

**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, May 18, 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
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.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

Audience comments were requested.

➤ Help from Mr. Wilhelmi in locating a missing sign was appreciated.

THIRD ORDER OF BUSINESS

Additions/Corrections to the Agenda

None.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Nanni reported Mr. Brletic is working to get pricing on the plants/vegetation for the ponds.

Approved

Mr. Hanzel noted it would be more beneficial to ask the Engineer to attend the workshops rather than the regular meeting.

SIXTH ORDER OF BUSINESS

Attorney’s Report

None.

SEVENTH ORDER OF BUSINESS

Items for Consideration

A. Bond Refinance

For information and discussion, Mr. Carroll provided a Loan Term Sheet from Valley National Bank dated May 16, 2017 in the amount of \$1,400,000. The purpose of the information is to find a way to provide a cost reduction to owners currently making bond payments. There is an assumption a potential savings of approximately \$150,000 over the remaining life of the bond could be achieved. District Counsel advised the legal costs for a bond refinancing may be as high as \$10,000.

Additional banks will be contacted so competitive rates can be reviewed. The District would look to borrow a sufficient amount of money to only pay off the existing loan and cover the fees associated with the loan. No additional funds would be borrowed.

Discussion followed on the nuances between a bond and a loan, raising questions on the legal impact on the District.

On MOTION by Mr. Carroll seconded by Mr. Hendrick with all in favor to authorize District Counsel to look into the viability of refinancing the Series 2008 A-2 Bond. 5-0

B. Determine Path Forward on Splash Pad Project

Two estimates were received from Soakers for the construction of a splash pad which includes 6 water features and 2 spray nozzles.

Estimate #1	\$65,000
Estimate #2	\$67,000

Estimate #1 does not include the flex safety surface coating; Estimate #2 includes the safety surface. The preferred proposal would be the one with the safety surface. Soakers will be asked to provide a draft contract for review by District Counsel.

The Board has not voted on approving this project, but should the Board elect to move forward, the monies would be paid from the FY 2018 budget and the construction would not be scheduled until January 2018.

C. Northampton Fence

The ownership/responsibility for the fence located at 25934 Risen Star Dr. in Northampton was discussed. Before any action can be taken, confirmation of ownership needs to be established. The Homeowner and Golf Course do not agree as to whom it belongs, and review of records from the Property Appraisers Office makes it clear the District does not own any property in the area. The Board concluded the issue with the fence is between the property owner and the golf course.

D. Quit Claim CDD Parcels Used for Golf Cart Paths

Pursue with District Counsel the possibility to quit claim the following CDD parcels used for golf cart paths to the Golf Course:

Cart Path from Hole #6 Green to Hole #7 Tee Box

- #10-26-19-0100-00000-027F
- #10-26-19-0120-00000-27A1
- #10-26-19-0120-00000-27A2

Cart Path from Hole #7 Green to Hole #8 Tee Box

- #10-26-19-0120-00000-031A
- #10-26-19-0130-0000-031B

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Consent Agenda

i. Minutes from April 20, 2017

On MOTION by Mr. Bechtel seconded by Mr. Carroll to approve the minutes from the April 20, 2017 meeting.

Corrections to the minutes were noted.

On VOICE VOTE with all in favor the minutes from the April 20, 2017 meeting were approved as corrected. 5-0

ii. Approval of the Financial Statements, Check Register and Invoices

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

Charges occurring for Well Operation was noted and should be addressed.

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

Mr. Nanni noted the Supervisor of Elections reported the number of registered voters within the Lexington Oaks CDD is 2,812.

B. Resolution 2017-4 Approving the Budget for FY 2018 and Setting the Public Hearing

The Proposed FY 2018 Budget, Version 3 dated May 8, 2018 was presented and reviewed. Discussion followed on the TRIM budget to be submitted to the County. An increase of 5% will be included as the high water mark which will be incorporated in Version 4 and transmitted to the County. Mr. Hanzel noted for the record, he is opposed to submitting the Proposed Budget with the 5% increase.

At the next workshop, the FY 2018 Budget will be reviewed, discussed and refined before the final FY 2018 Budget is adopted at the August meeting. It is the goal to revise the adopted final budget numbers so there is a 0% increase.

On MOTION by Mr. Hendrick seconded by Mr. Bechtel with all in favor to adopt Resolution 2017-4 Approving the Proposed Budget for FY 2018 and Setting the Public Hearing Date. 5-0

NINTH ORDER OF BUSINESS

Site/Clubhouse Manager Report

Mr. Wilhelmi provided an update on the following items:

- A new lock box will be installed at the Clubhouse.
- An information/contact sheet will be provided to residents regarding HOA Architectural Committee questions.
- Various issues regarding the pool area were reported.
- Updated cost for the purchase of flags is \$168 each.
- Proposals to paint the walls were received; FY 2018 project.
- Monument lighting replacement – estimated cost is \$6,000.

TENTH ORDER OF BUSINESS

Audience Comments

- Report of nuisance behavior around the monument.
- Use of pool gate for swim lessons.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Peter Hanzel:

- It was reported a group, meeting in the Clubhouse, drink alcoholic beverages while using the facility.
- Report of damage as a result of an auto accident; the FHP case number was provided and we will seek to recoup the cost for the property damage.

Rick Carroll:

- The HOA website is ready to go live with a link to the CDD website.
 - Request the new HOA website information be posted on the front sign for a period of time.
- Update the CDD Website logo and picture.
- Use of Twitter to disseminate CDD information.

Terry Bechtel:

- The change over from Frontier Communications to Spectrum should be completed by the end of May.
- When will the cameras be completed?
 - It is reported the projected will be finished by the end of May 2017.

Bob Hendrick:

- Website updates/corrections will be submitted to Mr. Nanni.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Bob Hendrick, Chairperson