

**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, April 19, 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
Stuart Rogers	District Engineer
Todd Wilhelmi	Site Manager
Residents	

The following is a summary of the minutes and actions taken at the April 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.

- Meeting length and structure was discussed and the following suggested:
 - First set of audience comments pertain to items on the agenda or requests for new items.
 - Limit audience comments to three minutes.
 - Questions answered after all comments are received.
 - Audience comment and give opinions on voted items at end of meeting.
 - Items are discussed at workshops and voted on at Board meetings.

- Use Roberts Rules of Order for small boards; not discuss until motion and second is made then begin discussion and take comments from Board and vote.

THIRD ORDER OF BUSINESS

Audience Comments

- Robert questioned why sidewalk repair is at the homeowner's expense since the oak trees were incorrectly planted and the roots are lifting up the sidewalks and roads. *It was noted the area outside the homes are owned by the homeowners and it is their responsibility.*
- Ms. Wallace noted a neighboring community has an extra recycling bin for newspaper and cardboard which they are willing to donate to Lexington Oaks and she requested it be placed in the community.
- Concern was voiced with regard to the Board voting on issues prior to receiving resident comments. *It was noted audience members should give input on agenda items in the beginning of the meeting.*
- Jason noted the security system was down in October when his home in Saratoga was burglarized. He feels he cannot depend on community security cameras and must install a personal system. *It was noted the license plate reader was not working due to a lighting strike. Currently waiting for replacement from supplier. The process was discussed and the current vendor may be replaced and the system upgraded.*
- Todd voiced concern with the tree roots affecting water drainage and questioned who is responsible for this and feels there should be uniformity throughout for consistency in repairing by all. *It was noted the position of the County and District Counsel is the sidewalks are part of the homeowner's responsibility. It is the obligation of neighbors to repair sidewalks on individual basis.*

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 15, 2012 Meeting

Each Board member received a copy of the minutes of the March 15, 2012 meeting.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor minutes of the March 15, 2012 meeting were approved.

FIFTH ORDER OF BUSINESS

Update on Clubhouse Redecoration

- Clubhouse redecoration is in progress.

ELEVENTH ORDER OF BUSINESS

Engineer's Report

Mr. Rogers addressed the following:

- An update was given on the pool gates; Aptitude Terrace project; ADA requirements; Planet Green proposal; wetland monitoring and maintenance; resurfacing tennis and basketball courts and pond maintenance; a copy of the engineering report is attached for the record.
- Bids were received for the drainage project on Aptitude Terrace from Biomass Tech Environmental Services; Sadler's Site Works, LLC; and Con Asset, LLC.
- The District Engineer recommended the contract be awarded to Biomass Tech.

Mr. Peters MOVED to accept the recommendation of District Engineer to award contract to BioMass Tech for the work on Aptitude Terrace in the amount of \$21,863 and Mr. Carroll seconded the motion.

- It was requested the total cost to date spent of this project be obtained.

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

- A recommended upgrade plan to comply with recent changes in ADA regulations was presented and discussed; a copy of which is attached for the record.
- An onsite energy audit will be performed and a recommendation of upgrades of the facilities will follow which can then be bid by Planet Green and others.
- A Wetland Monitoring and maintenance report was presented and discussed; a copy of which is attached for the record.

Mr. Hanzel MOVED to allocate \$2,800 for wetland monitoring and Mr. Hendrick seconded the motion.

- The wetland maintenance and monitoring process was discussed.

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

Mr. Hanzel MOVED to postpone the tennis court and basketball repair presentation until the next workshop and Mr. Peters seconded the motion.

- It was noted additional information on this item is forthcoming.

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

- Although it is not a safety issue District Engineer recommends proceeding with the resurfacing of the tennis and basketball courts.
- Updating the security camera system and/or maintaining the existing equipment was discussed. This item will be discussed at the next workshop.

The record will reflect Mr. Rogers left the meeting.

SIXTH ORDER OF BUSINESS

Vote on Room Usage Requests

- This item was discussed at the workshop.

SEVENTH ORDER OF BUSINESS

Vote on Room Usage Guidelines

- The guidelines were discussed at the workshop.

Mr. Hanzel MOVED to accept the room usage grid as presented and Mr. Hendrick seconded the motion.

- Discussion ensued with regard to the guidelines. It was suggested fees be waived for scouting groups and it was noted the Board reserves the right to determine the fee or waive it on individual basis.

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

EIGHTH ORDER OF BUSINESS

Discussion of District Fees

- Discussion ensued and it was noted the *Rental Fee for Children's Covered Playground Area* and the *Pool Rental* sections will be removed.
- The fee schedule will be discussed at the next workshop for approval at the May 17, 2012 public hearing.

TENTH ORDER OF BUSINESS

Attorney's Report

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

TWELFTH ORDER OF BUSINESS

Discussion of Planet Green Proposal

- The Planet Green proposal in the amount of \$17,807 was presented; a copy of which is attached for the record.

