

**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, November 19, 2015 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jennifer Mooney	Chairman
Bob Hendrick	Vice Chairman
Peter Hanzel	Assistant Secretary
Don Peters	Assistant Secretary
Terry Bechtel	Assistant Secretary

Also present:

Bob Nanni	District Manager
Todd Wilhelmi	Clubhouse Manager
Stephen Brletic	Bayside Engineering
Daniel Jones	Innova
Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Mooney called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- Public comments and discussions ensued on the following items:
 - Status of a pedestrian gate in Preakness.
 - Cost of the security camera system.
 - Use of camera data; camera monitoring, and data storage.
 - Looking for transparency, more activities in the community, sub-committees, and getting the voices of the people heard.
 - Security and access to the tennis court

Approved

FOURTH ORDER OF BUSINESS

**Public Hearing – Recreation Amenities
Suspension Policy**

Mr. Nanni stated a Public Hearing on the Recreation Amenities Suspension Policy was properly advertised for this meeting.

On MOTION by Mr. Hendrick seconded by Ms. Mooney with all in favor to suspend the regular meeting and open the Public Hearing on the Recreation Amenities Suspension Policy. 5-0

Ms. Mooney requested public comment on the Recreation Amenities Suspension Policy which is being considered by the Board.

A resident requested clarification of the type of infractions that would result in a suspension of privileges and who would be responsible for imposing it. Discussion followed, noting specific violations are not detailed in the policy.

On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor to close the Public Hearing on the Recreation Amenities Suspension Policy and resume the regular meeting. 5-0

There being no further discussion,

On MOTION by Ms. Mooney seconded by Mr. Hanzel with all in favor to adopt the Recreation Amenities Suspension Policy. 5-0

FIFTH ORDER OF BUSINESS

Attorney’s Report

Mr. Nanni reported District Counsel was awaiting additional information from the attorneys involved in the sidewalk lawsuit before he could report on the issue. This item will be addressed once the facts are available.

SIXTH ORDER OF BUSINESS

Engineer’s Report

Camera/Fiber Optics

Mr. Jones from Innova Technologies presented a proposal to address the feasibility and cost of adding a fiber optics connection to the security cameras. The upgrade is designed to eliminate line of site issues with the security cameras.

Discussion followed on funding and the consideration of working with an independent security system consultant to evaluate the proposed system upgrade. The scope of work to direct a consultant was reviewed.

The Board directed Mr. Brletic to use Bayside Engineering's resources to find someone to evaluate the Innova Technologies proposal of adding fiber optic connections to the poles to determine if this is a viable solution to the line of site issues with the security cameras.

The camera security system will be discussed at the next workshop.

Mr. Brletic reviewed information contained in the Engineer's Report dated November 11, 2015. The following items were highlighted:

A. Clubhouse Drainage Improvements Proposal Summary Package

Proposals submitted by Evans Engineering & Design Build Services (\$40,780); G.A. Nichols (\$41,004); and Kloote Contracting, Inc. (\$48,913) for the Clubhouse Drainage Improvements were reviewed. As requested at the Workshop, references were obtained and verified. There were no negative comments on any of the vendors.

Discussion followed on a 3 year warranty versus a 1 year warranty, noting there is no clear benefit to a longer warranty period. Also discussed was the different retainage requirements by the vendors.

A diagram was presented for a potential soccer field. The project budgeting and funding was reviewed.

On MOTION by Mr. Hendrick seconded by Mr. Peters with all in favor the Clubhouse Drainage Improvement Proposal from G. A. Nichols in an amount NTE \$41,004 was approved. 5-0

This is a drainage project and will be paid from the Pond Reserve Fund.

B. Finn Outdoors's Revised Pond 29A and Pond 27D Proposal

The Erosion Restoration Proposal submitted by Finn Outdoors for Pond 29A and Pond 27D was reviewed. Discussion followed on the look of exposed rock (rip rap) versus use of a geoweb material with sod, and the cost differences.

On MOTION by Mr. Bechtel seconded by Mr. Peters with all in favor to accept the revised proposal from Finn Outdoors for Pond 29A and Pond 27D erosion restoration using exposed rock in an amount NTE \$33,250. 5-0

C. Potential Soccer Field Diagram

This item was discussed above.

Mr. Brletic left the meeting.

SEVENTH ORDER OF BUSINESS Manager's Report

A. Discussion on Estoppel Letter Charges

Mr. Nanni reviewed Severn Trent's involvement in handling Estoppel Letter requests from title companies when there are home sales within the community. The frequency of the requests as well as the related costs to research and prepare the letters has increased, and as such, Severn Trent will be charging a \$75 fee to the customers (the Title Company or Mortgage Company). There is no involvement or cost to the District since it is a direct relationship between Severn Trent and the customer.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor acknowledging Severn Trent informed the Board of the \$75 fee they will charge customers who request an Estoppel Letter. 5-0

B. Camera/Fiber Optics

This item was discussed above.

C. Status Update on County Sidewalk Maintenance Issue

This item was discussed above under Attorney's Report.

