

**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 20, 2013 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Don Peters	Chairman
Bob Hendrick	Vice Chairman
Peter Hanzel	Assistant Secretary
Rick Carroll	Assistant Secretary
Jennifer Mooney	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Paul Desmarais	District Engineer
Todd Wilhelmi	Site Manager
Daniel Jones	Innova Technologies
Residents	

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Peters 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**

- Carpet replacement was discussed.

**FOURTH ORDER OF BUSINESS**

**Innova Security System Presentation**

- Dan Jones of Innova Technologies presented his security camera system proposal; a copy of which is attached for the record.
- The Board requested additional information including cost options.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Robin was not in attendance.

- Modifications to the Inclement Weather Policy received from Mr. Robin were distributed to the Board for review.
- CPR training of staff was addressed.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

- He will review District files and report back to the Board on open-end items.

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

**SEVENTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 16, 2013 Meeting**

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor the minutes of the May 16, 2013 meeting were approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- Site Essential expects to complete sign installation within the next two weeks.
- He is in the process of obtaining proposals for replacement of the damaged awning.
- Maintenance/replacement of fitness center equipment was addressed.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor staff was authorized to proceed with Gym Source equipment proposal in the amount of \$6,071.23.

- Request from non-resident to rent clubhouse for family reunion which will include worship session was discussed.

**NINTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall addressed the following:

**B. AMTEC Arbitrage Rebate Agreement**

On MOTION by Mr. Peters seconded by Ms. Mooney with all in favor the Arbitrage Rebate Agreement with AMTEC was approved.

- The agreement with Swim Kids was presented for ratification.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor the Swimming Lesson Program Agreement with Swim Kids was ratified.

**A. Question and Comments on the Proposed Fiscal Year 2014 Budget**

Mr. Hanzel MOVED to have one line item for capital projects/capital improvements and Mr. Hendrick seconded the motion.

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

- District Counsel attending meetings was discussed and it was suggested a Telcom system be purchased to reduce legal fees.
- The budget will be modified as recommended and discussed at the next workshop.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Pool closing time was verified to be 8:30 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Supervisor Hanzel

Mr. Hanzel MOVED Mr. Wilhelmi select two or three residents to research carpet replacement options and the District Manager send a letter to the manufacturer of the current carpet requesting they reimburse the District for *materials only*; and \$2,500 be allocated to remove and replace the carpet with a higher quality one and Ms. Mooney seconded the motion.

The motion was discussed,

On VOICE Vote with all in favor the prior motion was approved with no specific dollar amount and with carpet replacement recommendations to be presented to the Board for approval.

- Mr. Hanzel requested OneSource not park their truck by the community center on Friday, Saturday and Sunday nights from now until mid August. Mr. Hendrick will follow up with OneSource on this.
- Supervisor Carroll requested:
  - Fountain lights be checked.
  - Replacement cost for treadmills be obtained.
  - A copy of general ledger for the last five years.
- Supervisor Hendrick
  - Provided an update on the landscaping.

**TWELFTH ORDER OF BUSINESS**


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

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor the financials for the period ending May 31, 2013 were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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 Donald Peters  
 Chairman