

**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, July 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
Todd Wilhelmi	Site Manager
Residents	

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

- The floor was opened to audience comments.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin was not in attendance and Mr. Nystrom updated the Board on the meeting he and District Counsel attended with representatives of Pasco County regarding the well permit. This item will be discussed further at the next workshop

FIFTH ORDER OF BUSINESS

Engineer's Report

- A. Update on Security Camera RFP Process**
- B. Update on Fountain Options**
- C. Update on Women's Restroom**
- D. Bids for ADA Sidewalks**
- E. Clarification of Control Structure for Ponds 27C and D**
- An update was given on the pool gates; ADA upgrade plan; fountains; pond 27C and 27D weir; and the pool bathroom addition; a copy of the engineering report is attached for the record.

Mr. Peters MOVED to approve proceeding with the pool gate installation and Mr. Hanzel seconded the motion.

- Staff was directed to proceed with the pool gate installation. It was noted a motion was not required as this item was previously approved.
- The revised ADA upgrade plan was reviewed.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor staff was authorized to proceed with the ADA upgrade plan as presented.

- Mr. Rogers is waiting for pricing from contractors on the fountains and hopes to have this information by the next workshop.
- SWFWMD permits indicate the golf course as the maintenance entity of the weir and this information was forwarded to District Counsel.
- Erosion and structure issues were discussed and it was recommended District Counsel send a letter to the golf course requesting they make the required repairs.
- Options for the pool bathroom were presented and reviewed.
- Discussion ensued and the following was noted:
 - Option 1 an interior renovation at an estimated cost of \$17,500 including architectural services may be the most feasible.

- Concern was voiced with regard to the men’s room not being included in the renovation. It was suggested the project be done as one, completed in different phases with the men’s room renovated during the second phase.
- Funding of the project was discussed.

Mr. Hanzel MOVED to proceed with Option 1 authorizing engineering staff to prepare a design for the women’s bathroom using fiscal year 2013 funds and Mr. Peters seconded the motion.

- Mr. Rogers noted if the Board agrees on Option 1 the next step would be to prepare a *real* cost budget for Board approval and then send out a concept plan for design/build proposals.

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

The record will reflect Mr. Rogers left the meeting.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the June 21, 2012 Meeting

Each Board member received a copy of the minutes of the June 21, 2012 meeting.

There not being any,

On MOTION by Mr. Hanzel seconded by Mr. Carroll with all in favor the minutes of the June 21, 2012 meeting were approved.

SEVENTH ORDER OF BUSINESS

Update on Clubhouse Redecoration

- The redecoration process was discussed.
- It was suggested additional artwork be reviewed by the Board.

EIGHTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

- A request from Remington Village for plantings at front entrance such as bougainvillea to stop trespassing was discussed. It was suggested the cost for this be obtained.
- He requested clarification on classification of the term *commercial* use of rooms. It was noted this pertains to business or individuals who charge a fee for goods or services. Tutoring constitutes *commercial* if a fee is charged.
- A request to use the room for bible discussion was discussed. It was recommended the CDD's rules be followed in order to treat all entities fairly and suggested an official opinion from District Counsel be obtained.
- Preparation of the inventory list is in progress.
- The replacement of 12 tables in the pool area was discussed.

On MOTION by Mr. Peters seconded by Mr. Carroll with all in favor staff was authorized to replace 12 tables at a cost of \$1,500.

- Concrete will be poured tomorrow and the sidewalk project will be completed.

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.
- For clarification it was recommended there be separate line items for Contracts-Pool and R&M-Pools.
- FICA and Salary line items will be updated.

B. Consideration of PACA Renewal

- It was requested the PACA renewal be approved.

On MOTION by Mr. Peters seconded by Mr. Nystrom with all in favor PACA renewal was approved.

TENTH ORDER OF BUSINESS

Audience Comments

- Yvonne Taylor suggested the fitness center stretching machine be stabilized so it does not tilt when someone leans on it. She requested clarification on the reasoning for the additional bathroom and agreed with eventually upgrading the men's room.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Supervisor Hanzel
 - Voiced concern with year-to-date over budgeted items and using reserves to pay for them. *It was noted the District is projected to spend \$55,000 more than what is budgeted and there may be appropriate reserve expenditures such as pool and/or pond repairs which can be reclassified.* It was requested this be placed on the agenda for discussion at the next workshop.
 - Voiced concern with mowing timetable.
- Supervisor Carroll
 - Suggested keeping funds in the reserves for unforeseen expenditures and not do any accounting entries.
 - Suggested phase 1 and phase 2 are timed correctly so both bathrooms get built; one in FY 2013 and the other in FY 2014.
- Supervisor Hendrick

Mr. Hendrick MOVED to rescind sending landscaping out for RFP and Mr. Carroll seconded the motion.

- Budget comparisons and second amendment to landscape contract were reviewed; copies of which are attached for the record.
- Landscaping scheduling and specifications were discussed and additional information will be provided.

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

- Supervisor Peters
 - No comments at this time.
- 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 June 30, 2012 were reviewed.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor the financials for the period ending June 30, 2012 were accepted.

THIRTEENTH 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