

**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, June 21, 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
Tracy Robin	District Counsel
Todd Wilhelmi	Site Manager
Residents	

*The following is a summary of the minutes and actions taken at the June 21, 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**

- An update on the horse artwork was requested. *It was not as described and alternative artwork will be supplied by the contractor at his expense.*
- The purchase of room accessories to complete the clubhouse decorating project was discussed.

On MOTION by Mr. Nystrom seconded by Mr. Hanzel with all in favor Mary Hanchar was authorized to purchase room accessories for the clubhouse in an amount not to exceed \$1,000.

- An update on the status of the conservation area between Arlington and Belmont was requested. *It was noted this is part of the mitigation program under the evaluation of SWFWMD.*

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Robin addressed the following:

- The draft Joint Well and Water Use Agreement with the golf course was discussed.
- The changes proposed by the golf course in the revised draft are not in final form and represent a rough or working draft for further refinement.
- The suggested strategy and requests by the golf course for their negotiation with the District was discussed.
- District Counsel will contact SWFWMD to discuss their position and time constraints regarding an agreement with the golf course. District Counsel with a Board member will attend a meeting with Pasco County to discuss their position on this issue.

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

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Update on Security Camera RFP Process**

**B. Update on Fountain Options**

Mr. Rogers was not in attendance and will present information on these items at the next workshop.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 17, 2012 Meeting**

Each Board member received a copy of the minutes of the May 17, 2012 meeting.

- Clarification was made regarding the budget increase for TRIM purposes and the intent of the Board to back out this 10% assessment increase.

On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor the minutes of the May 17, 2012 meeting were approved.

**SEVENTH ORDER OF BUSINESS**

**Update on Clubhouse Redecoration**

- Concern was voiced with regard to the quality of the ceiling fans installed in the clubhouse. It was suggested Mr. Canova attend the next workshop.
- It was suggested a chair rail be installed.
- It was recommended a sentence stating *artwork and decorative items are not to be moved by those renting the facility* be included in the lease agreement.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- Security patrol requested a *notice for donations* be posted on the front information board. *It was noted a one time notice is okay.*
- Mirrors were ordered for the fitness center and a television needs replacement.
- The purchase/replacement of 12 small and 12 large tables in pool area at a cost of \$2,500 was discussed.

**NINTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**A. Questions and Comments on the Proposed Fiscal Year 2013 Budget**

- The proposed fiscal year 2013 budget was reviewed and discussed.
- Discussion ensued with regard to capital projects including bathroom renovation and streetlight upgrades.
- The employee evaluation process and salary increases for budget purposes were discussed.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Clarification on the proposed budget and the adoption process was addressed.
- The status of the security cameras was requested and *it was noted all cameras are now working and operation/maintenance funds are included in the proposed budget.*

- It was noted information on bond pay off balances can be obtained from the District Manager.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Supervisor Peters
  - Noted this was a productive meeting.
- Supervisor Hendrick
  - Updated the BOS on landscaping including:
    - Removal of annuals and planting perennials in plant boxes.
    - Changing out annuals will result in lower expense.
- Supervisor Carroll
  - Voiced concern with the landscaping of the medium area which is becoming unsightly.
  - Questioned process for bidding landscaping contract.
- Supervisor Hanzel
  - Landscaping responsibility around the pool was clarified.
  - Suggested the redrafting of landscaping contract.

Mr. Hanzel MOVED to start the RFP process for a new landscape contractor for a three year contract to begin October 1, 2012 and for Mr. Hendrick to write specifications which would be an appendix to the contract and Mr. Peters seconded the motion.

- Discussion ensued with regard to timing schedule and prequalification process with October - November timeframe being realistic.
- Negotiating with the present company was discussed.

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

- Having a CDD Newsletter at no cost to the District was discussed.

- Supervisor Nystrom
  - No comments at this time.

**TWELFTH ORDER OF BUSINESS**

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

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


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

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



Fritz Nystrom  
Chairman