

**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, December 17, 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
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.

FOURTH ORDER OF BUSINESS

Old Business

A. Discussion of LMP Irrigation Repair Priorities

Mr. Axmacher, LMP Regional Manager reviewed the irrigation repair priorities discussed at the workshop and provided updated proposals for consideration.

On MOTION by Mr. Hanzel seconded by Ms. Mooney to allocate \$7,900 to make the repairs presented by LMP at the workshop minus 30% for the rotors.

Discussion followed on prioritizing the clocks.

Approved

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Peters VOTING AYE and Ms. Mooney VOTING NAY the motion to allocate \$7,900 to make the repairs presented by LMP at the workshop minus 30% for the rotors. MOTION PASSES 4-1.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- Public comments and discussions ensued on the following items:
 - Several comments on the pedestrian gate locks.
 - There are issues with the condition of the pond which needs to be addressed.
 - Consider use of a touch pad lock system on the gates; leaving the gates open compromises security.
 - Security camera system should be upgraded – related incident of a vehicle on the golf course.
 - Concerned about the delay in learning about the issue of the pedestrian gates being locked or unlocked.
 - An open discussion by residents ensued on the issue of unlocking the pedestrian gates; the vehicle gates remain secured.
 - The new landscape people do not wear reflective vests or put safety cones out when they are working around the curbs.

On MOTION by Ms. Mooney seconded by Mr. Peters to keep the pedestrian gates in both Hawthorne and Preakness locked with the understanding this Board may look into the installation of a touchpad lock in the future.

Board discussion followed.

On VOICE VOTE with Ms. Mooney, Mr. Hendrick, Mr. Hanzel, Mr. Peters VOTING AYE and Mr. Bechtel VOTING NAY the motion to keep the pedestrian gates in both Hawthorne and Preakness locked with the understanding this Board may look into the installation of a touchpad lock in the future. MOTION PASSES 4-1.

Mr. Wilhelmi reported three padlocks have been stolen from the tennis courts. An additional six locks are on order and we plan to weld the lock to a plate to solve the theft problem.

FIFTH ORDER OF BUSINESS

Attorney’s Report

Mr. Nanni reported District Counsel attended a briefing with the attorney from the insurance company representing Meadow Point I on a sidewalk trip and fall. The District was found to be 75% responsible and the plaintiff 25% responsible for the accident. The Plaintiff

was awarded \$500,000 which was capped by the District's \$100,000 sovereign immunity limitation. The issue to be addressed going forward is dealing with Pasco County on accepting the sidewalks.

FOURTH ORDER OF BUSINESS

Old Business - Continued

B. Approval of Site Manager Salary Increase

On MOTION by Mr. Hendrick seconded by Mr. Peters to approve a 3% salary increase for the Site Manager to be effective retroactively to October 1, 2015.

On VOICE VOTE with Mr. Hendrick, Mr. Peters, Mr. Bechtel and Ms. Mooney voting AYE, and Mr. Hanzel voting NAY, to approve a 3% salary increase for the Site Manager to be effective retroactively to October 1, 2015. The MOTION PASSES 4-1.

C. Selection of Camera System Options

Ms. Mooney requested the cost for installing additional poles is to be determined prior to proceeding with selection of a camera system option.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Brletic provided the following information:

A. Basketball Court Resurfacing

- It is anticipated the basketball court resurfacing will be completed the first week of January 2016.

B. Clubhouse Drainage Improvements

- The agreement with G. A. Nichols was executed and materials are being ordered.

C. Pond Restoration (Ponds 29A and 27D)

- The agreement with Finn Outdoor was executed and the project has commenced.
- Bank erosion is occurring at Pond 17BA in Hawthorne – a proposal from Finn Outdoor will be obtained.
- Mr. Wilhelmi reported the need for an emergency repair in Maywood Village; the anticipated cost is \$1,500 which will be completed by Finn Outdoors.

D. Potential Soccer Field and Amenities near Tennis Courts

- Bayside is continuing to explore using the area surrounding the tennis courts for a variety of recreational amenities, including a soccer field.
 - Shuffle Board Court - \$10,000 to \$12,000
 - Roller Hockey - \$40,000 +
 - Soccer Field with Bermuda Grass or specific hybrid of Bahia Grass – price to be determined.

E. Security System Improvements

An evaluation was completed with a separate security company, and it appears something is not right. The transmitters on the poll may not be pointed in the right direction or they may be missing altogether. A meeting will be scheduled with Innova to address the findings.

Another issue needing to be addressed is the size and capacity of the server which can significantly compromise the picture quality. Installing fiber may fix the signal problem but it will not fix picture quality. The estimated cost for an adequate server is about \$15,000 to \$20,000 and at least 1 – 2 poles will need to be added.

A separate, individual standalone service can be implemented which will address specific problems. A proposal was submitted by Surveillance Technology Inc. to complete the work for an estimated cost of \$5,777. Additional cost and information from other companies will be obtained.

Mr. Brletic left the meeting.

SEVENTH ORDER OF BUSINESS Manager’s Report

A. Update on Web Site Costs

Mr. Nanni reviewed Severn Trent’s website proposal costs. The design cost is a onetime fee of \$2,000 plus an annual maintenance fee of \$1,800 which includes regular updates and postings required by statute.

On MOTION by Mr. Hanzel seconded by Ms. Mooney with all in favor to accept the proposal from Severn Trent to design and maintain the Lexington Oaks CDD website in the amount of \$2,000 for web design services plus an annual maintenance fee of \$1,800. 5-0

B. Follow-up

i. County Sidewalk Maintenance Issue – Set of January Meeting

Mr. Nanni stated District Counsel will provide information at the January meeting regarding County sidewalk maintenance issues.

Ms. Mooney reported receiving a quote from LMP in the amount of \$19,000 for reducing the height of the trees to improve the communication issues with the security cameras.

EIGHTH ORDER OF BUSINESS Consent Agenda

A. Minutes from November 19, 2015 Meeting

On MOTION by Ms. Mooney seconded by Mr. Hendrick to approve the Minutes from the November 19, 2015 meeting.

Discussion followed; several corrections were noted.

On VOICE VOTE with all in favor the Minutes from the November 19, 2015 meeting were approved as amended. 5-0

B. Approval of Financial Statements, Check Register and Invoices

On MOTION by Mr. Hendrick 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

Mr. Wilhelmi reported Positive Pools will be increasing their service rates effective January 1, 2016. A scope of work to be performed will be drafted, and proposals for a new pool service company will be pursued.

IGD will begin concrete work on the sidewalks in January.

Discussion followed on Tetherball equipment;

- Portable versus a permanent structure.
- Determine location of the equipment.

TENTH ORDER OF BUSINESS Audience Comments

- Inquired if there were any volunteers for event planning.
- Status update on the Preakness Pedestrian Gates.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

Peter Hanzel:

- Follow-up on reports to be submitted by the Site Manager on a monthly basis.
 - They will be presented at the workshop meeting.
- Inquired who handles/manages the Lexington Oaks Twitter account.
 - Currently the Site Manager is reviewing and updating the account.

Terry Bechtel:

- Nothing to report at this time.

Don Peters:

- Nothing to report at this time.

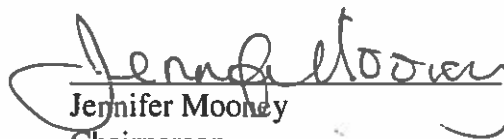
Robert Hendrick:

- Nothing to report at this time.
- Jennifer Mooney:**
- Nothing to report at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Jennifer Mooney
Chairperson