

**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, March 16, 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.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

Audience comments were requested and received.

FOURTH ORDER OF BUSINESS

Engineer's Report

The District Engineer's report from March 8, 2017 was reviewed.

FIFTH ORDER OF BUSINESS

Attorney' Report

Changes to the Natural Area Policy was reviewed by District Counsel.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel to adopt the Natural Area Policy as amended.

Approved

Discussion followed; additional clarification and changes were made to the policy.

Mr. Brletic joined the meeting.

On VOICE VOTE with Mr. Hanzel, Mr. Hendrick, Mr. Bechtel, Mr. Cox voting AYE and Mr. Carroll voting NAY the Natural Area Policy was adopted as amended. 4-1

FOURTH ORDER OF BUSINESS

Engineer’s Report (continued)

- Pond Restoration Project Update (18B and 2 weir repairs):
 - Finn Outdoor Invoice - Percent of payment due prior to the start of work.
- Pond 17BA
 - Consider the best approach to mitigate future damages as a result of a few trouble areas in the pond.
- Rip Rap from broken concrete sidewalks is reusable for pond restoration.
 - It will not result in a significant cost savings due to the cost to transport the material to the site.
 - The rip rap is not aesthetically pleasing and would need to be hidden or covered up.
 - There are other areas in the community where the rip rap could be better utilized.
- Parking Lot Repairs
 - We have not been able to secure bids for the parking lot repairs due to the size of the project.
 - Companies are not willing to mobilize their equipment for a project less than \$15,000.

Mr. Brletic left the meeting.

SIXTH ORDER OF BUSINESS

Items for Consideration

A. Lease Finance Options

- Lease finance options were discussed for the fiber optics project.
 - With Board consensus, the District will not pursue a lease finance option; the project will be self-funded.
 - Severn Trent Accounting will be contacted regarding the specific details to accomplish the payment.
- The splash pad project was discussed.

B. Natural Areas Policy Statement

This item was addressed under the Attorney’s Report.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Consent Agenda

- i. Minutes from February 16, 2017**
- ii. Approval of the Financial Statements, Check Register and Invoices**

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

- Request a line be added to the Financial Report after Total Expenditures and before Reserves to reflect the total of expenditures without the reserves.
- Clarification/Correction regarding the stated projection of Trustee Fees.

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

EIGHTH ORDER OF BUSINESS

Staff Report Site/Clubhouse Manager

Mr. Wilhelmi provided an update on the following items:

- Cleaning of the sidewalks; curbs along the Boulevard; fences and columns at the front entrance have been completed.
- Pool deck and walkways have been pressure washed.
- Gutters and drains around the building have been cleaned.
- Pool pump and heater motor had to be replaced.
- The Maywood sign was vandalized; the sign will be repainted.
- Seeking additional quotes for painting the wall.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were received.

- Comment on the Maywood sign.

TENTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

Peter Hanzel:

- Pasco County Deputy will be onsite April 5, 2017 at 6:30 p.m. to facilitate a Town Hall Meeting with the Sheriff.
- LMP requested a schedule change; service would be provided 2 days per week doing half the work one day and the other half the second day.
 - The Board is not in favor of the schedule change – defers to the Supervisor responsible for the committee.

Ron Cox:

- An updated cost for the splash pad with optional amenities will be obtained and presented to the Board for consideration.

Rick Carroll:

- Website contact list needs to be updated as well as various other updates requested.
- Consider providing a reward to help in identifying vandals within the community.
- FY 2018 Budget Planning and Project List coordination.

Terry Bechtel:

- Information will be included in the Newsletter on the following topics:
 - The Fiber Optics Project – Camera Security System
 - 2018 Plan for the Splash Pad
 - Town Hall Meeting with the Sheriff
 - Clubhouse Staff Addition

Bob Hendrick:

- Locate a copy of the most recent Capital Projects List and distribute to all the Supervisors for the next Workshop.
- Begin preliminary FY 2018 Budget Planning.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Bob Hendrick, Chairperson