- Clubhouse redecoration plans were previously presented by decorators. It was requested CCF submit table and chair samples and Mr. Canova noted this is not a problem.

Mr. Hanzel MOVED to accept CCF as the vendor for the clubhouse redecoration project pending final approval of colors and furniture and the ability by the Board to make modifications and a decorating sample display board be placed in the clubhouse and Mr. Nystrom seconded the motion.

- Discussion ensued with regard to the proposals and selection of a decorator.

On VOICE VOTE with all in favor the prior motion was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Room Usage**

- Discussion ensued with regard to room usage modifications and approval of submitted applications. There was consensus to place this item on the March meeting agenda for discussion and final decision.

**SEVENTH ORDER OF BUSINESS**

**Attorney's Report**

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

**A. Status of Contract Negotiations Between CDD and Pasco County**

**B. Status of Water Use Permit**

- Mr. Nystrom spoke with Mr. Kerr, a geologist with SWFWMD, who suggested the best option for the CDD is to be added to the existing permit. He noted until the issue between the County and the golf course is resolved it does not matter who has the permit.
- Discussion ensued and it was requested District Counsel attend the next workshop to address this issue.

**EIGHTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Rogers addressed the following:

- He gave an update on the pool gate issue; sidewalk project; Aptitude Terrace; and ADA requirements; a copy of which is attached for the record.
- He was directed to prepare specifications and obtain three bids for the pool gates; prepare plans and have Jimmy look at the work to be done on Aptitude Terrace; and prepare a plan to comply with ADA code requirements.

**NINTH ORDER OF BUSINESS**

**Discuss and Resolve Landscaping Issue  
by Home of Ray Dolente**

- Mr. Hendrick updated the Board on landscaping recommendations to resolve the headlight and noise buffer issues by the home of Mr. Dolente.

On MOTION by Mr. Hendricks seconded by Mr. Peters with all in favor the proposal from OneSource in the amount of \$1,260 for the installation of 30 fifteen gallon podocarpus and 30 bales of pine straw was approved.

**TENTH ORDER OF BUSINESS**

**Discuss Creation of Plan to Resolve Dangerous Sidewalk Situation**

- Mr. Wilhelmi is in the process of identifying sidewalk problems and noted some of these repairs can be done in-house.
- A list of repair areas along the boulevard is attached for the record and it was requested Mr. Wilhelmi obtain proposals for the work which cannot be done in-house.

**ELEVENTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- Phase 1 of the pool drainage pipe project is completed and Phase 2 is in progress.

**TWELFTH ORDER OF BUSINESS**

**Manager’s Report**

Mr. Mendenhall addressed the following:

**A. Consideration of Arbitrage Rebate Agreement with AMTEC**

- An Arbitrage Rebate Agreement with AMTEC was presented; a copy of which is attached for the record.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor the Arbitrage Rebate Agreement with AMTEC for the Special Assessment Refunding Bonds, Series 2011 was approved.

- Discussion ensued with regard to noticing a public hearing to consider the fee schedule and guidelines. The public hearing publication will be reviewed at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

- It was suggested information regarding the posting of clubhouse renovation details be placed in the newsletter.
- Concern was voiced on the *small* plantings in the entryway and it was noted this is being addressed with OneSource.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Supervisor Hanzel
  - Requested Site Manager establish a log book noting when security camera problems occur and are reported.
  - Suggested allocating funding to support the Crime Watch Patrol.
  - Requested vendors be sent courtesy letter thanking them for submitting clubhouse redecorating proposals.
  - Suggested inviting Sheriff to address the community on crime issues.
  - Discussion ensued with regard to the security equipment and the repair process with the current vendor.
  - It was noted the District insurance policy does not cover the security system.
- Supervisor Carroll
  - Voiced concern the Crime Watch Patrol is passive. He suggested a cell phone be available in the patrol car to report incidents to the Sheriff.
  - Conveyed concern with overreach of OneSource in conservation encroachment area near his home.
- Supervisor Hendrick
  - Updated the BOS on the proposals pertaining to the efficiency of the clubhouse.

Mr. Hendrick MOVED to accept the proposal from Planet Green in an amount not to exceed \$16,000 pending approval by the District Engineer and Mr. Hanzel seconded the motion.

- Discussion ensued and it was requested Planet Green provide a one page cost recovery information sheet.

On VOICE VOTE with Mr. Peters and Mr. Hendrick in favor and Mr. Nystrom, Mr. Hanzel and Mr. Carroll opposed the prior motion failed.

**FIFTEENTH ORDER OF BUSINESS**

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

- The financials for the period ending January 31, 2012 were reviewed.

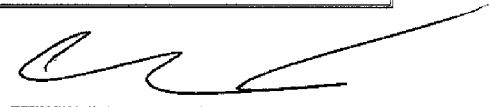
On MOTION by Mr. Peters seconded by Mr. Carroll with all in favor the financials for the period ending January 31, 2012 were accepted.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



Fritz Nystrom  
Chairman