Mr. Hendrick MOVED to accept the proposal from Planet Green to complete the energy efficiency attic system in the clubhouse and fitness center and Mr. Hanzel seconded the motion.

- The proposal from Planet Green was reviewed and concerns discussed.

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

- The District Manager will notify the District Engineer not to proceed with the energy audit process.

NINTH ORDER OF BUSINESS

Discussion on Use of District Counsel and Engineer by Board Supervisors

- It was suggested all Board members be able to request work from the District Engineer but prior to doing so the project must come before the Board for approval

Mr. Hanzel MOVED work requests given to the District Engineer come before the Board for discussion and approval prior to the engineer working on them and Mr. Nystrom seconded the motion.

- It was suggested time sensitive items be sent to District Manager for distribution to the Board.

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

THIRTEENTH ORDER OF BUSINESS **Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

A. Update on Proposals for Repair of Tennis and Basketball Courts

- As previously noted this item will be discussed at the next workshop.
- Work on sidewalk is progressing.
- Sadler is completing work on weirs and Sump 2B. Broken concrete pieces are being stored for rip rap pond work.
- Clean up continues around the community getting ready for the summer.

FOURTEENTH ORDER OF BUSINESS **Manager’s Report**

Mr. Mendenhall addressed the following:

A. Notification of General Election

- The general election process was reviewed.

B. Consideration of Resolution 2012-5 Confirming the District’s Use of the Pasco County Supervisor of Elections to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor Resolution 2012-5 confirming the District’s use of the Pasco County Supervisor of Elections to continue conducting the District’s election of supervisors in conjunction with the general election was adopted.

C. Introduction of Fiscal Year 2013 Budget

- The fiscal year 2013 budget was included in the packet and the review process will begin at the next workshop.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

- It was requested the treadmill machines in the fitness center be repositioned to face the door; or mirrors be placed on the wall for better visibility when someone enters the room.
- The tracking of access cards for security was discussed.
- It was questioned if there is a resident expert with knowledge of security cameras who would act as an advocate for the community. *Mr. Nystrom or Mr. Wilhelmi will follow up and speak with Mr. Steve Evans on this issue.*

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Peters
 - He inspected the *objectionable* fence and suggested this be discussed at the next workshop.
 - Agrees with replacing green lighting with clear lights.

Mr. Peters MOVED the CDD donates \$1,500 to the Pasco County Sheriff's Security Patrol formerly known as the Crime Watch and Mr. Hendrick seconded the motion.

- Insurance for patrol vehicles was discussed.
- It was suggested a legal opinion on donating be sought and it was noted the legal opinion of District Counsel was the CDD does not have the ability to donate to an outside entity, which he feels is a private entity, and may cause liability issues to the District. Since the Board has been advised of this on the record; they will find you outside the sovereign immunity.
- It was suggested the Board request from District Counsel what other options are available to make a donation.

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

- Supervisor Hendrick

- He requested an update on the status of the County crosswalks and signage request. *It was noted a work order request was submitted and they are waiting for Mr. Robert Reck to respond and make an assessment if, when and where they can be placed.*
- Supervisor Carroll
 - Pertaining to the crosswalk issue, did we decide to do something different than – survey area
 - Noted there is a misconception whether you have to stop or not at the crosswalk and requested clarification be obtained.
 - Suggested signage be placed noting *Snakes in the Area*.
 - Fence in North Hampton was discussed and it was noted an update will be given at workshop.
 - Allot additional funds for lifeguards.
- Supervisor Hanzel
 - Suggested a vote be taken on request from Ms. Wallace to place recycling bin within community.

Mr. Hanzel MOVED to place recycling bin near existing trash can and staff/Ms. Wallace will contact school for pick up and Mr. Hendrick seconded the motion.

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

- Suggested the writing of Newsletter articles rotate between Mr. Peters, Mr. Hendricks and Mr. Nystrom and discussion ensued.

Mr. Hanzel MOVED to rotate the writing of newsletter articles between Mr. Peters, Mr. Hendrick and Mr. Nystrom.

There being no second the motion failed.

- Recommended adopted procedures are followed for reimbursement of travel expense as opposed to a \$50/month reimbursement.
- Discussion ensued with regard to reimbursement for travelling on District business.
- Requested OneSource provide quarterly reports and a report form be completed.
- Suggested a letter be sent to Mr. Wright noting BOS not happy with antenna delay.
- Timeframe for keeping security surveillance tapes was discussed.
- Tennis court and basketball clean up was discussed.

SEVENTEENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Registers and Invoices

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

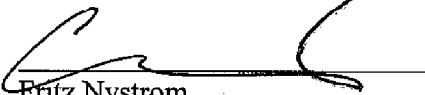
On MOTION by Mr. Peters seconded by Mr. Carroll with all in favor the financials for the period ending March 31, 2012 were accepted.

EIGHTEENTH 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