

**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, February 20, 2014 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hendrick 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**

**Public Comments on Agenda Items**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Robin was not in attendance.

Mr. Hanzel MOVED to withdraw offer of well property transfer and Ms. Mooney seconded the motion.
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On VOICE Vote with Mr. Hanzel, Mr. Hendrick, Mr. Peters and Ms. Mooney in favor and Mr. Carroll opposed the prior motion was approved as discussed.

Ms. Mooney MOVED to send invoices to the golf course for attorney and engineering fees and any other fees associated from the date it was orally agreed to this \$10,000, plus any other fees that were incurred as a result of contract and Mr. Hanzel seconded the motion.

Ms. Mooney MOVED to amend the prior motion to have District Counsel and the District Engineer invoice the golf course directly for attorney and engineering fees and any other fees associated from the date it was orally agreed to this \$10,000, plus any other fees that were incurred as a result of contract and Mr. Hanzel seconded the motion.

On VOICE Vote with all in favor the prior motion was approved as amended.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Ms. DeBoiser was not in attendance.

- A project update received from Ms. DeBoiser was reviewed; a copy of which is attached for the record.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 16, 2014 Meeting**

On MOTION by Mr. Hanzel seconded by Ms. Mooney with all in favor the minutes of the January 16, 2014 meeting were approved.

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

**A. Ratification of Sidewalk Work**

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor approval of the sidewalk repair in the amount of \$6,245 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Pool Heater**

- Pool heating options were discussed.

**NINTH ORDER OF BUSINESS**

**Discussion of Rates**

- Discussion ensued with regard to rates including the cost of replacement access cards and community center rental fees.

On MOTION by Mr. Hanzel seconded by Mr. Peters with all in favor to move forward with a public hearing on rates and fees as soon as possible was approved.

**TENTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi addressed the following:

- Entrance maintenance completed.
- Lighting project completed.
- Security system upgrade in progress.

**ELEVENTH ORDER OF BUSINESS**

**Manager’s Report**

Mr. Mendenhall addressed the following:

- Reserves can be used for furniture, etc.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- Comments on landscaping and the change in rates were addressed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Comments**

- Supervisor Hanzel
  - Requested status reports on facility rental.
  - Position descriptions were discussed.
  - Requested off-duty patrol officers use *marked* vehicles to maintain high community visibility and only Pasco County officers be assigned to the District.
  - Requested deputies *physically* inspect the fitness center.

- Trespass format letter from the Sheriff's office was discussed.
- Supervisor Mooney
  - Facility usage on Sunday was reviewed.
  - Procedures and regulations were reviewed.

On MOTION by Mr. Hanzel seconded by Ms. Mooney with all in favor the three policy documents as presented with changes as addressed were adopted.

- Suggested lifeguard hiring be addressed.
- Storage of supplies was discussed.
- Supervisor Carroll
  - Communication of meeting and agenda notices in newsletter was addressed.
  - Lighting in men's room was addressed.
- Supervisor Peters
  - Requested clarification on sidewalk liability responsibility.
- Supervisor Hendrick
  - Painting proposals for the gates and railings were reviewed.

**FOURTEENTH ORDER OF BUSINESS**

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

On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor the financial statements for the period ending January 31, 2014 were accepted.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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



Robert Hendrick  
Chairman