

**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, January 21, 2016 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
Tracy Robin	District Counsel
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.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- Public comments and discussions ensued on the following items:
 - Comment on nuisances occurring at the tennis court and around the community.

It was noted Mr. Jones was not yet in attendance; the Attorney Report followed.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin reviewed the award in the Meadow Point I personal injury case regarding a trip and fall on County Line Road, which is a county owned sidewalk. The County somehow managed to extract themselves from liability in this case. The case went to trial and the jury felt someone had to be held responsible. Even though the District did not own or maintain the

Approved

sidewalks, it was determined by the jury the District should be the responsible party and awarded approximately \$450,000 in damages to the plaintiff. The plaintiff's attorney did not recognize the District was subject to sovereign immunity which limited the award to \$100,000. Once this was realized, the case was immediately settled. As such, a final judgement was never entered by the court, so there is no legal precedent on the books. The jury finding was never reduced to judgement.

Once a District starts to maintain the sidewalks they become responsible for maintaining them on a going forward basis. If the sidewalks are not yours, and you don't start to maintain them, then you have a basis for a defense.

Currently, an annual inspection of District owned property is conducted to determine if there are any issues you need to be aware of; hazards are identified, documented and corrected. This is the basis for your Safety Program in which you regularly monitor your facilities and document any and all corrective actions taken. If you become aware of hazards located on property not owned by the District, the information should be documented and the entity you believe to be the proper party should be notified in writing of the existing hazard.

Mr. Robin will draft a form letter to be used when notifying the entity believed to be the proper party responsible for correcting a reported hazard.

A revised Accident Report Form, which includes an area for acknowledging if photos of the accident location and injuries were taken and by whom, was presented to the Board for consideration.

On MOTION by Ms. Mooney seconded by Mr. Hendrick to accept the revised Lexington Oaks Community Development District Accident Report form presented by District Counsel to be used in conjunction with any accident reported to the District.

There being no additional discussion,

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Peters, and Ms. Mooney VOTING AYE the motion to accept the revised Lexington Oaks Community Development District Accident Report form presented by District Counsel to be used in conjunction with any accident reported to the District was approved. 5-0.

Mr. Robin left the meeting.

SIXTH ORDER OF BUSINESS

Engineer’s Report

Mr. Brletic provided the following information:

A. Clubhouse Drainage Improvements

- The materials have been approved and ordered. We are ready for a pre-conference meeting with the project manager from G.A. Nichols.

B. Pond 17BB Restoration

- Two proposals were submitted by Finn Outdoor for restoration of Pond 17BB.
 - The first proposal is to repair the entire pond with the fabric underlay and rip rap.
 - The second proposal is to repair two areas of the pond with fabric underlay and rip rap; and repair two areas of the pond with fill and vegetation.

The benefit of using one method of repair for the entire pond verses combining two methods of repair were reviewed. The associated cost differences were discussed, and in the opinion of the District Engineer, the savings are not significantly substantial if the method of rip rap and vegetation are selected for the repairs. The vegetation could be destroyed by apple snails, requiring additional repairs within a few years.

On MOTION by Mr. Hanzel seconded by Ms. Mooney to accept the Erosion Restoration Proposal from Finn Outdoors for pond #17BB in an amount NTE \$92,000 using a single method of fabric underlay and rip rap to repair the entire pond.

Discussion followed on the timeline for the repairs.

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Peters, and Ms. Mooney VOTING AYE the motion to accept the Erosion Restoration Proposal from Finn Outdoors for pond #17BB in an amount NTE \$92,000 using a single method of fabric underlay and rip rap to repair the entire pond was approved. 5-0.

C. Security System Improvements

A meeting was held with Innova to address information about the security system. Bayside reviewed Innova’s proposal and researched potential improvements to the security system (e.g., fiber optic cable and others). Proposals are being obtained for a stand-alone security camera system for the tennis court area and for additional poles to be installed along Lexington Oaks Blvd.

Two proposals from That’s Smart were presented and discussed. One proposal is for a Surveillance Wireless Upgrade, and the other is for an Intelligent Video Surveillance for the Tennis Courts. Innova also submitted a proposal for a standalone tennis court security camera system and discussion followed on the history and reliability of the vendor and the quality of the product and services provided. The original system was not properly engineered, and Innova stepped in to work with a system that was not ideally designed.

Mr. Brletic summarized information he received from technology professionals. The first option for fixing interruption problems is fiber, but the cost is a deterrent and technology is forever evolving. The second option is to install a pole which is half the cost of fiber, but it is not a guarantee the problem will be fixed. The most plausible solution is to explore a standalone system for the tennis courts.

Discussion followed on the proposals/estimates submitted by That’s Smart and Innova and costs for a standalone system at the tennis courts.

