

**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, March 15, 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
Chris O'Kelley	Bayside Engineering
Residents	

*The following is a summary of the minutes and actions taken at the March 15, 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**

- It was suggested audience comments be limited to three to five minutes.
- Ray Dolente thanked the Board for planting in the buffer/berm area but noted there is still a light and sound problem.
- A resident voiced concern with regard to the water leak in the community center and the hole in the wall. It was noted these issues are being addressed.

**SEVENTH ORDER OF BUSINESS**

**Update on Clubhouse Redecoration**

- Mr. Canova gave an update on the clubhouse redecoration project and estimated it will take six weeks to complete.
- It was suggested Mr. Peters coordinate the project with the contractor.
- The additional planting in the berm area near the home of Mr. Dolente was discussed and it was noted plant selection was designed to rectify the issues. The Board will revisit this in six months to review how the plantings are maturing and filling in the area.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 16, 2012 Meeting**

Each Board member received a copy of the minutes of the February 16, 2012 meeting. Changes were made which will be incorporated in the minutes.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor minutes of the February 16, 2012 meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Discussion of Room Usage Fee Schedule and Guideline – Public Hearing Publications**

- The public hearing process on the fee schedule was reviewed. The objective today is for the Board to move forward with the proposed fees and advertise a public hearing to approve them.
- Discussion ensued with regard to room usage applications from different groups. This item will be discussed at the next workshop.
- The security deposit requirements for room usage by residents and non-residents were discussed.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor staff was authorized to advertise a public hearing on room usage fees.

**SIXTH ORDER OF BUSINESS**

**Discussion of HPI Contract**

- Discussion ensued with regard to the HPI contract and the non-functioning of security cameras.
- It was recommended to allocate \$7,000 of the current budget to repair the four cameras. In addition, authorize the District Manager send a billing request using documents received March 12th indicating HPI will provide the necessary four cameras and delineate the poles they are on, two on pole ten and two on pole 12 as indicated on the map.
- It was suggested a minimum amount be approved to have cameras repaired.
- It was recommended the HPI \$895 monthly maintenance fee be discontinued.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor District Manager was authorized to contact HPI to move forward with the repair of the four security cameras in an amount not to exceed \$7,000.

On MOTION by Mr. Carroll seconded by Mr. Peters with all in favor to stop paying the monthly \$895 maintenance/extended warranty fee and place this money in a reserve fund for future security camera repairs was approved.

- Mr. Carroll noted a representative from the Sheriff's office will be in the District April 25, 2012 at 6:30 p.m. to address community issues.
- Discussion of setting parameters for security cameras will be placed on the workshop agenda. It was noted Bayside Engineering can assist with this project.

*The record will reflect Mr. Carroll left the meeting.*

**EIGHTH ORDER OF BUSINESS**

**Attorney's Report**

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

**NINTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. O'Kelley addressed the following:

- An update was given on the pool gates; sidewalk project; Aptitude Terrace project; ADA requirements; review of Planet Green proposal and mitigation monitoring reports; a copy of the engineering report is attached for the record.
- It was recommended a plan be set in place regarding adherence to ADA requirements.
- It was requested the District Engineer follow-up on the fountain project.

*The record will reflect Mr. O'Kelley left the meeting.*

**ELEVENTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**A. Acceptance of Fiscal Year 2011 Audit**

- The fiscal year 2011 audit prepared by Keefe, McCullough & Co. was presented; a copy of which is attached for the record.

On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor the fiscal year 2011 audit prepared by Keefe, McCullough & Co. was accepted

**TENTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

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

- Discussion ensued with regard to the following sidewalk repair proposals:
  - Lazzara Concrete & Masonry - \$23,190
  - Cornerstone - \$18,405
  - Con Asset, LLC - \$18,495
- There was consensus the proposal from Lazzara Concrete & Masonry was more comprehensive and complete.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor the March 7, 2012 sidewalk repair proposal from Lazzara Concrete & Masonry was accepted.

- Mr. Nystrom noted the tennis and basketball courts are in need of repair and proposals will be forwarded to the Board for discussion at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- It was requested a new air conditioning system be considered prior to improving insulation.
- It was requested WiFi be installed in the fitness center.
- The hours of the fitness center were discussed.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor to open the fitness center allowing residents 24/7 access and monitor those entering and leaving between 12:01 a.m. to 6:00 a.m. was approved.

- It was requested the green lights in the ponds be removed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- A. Planet Green Proposal – Supervisor Hendrick**
- B. Well Pump Maintenance – Supervisor Hanzel**

- Supervisor Hanzel
  - Recommended an estimate for maintenance of the wells be obtained from ITS.

Mr. Hanzel MOVED to allocate an amount not to exceed \$300 for ITS to submit a proposal for maintenance of the District's well equipment housed in the fenced area and Mr. Hendrick seconded the motion.

- Discussion ensued with regard to District responsibility of well maintenance and location of equipment.

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

- Mr. Hanzel does not recommend paying an additional fee for adding lightning coverage to the existing insurance policy.
- During his review of the insurance policy he noticed *Silver Charm & Cannondale entry gates* are insured; it should be *Silver Charm & Hawthorne entry gates*.
- Recommended moving Engineer Report item further up on the agenda.
- Supervisor Hendrick
  - Updated the BOS on the proposal from Planet Green pertaining to the efficiency of the clubhouse and energy cost savings; a copy of which is attached for the record.
  - The condition/efficiency of the current air conditioning system was discussed.
  - He noted a lack of crosswalks on the boulevard is a concern of residents and it was suggested a letter be sent to the county regarding this issue.

**FOURTEENTH ORDER OF BUSINESS**

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

- The financials for the period ending February 29, 2012 were reviewed.

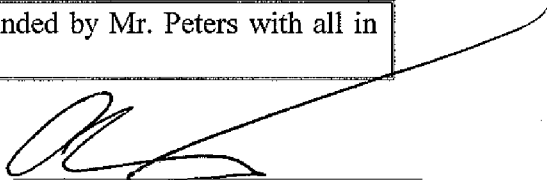
On MOTION by Mr. Peters seconded by Mr. Hendrick with all in favor the financials for the period ending February 29, 2012 were accepted.

**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