

**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 19, 2017 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Bob Hendrick	Chairman
Peter Hanzel	Vice Chairman
Terry Bechtel	Assistant Secretary
Rick Carroll	Assistant Secretary
Ron Cox	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**

Mr. Hendrick 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.

*Mr. Hanzel requested the Engineer's Report be presented next.*

**FOURTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Proposals for FY 2017 Projects**

Mr. Brletic noted there are three priority projects scheduled for FY 2017; Pond 6E weir repair; Pond 27B1 weir repair; and Pond 18B bank restoration. The proposal from Finn Outdoor was reviewed and an Agreement to complete the work for \$32,400 was presented for approval. This work should be completed prior to the start of the rainy season.

Approved

On MOTION by Mr. Bechtel seconded by Mr. Hanzel to approve the Agreement with Finn Outdoor in the amount of \$32,400 for Pond 18B Pond Restoration and 6E/27B1 Weir Repairs.

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Carroll and Mr. Cox voting AYE the Agreement with Finn Outdoor in the amount of \$32,400 for Pond 18B Pond Restoration and 6E/27B1 Weir Repairs was approved. 5-0

Information regarding the parking lot and the impact of improper sloping toward the inlet resulting in ponding was reviewed; quotes were received from Apple Engineering and Klooe Contracting. A scope of work will be prepared and proposals will be requested.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

Audience comments were requested and received.

- Inquiry regarding asking the County to repave Lexington Oaks Blvd.
- Request for Sheriff’s Department to provide a report on community activity.
- Consider a community educational workshop on the bonds and how the CDD works.
- Agendas are posted on the website one week prior to the meetings or workshop.

**FIFTH ORDER OF BUSINESS**

**Attorney’ Report**

Nothing to report at this time.

**SIXTH ORDER OF BUSINESS**

**Cable Television - Frontier to Spectrum**

Information was presented on a potential cost savings by changing cable television providers from Frontier to Spectrum.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick to switch from Frontier to Spectrum for cable television services.

Discussion followed and it was determined information is needed on the bundled pricing for TV, Internet and phone service to determine if there would be any savings. The question was not called on the motion.

**SEVENTH ORDER OF BUSINESS**

**Swimming Pool Rules**

Mr. Hanzel suggested the swimming pool rules be reviewed and updated; several items were highlighted for consideration. Suggested changes will be made by the Clubhouse Manager and presented to the Board for review at the next workshop.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Consent Agenda**

- i. Minutes from December 15, 2016
- ii. Approval of the Financial Statements, Check Register and Invoices

On MOTION by Mr. Hendrick seconded by Mr. Cox to approve the Consent Agenda.

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Carroll and Mr. Cox voting AYE the Consent Agenda was approved as presented.  
5-0

**B. Tax Collector Fees Refund**

The District submits to the Pasco County Tax Collector for collection all assessments levied and approved by the District. This includes debt service and special maintenance assessments.

The District is charged a fee by the County for this collection service, but by State law, the County can only keep the funds necessary to meet their budgeted expenses. The surplus money is refunded and credited to the District accounts from which they were paid. The cost to issue individual check refunds to residents would be more than the amount being refunded. The refunded money is applied to the District’s Budget and it is included in the annual audit report and is lawfully monitored.

Audience comments were received.

**NINTH ORDER OF BUSINESS**

**Staff Report – Site/Clubhouse Manager**

Mr. Wilhelmi provided an update on the following items:

- The walls in Churchill and Del Mar were cleaned and repaired with the exception of two large areas in Del Mar, which will require professional repairs.
- A meeting will be set with Stewart from Mott’s Contracting to discuss a painting schedule.
- New umbrellas and pool chairs are in place.
- New chairs and two more 6 foot folding tables are needed for the clubhouse.
- Room Usage – HOA is planning a Community Spring Party

On MOTION by Mr. Hendrick seconded by Mr. Bechtel to waive the rental fee for the HOA Community Spring Party.

Discussion followed on the event set-up and use of the parking lot.

*Mr. Cox and Mr. Carroll chose to abstain from voting because they are members of the HOA Board.*

On VOICE VOTE with Mr. Cox and Mr. Carroll ABSTAINING and Mr. Hendrick and Mr. Bechtel, voting AYE and Mr. Hanzel voting NAY the rental fee for the HOA Community Spring Party was waived. 2-1

**A. Preakness and Hawthorne Sidewalks**

Sidewalk areas in Preakness and Hawthorne were inspected; several sidewalks were identified and marked for repair. IGD prepared a proposal for the sidewalk repairs totaling approximately \$3,100 for Hawthorne and \$8,960 for Preakness. Funds are available in the respective budgets; the repair work will proceed. IGD is to provide in writing a 3 year pricing proposal for any additional sidewalks needing repair.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Additional audience comments were received.

- Tree trimming maintenance concern.
- Comments on proceeding with installation of fiber optics and the security camera system.

On MOTION by Mr. Hendrick seconded by Mr. Bechtel to reaffirm the contract with Innova in the amount of \$112,535, and any extra work can be approved by the Board as extra work added to the existing contract.

Discussion followed if the above motion was required since the Innova contract was approved at the November 17, 2016 meeting and at the December 15, 2016 meeting the Board voted to reconsider the Innova agreement.

Mr. Hendrick withdrew the motion since additional work can be considered under the approved agreement.

- Use signage to promote a Neighborhood Watch.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

**Bob Hendrick:**

- Fiber optics agreement remarks as noted under audience comments.

**Peter Hanzel:**

- Would like to move forward with installing a camera in the median to capture cars going in and out of the community.

**Rick Carroll:**

- The HOA website is being revamped; it will include a direct link to the CDD website.

- Consider posting an annual notice regarding receipt of the annual refund check from the Tax Collector.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the meeting was adjourned. 5-0



Bob Hendrick, Chairperson