On MOTION by Mr. Hendrick seconded by Ms. Mooney to accept the Innova Technology proposal to install wireless technology at the tennis courts in an amount NTE \$2,200.

Discussion followed.

On VOICE VOTE with Mr. Hendrick, Mr. Bechtel, Mr. Peters, and Ms. Mooney VOTING AYE and Mr. Hanzel VOTING NAY to accept the Innova Technology proposal to install wireless technology at the tennis courts in an amount NTE \$2,200. 4-1.

Discussion followed on the various other components of the existing security system.

Mr. Brletic informed the Board Bayside Engineering was acquired by Johnson, Mirmiran & Thompson (JMT).

Mr. Brletic left the meeting.

FOURTH ORDER OF BUSINESS

Old Business

A. Innova, Daniel Jones – Camera System at Tennis Courts

This item was addressed under the Engineer’s Report.

B. CDD Website

Mr. Nanni is to provide the link to the CDD website. The page is built and awaiting client customization, review, and input. One person is to be designated the liaison with the webmaster.

On MOTION by Mr. Hendrick seconded by Mr. Bechtel to designate the Chairperson the liaison with the CDD webmaster.

There being no discussion,

On VOICE VOTE with Mr. Hendrick, Mr. Bechtel, Mr. Peters, Mr. Hanzel and Ms. Mooney VOTING AYE to designate the Chairperson the liaison with the CDD webmaster. 5-0.

Discussion followed on items needed for website posting.

SEVENTH ORDER OF BUSINESS Manager's Report

A. Follow-up

Mr. Nanni addressed the payments made to Innova Technology. Clarification on the detail of the payments made to TIP and Innova is to be provided. The February payment to Innova is to be made.

EIGHTH ORDER OF BUSINESS Consent Agenda

A. Minutes from December 17, 2015 Meeting

On MOTION by Ms. Mooney seconded by Mr. Bechtel to approve the Minutes from the December 17, 2015 meeting.

Discussion followed; several corrections were noted.

On VOICE VOTE with all in favor the Minutes from the December 17, 2015 meeting were approved as amended. 5-0

B. Approval of Financial Statements, Check Register and Invoices

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

Discussion followed.

- Follow up on a charge for phone number 813-994-xxxx,
- Review a discrepancy on a rental deposit for \$100 with a \$75 credit.
- The labor hours listed on the LMP invoice are confusing; a revision to their billing is requested for clarification.

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 the following:

- IGD started the concrete work and sidewalk repairs on the Boulevard.
- Tetherball poles were delivered and will be installed.
- Tennis Courts:
 - The lock and chain were secured.
 - A list was compiled of the people signing out a key to the Tennis Courts. They are being contacted and asked not to allow children on the courts with skateboards, bikes, or anything that will damage the courts.
 - The off duty sheriff patrols were asked to make themselves visible at the courts.
- American Ecosystems created a list of Ponds they recommend for plantings along the homeowners' side of ponds:
 - 8A; 23A; 24A; 42; and possibly 16B.
 - We may want to look at doing the rip rap instead of plants around 16B.
- The artist who provided a quote to refurbish the horses for \$2,500.00 stated that is the cost to re-do everything which includes sanding; fixing the necessary areas; and re-paint everything.
 - If the jockeys are removed it would bring down the cost.
 - There is concern what may need to be done underneath the jockeys where they attach to the horses.
 - A quote will be provided to bronze the horses.
- Pool:
 - The plumber ordered the parts to fix the leaking shower in the Baby Pool.
 - A new vacuum and filter drain pump needs to be installed at the main pool.
 - Three proposals for pool cleaning service were requested. They should be ready for the next Workshop.
- Playground:
 - The 2 baby seat swings were replaced.
- Fitness Center:
 - Two television sets were replaced in the Fitness Center.
 - Two of the treadmills need to be repaired/replaced.

Discussion followed on the Green Fiber recycle bins.

TENTH ORDER OF BUSINESS Audience Comments

- Inquired about the key cards.
- Status update on a soccer field.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Peter Hanzel:

- Follow-up on information for the soccer field plans.
- Contact our state representatives to provide input on HB and SB bills regarding proposed website requirements.

Terry Bechtel:

- Inquired about the Recreational Master Plan.

Don Peters:

- Nothing to report at this time.

Robert Hendrick:

- A Recreational Master Plan will be available for the February workshop meeting.

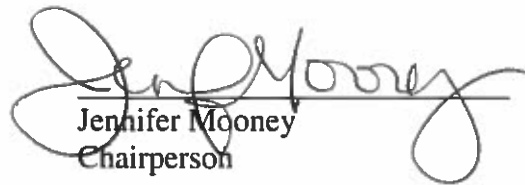
Jennifer Mooney:

- 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 9:29 p.m.



Jennifer Mooney
Chairperson