

**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, April 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
Todd Wilhelmi	Clubhouse Manager
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

- Presentation of a proposal from Patrick Fletcher (Iheart Fitness) to provide personal training at the fitness center, limited to Lexington Oaks residents. His business is an LLC and is insured. A contract with the District would be required.

On MOTION by Ms. Mooney seconded by Mr. Hanzel to allow Mr. Patrick Fletcher of Iheart Fitness to provide personal training classes to Lexington Oaks residents and other members of the Lexington Oaks Fitness Center pending contract review and acceptance by the Chair.

On VOICE VOTE with all in favor to allow Mr. Patrick Fletcher of Iheart Fitness to provide personal training classes to Lexington Oaks residents and other members of the Lexington Oaks Fitness Center pending contract review and acceptance by the Chair. 5-0

Approved

- The AARP Smart Driver Class had 30 people in attendance.
- Request to consider allocating money in the budget to decorate for the holidays.
- Cars are illegally parking or standing waiting for arrival of the school bus pickup.
- The soccer goals are being used almost daily and it has been a positive addition.
- Questions regarding items listed in the Capital Improvement Plan.
- Inquiry about reclaimed water.

FOURTH ORDER OF BUSINESS

Attorney’s Report

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer’s Report

The Engineer’s Update, April 13, 2016 was included in the Agenda Package.

There was a report of a problem with the pond at 5011 Culpepper Place; Mr. Brletic is to follow-up on the issue.

SIXTH ORDER OF BUSINESS

Manager’s Report

Mr. Nanni reported on the draft of the Proposed Budget for FY 2017. The Proposed Budget for FY 2017 sets the high water mark for assessments. Adoption of the Proposed Budget is set for the next regular meeting, May 19, 2016 and is then submitted to the County as required.

There must be at least 60 days between from adoption of the Proposed Budget and the Public Hearing to adopt the final budget. Your public hearing can be set for the August 18, 2016 meeting.

Once the proposed budget is adopted at the May meeting, it can be changed but the changes cannot exceed the original amount set as the high watermark. The amount can be reduced but cannot be increased.

Discussion followed on items listed in the draft Proposed Budget for FY 2017. Additional adjustments will be discussed at the workshop on May 5, 2016.

A list of Capital Improvement Projects for FY 2017 were discussed and prioritized:

1. Splash Pad/Mushroom - Replace Kiddie Pool
2. Grills/Picnic Tables/Covered Area Next to Fitness Center
3. Shuffleboard - 2 Courts and Shade Awnings
4. Concrete Slab for Street Hockey
5. Security System - Evaluate and Make Needed Improvements
6. Covered Area Near Tennis Courts
7. Soccer Pitch
8. Enhancement to Traffic Circle
9. Bocce Ball Court
10. Enhance Security System - Fiber Optics - Multiuse for Fiber Optics
11. Disc Frisbee Golf
12. Reclaimed Water

The estimated cost for each project was reviewed, and it appears the first five items listed could possibly be accomplished for \$50,000. At the next scheduled workshop discussion will continue regarding the Capital Improvement Projects.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes from March 17, 2016 Meeting

On MOTION by Ms. Mooney seconded by Mr. Hendrick to approve the Minutes from the March 17, 2016 meeting.

Discussion followed; several corrections were noted.

On VOICE VOTE with all in favor the Minutes from the March 17, 2016 meeting were approved. 5-0

B. Approval of Financial Statements, Check Register and Invoices

On MOTION by Ms. Mooney seconded by Mr. Peters with all in favor to approve the Financial Statements, Check Register and Invoices. 5-0

Discussion followed on omitting copies of invoices in the printed agenda books. They are to be included in the electronic mailings.

On MOTION by Ms. Mooney seconded by Mr. Hendrick with all in favor to have the invoices compiled into a book delivered to the Clubhouse for review with the agenda books. The invoices are not to be removed from the Clubhouse. 5-0

EIGHTH ORDER OF BUSINESS **Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi reported the air conditioner at the Fitness Center was not working. There were holes in the coils and the cost to repair the equipment was estimated at over \$1,000 with no guarantee for the service. Due to the need for expediency, the District Manager was contacted and three quotes were obtained for replacement of the HVAC System. A RHEEM 3.5 ton unit was selected from Marc Morris A/C Refrigeration, Inc. who completed the equipment installation.

- The tennis court lock opened with an ID card is now working.
- No trespassing signs arrived to be posted in the areas used for hunting; they will be installed once the poles are purchased.

- The form letter from Fish & Wildlife for No Public Access and No Hunting was reviewed and changes were noted.
- A proposal for Preakness and Hawthorne gate replacements was received from Advanced Energy Solutions of America, LLC. The cost per gate was \$9,200. An additional proposal is being pursued.

NINTH ORDER OF BUSINESS Audience Comments

- Question about the roadways in the gated communities.

TENTH ORDER OF BUSINESS Supervisors' Requests and Comments

- A. Prioritization of 2017 Capital Improvements List**
This item was addressed under the Manager's Report.
- B. Consideration of Engineering Pond Evaluation**

On MOTION by Mr. Bechtel seconded by Mr. Peters with all in favor to direct the District Engineer to complete a Pond Evaluation and prepare a Report for presentation to the CDD Board in an amount NTE \$10,000. 5-0

Peter Hanzel:

- Status of the request for a copy of the police report regarding the accident at the Circle.
 - Awaiting modification of the report to include the CDD property damage; upon receipt of the report the insurance claim can be submitted.
- A meeting is scheduled with the new representative from LMP.

Terry Bechtel:

- Nothing additional at this time.

Don Peters:

- Nothing additional at this time.

Robert Hendrick:

- When the Sheriff's Department removes a person lawfully from CDD property, we need to know who they are to determine if they are residents violating the rules or if they are persons unauthorized to be at the facility.

Jennifer Mooney:

- Nothing additional at this time.

C. Website Changes

Mr. Nanni noted the requested changes to the website were submitted. The webmaster will be contacted to confirm when the changes will take effect.

Effective July 1, 2016 in addition to the budget and agendas being posted, the entire agenda package will be posted for a period of one year.

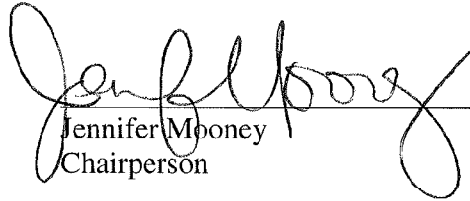
April 21, 2016

Lexington Oaks CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Mooney seconded by Mr. Bechtel with all in favor the meeting was adjourned at 9:00 p.m.



Jennifer Mooney
Chairperson

Approved