

**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, June 16, 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
Stephen Brletic	District Engineer
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

Audience comments were received by the Board on the following:

- Rental Agreement Policy regarding payment in full for room reservations and security deposit at the time of booking.
- Report of problems with tree roots lifting up sidewalks in front of homes.
 - Discussion followed on complications associated with determining responsibility for repairs. The CDD does not repair sidewalks in front of homes.
 - District Counsel is to review a sidewalk resolution regarding responsibility for sidewalks in front of homes; confirm District Counsel's availability for the July 7th workshop.

Approved

FIFTH ORDER OF BUSINESS

Engineer’s Report

Mr. Brletic reviewed the following:

- Silver Charm Terrace Mitered End Section Improvements.
 - Significant erosion occurred around the existing Mitered End Section and the concrete failed sinking into the sump area.
 - Multiple proposals were received but they varied in scope and price since no specifications were provided.
 - A replacement specification will be written and submitted for Board approval; then revised RFPs will be requested.

- The Project Priority Schedule was reviewed; updates and corrections were made.
 - The Pond Priority Schedule now includes a list of all the ponds, not just the ponds with planned projects.
 - The associated pond recertification dates and permit numbers were added.
 - The Pond Priority Schedule now includes Pond 24A.

A. Finn Outdoor Estimates for Weir Repairs

JMT met onsite with Finn Outdoor to discuss the weir repair projects for Pond 23C; Sump A; Pond 15; Pond 16B; Pond 9B, Pond 9C; and Pond 8B, \$1,950.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor to authorize the District Engineer to proceed with the Finn Outdoor Estimate #1335 dated June 8, 2016 to complete the control structure maintenance for Pond 23C; Sump A; Pond 15; Pond 16B; Pond 9B; Pond 9C; and Pond 8B. 5-0

Mr. Brletic reviewed proposals submitted by S.L. Stewart for the gates.

FOURTH ORDER OF BUSINESS

Attorney’s Report

There being none the next item followed.

SIXTH ORDER OF BUSINESS

Manager’s Report

A. Fiscal Year 2017 Budget Review

Mr. Nanni reviewed the changes in line items reflected in Version 5 of the FY 2017 proposed budget. The following additional changes will be made:

- Payroll-Site Manager - Department of Labor new minimum salary level for exempt positions is \$47,476; adjust line item to \$47,500.

Discussion followed on assigning/rotating employee schedules to cover duties at the pool 12pm to 4 pm; an additional part-time position; or outsource the work.

The cost for kiddie pool repairs were discussed; \$50,000 will remain as a budget line item.

Mr. Nanni provided a follow-up on the status of filing an insurance claim regarding the accident occurring on Lexington Oaks Blvd.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes from May 19, 2016 Meeting

On MOTION by Ms. Mooney seconded by Mr. Hendrick with all in favor to approve the Minutes from the May 19, 2016 meeting. 5-0

B. Approval of Financial Statements, Check Register and Invoices

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

Discussion followed regarding a \$435 charge for junk removal after household debris was placed in the dumpster. Placement of a camera at the dumpster site is to be considered.

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

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

Mr. Wilhelmi provided an update on the following items:

- Due to low enrollment, there will be no summer camp this year.
- The playground equipment was cleaned.
- Ongoing pressure washing of the sidewalks and curbs.
- Several trees fell as a result of the recent tropical storm; quotes are being requested for removal.
- The number of guests per household permitted to use the Fitness Center is to be reviewed.
- Post sign at pool: “No Reserving Tables or Chairs on the Pool Deck”

NINTH ORDER OF BUSINESS **Audience Comments**

- Resident provided comment on the location of the Splash Pad.

TENTH ORDER OF BUSINESS **Supervisors’ Requests and Comments**

Peter Hanzel:

- Consider LMP contract amendment to cover 3 planting rotations instead of 4 which will result in a \$5,800 savings.
- Consider amending the Rules to eliminate fitness center guests.

Terry Bechtel:

- Nothing additional at this time.

Don Peters:

- Nothing additional at this time.

Robert Hendrick:

- Is there interest for the CDD to acquire property; if so should a budget line item be established?

Jennifer Mooney:

- A copy of the Employee Manual was requested so revisions can be made and submitted for consideration.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



~~Jennifer Mooney~~ B. HENDRICK

v. Chairperson