EIGHTH ORDER OF BUSINESS Consent Agenda

A. Minutes from October 15, 2015 Meeting

On MOTION by Mr. Bechtel seconded by Ms. Mooney to approve the Minutes from the October 15, 2015 meeting.

Discussion followed; corrections were made to the spelling of several names.

On VOICE VOTE with all in favor the Minutes from the October 15, 2015 meeting was approved as amended. 5-0

B. Approval of Financial Statements, Check Register and Invoices

On MOTION by Mr. Peters seconded by Ms. Mooney to approved the Financial Statements, Check Register and Invoices.

Discussion followed.

On VOICE VOTE with all in favor the Financial Statements, Check Register and Invoices were approved as presented. 5-0

NINTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

- A. Site Manager Newsletter Article**
- B. Sidewalk and Concrete Work**

Mr. Wilhelmi reviewed a proposal for concrete work and sidewalk repairs from IGD Services, Inc. Discussion followed resulting in the elimination a concrete slab for a maintenance shed which reduced the proposal to \$10,300.

The sidewalk work along the south side of the Boulevard included 55 areas for grinding for \$4,537.50; and 6 areas for replacement for \$1,350.00. The total cost for Sidewalk areas along the south side of the Boulevard is \$5,887.50.

The sidewalk work along the north side of the Boulevard included 41 areas for grinding for \$3,382.50; and there is 1 area for replacement for \$225.00. The total cost for Sidewalk areas along the north side of the Boulevard is \$3,607.50.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the proposal from IGD Services, Inc., for concrete work in the amount of \$10,300 was approved along with sidewalk work on the south side of the Boulevard totaling \$5,887.50 and sidewalk work on the north side of the Boulevard totaling \$3,607.50. 5-0

Mr. Wilhelmi reviewed an incident that occurred in Preakness with the gate on November 18, 2015. Repairs are in process and Severn Trent was notified to file the insurance claim.

The HOA’s in the gated communities were contacted regarding electrical outlets in the medians. Pimlico will work directly with the electrician; Remington and Churchill were not interested in installing outlets.

New pool chairs were purchased in the amount of \$4,000 which included 19 lounge chairs and 20 regular chairs.

Ms. Mooney addressed issues with the newsletter. Mr. Wilhelmi will no longer submit articles, but will maintain the calendar. If an article is needed, the Board member responsible for the topic will be contacted.

Mr. Wilhelmi will provide the following reports to the Board:

- Parks & Recreation Inspection Report
- Fitness Center and Clubhouse Inspection Report
- Inspection Report - Common Areas

- Inspection Report - Front Entrance and Boulevard
- Security Camera Report

The information contained in these reports can be used for budget planning and capital recommendations.

Irrigation proposals from LMP were presented for review. The items listed will be prioritized by Scott Carlson, however the most significant issue to be addressed was identified. The repair of 3 mainline leaks which are affecting the entire irrigation system should be immediately corrected. The repair cost for this work is \$953.76. There was no Board objection to proceeding with these repairs.

TENTH ORDER OF BUSINESS Audience Comments

- Security System Cameras – ensure due diligence was performed.
- Status update on the Preakness Pedestrian Gates.
 - Discussion followed on locking versus unlocking the gate.

On MOTION by Mr. Bechtel seconded by Mr. Peters with all in favor to approve unlocking the pedestrian gates on the school bus side in both Hawthorne and Preakness. 5-0

- Christmas decorating is to begin November 24th.
- Recycle Bins – the following items were addressed:
 - Money paid by Green Fiber for recycle bins on CDD property should go to the CDD to fund community events.
 - Recycling demonstrates environmental responsibility.
 - Removal of bins due to abuse/violation of items being placed in and around them.
 - Money paid by Green Fiber should be split with the funds given to the two schools.

On MOTION by Mr. Hanzel seconded by Ms. Mooney to approve the recycle bins remain in the parking lot and the money from Green Fiber is to be paid to the Lexington Oaks Community Development District and deposited in the General Fund for use as directed.

Discussion continued on where to direct payment of funds, the CDD or the schools.

On VOICE VOTE with Mr. Hanzel, Ms. Mooney and Mr. Hendrick voting AYE and Mr. Bechtel and Mr. Peters voting NAY, the motion to approve the recycle bins remain in the parking lot and the money from Green Fiber be paid to the Lexington Oaks Community Development District and deposited in the General Fund for use as directed PASSED 3-2.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Peter Hanzel:

- Nothing to report at this time.

Terry Bechtel:

- Nothing to report at this time.

Don Peters:

- Nothing to report at this time.

Robert Hendrick:

- Nothing to report at this time.

Jennifer Mooney:

- Provided an update on proposals for windscreens and practice boards at the tennis courts.
 - It was determined these items are not a necessity and will not be pursued at this time.
 - Consider looking into a shaded area for the benches.
- Look into adding cell towers within the community.
- Cost to refinish and repaint the horse monuments is estimated at \$7,000.
- Consider creation of an ad hoc committee to provide recommendations for activities to be developed within the community.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hendrick seconded by Ms. Mooney with all in favor the meeting was adjourned at 11:00 p.m.


Jennifer Mooney
Chairperson