

**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 15, 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
Vivek Babar	District Counsel
Wendell Gaertner (via phone)	Public Resources Advisory Group
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**

**Additions/Corrections to the Agenda**

None.

**FOURTH ORDER OF BUSINESS**

**Public Comments on Agenda Items**

Audience comments were received:

- Fence ownership in Northampton.
- Retainer wall repair issue at 5503 War Admiral Dr.
- Suggestion for recreational facilities.

Approved

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- Required SWFWMD inspections were completed
- Follow-up on pond planting proposals - 4 ponds for \$3,000.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

**A. Discuss Bond Refinance Options**

- |   |          |
|---|----------|
| ▪ Bank Fee:                                   | \$15,000 |
| ○ 30% deposit requirement waived              |          |
| ▪ District Counsel Fee:                       | \$12,500 |
| ▪ Bond Counsel Fee:                           | \$18,000 |
| ▪ Trustee Fee: (plus travel related expenses) | \$ 2,155 |
| ▪ Severn Trent Fee: (NTE)                     | \$ 5,000 |

All costs would be paid as part of the cost of issuance.

The role of a Financial Analyst was discussed; the fee would be \$2,500. Wendell Gaertner, Public Resources Advisory Group was contacted via phone. The benefit of engaging a Financial Analyst for the District’s bond refinancing was discussed.

On MOTION by Mr. Cox seconded by Mr. Carroll with all in favor to engage Wendell Gaertner, Public Resources Advisory Group in the amount of \$2,500. 5-0

**B. Land Ownership - Northampton Fence**

Mr. Babar noted the CDD does not own the land where the fence in Northampton is located. This matter is an issue between Lexington Oaks Golf 54 and the homeowner.

**C. Quit Claim of CDD Parcels Used for Golf Cart Paths**

- When the well, the land and the pump equipment were sold to the Golf Course there was no requirement for the bid process. Why is the process different for the Golf Cart Paths?
  - The intention is for the District to be the owner of the paths for the purpose of access; utility easement; and/or provide services to residents in the event of issues with the golf carts users and/or vandalism.
- The Golf Course is a part of the District; what authority does the District have to require the Golf Course be in compliance.
  - The CDD does not have police powers and cannot levy fines. Enforcement would require filing a lawsuit.
- What is the District’s liability in relationship to the Golf Course?
  - District Counsel responded to various questions.

- There is a potential for a negative impact on homeowners if the parcels used for a golf cart path is quit claim to the Golf Course.
  - A letter is to be sent to the Golf Course Manager regarding to Parcel 27A2 pending clarification by District Counsel.
  - A letter is to be sent to 12 homes, notifying them the CDD is not able to maintain areas not owned by the CDD.

**Summary - Bond Refinance Action:**

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor to authorize this meeting be continued to July 6, 2017 at 9:00 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida for the purpose of discussing the bond refinance options with the Financial Advisor rather than adjourning this meeting.

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

- **Security Cameras:**
  - The server was removed for the installation of software updates; the server is to be returned tomorrow.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

- A. Consent Agenda**
  - i. Minutes from May 18, 2017**

On MOTION by Mr. Bechtel seconded by Mr. Hendrick to approve the minutes from the May 18, 2017 meeting as presented.

On VOICE VOTE with all in favor the minutes from the May 18, 2017 meeting were approved. 5-0

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

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

The utility billing information was reviewed. The billing needs to be verified and checked; an analysis of the information is requested.

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

**B. FY 2018 Budget Discussion**

The approved tentative FY 2018 Budget was discussed; suggested changes were reviewed.

**C. Developer Presentation Discussion/Scheduling**

A developer representative involved with the properties on either side of Lexington Oaks Blvd. is available to meet with the Board and discuss the projects being considered for development. He will be contacted regarding attendance at the September meeting and/or workshop. One Board member requested a one-on-one meeting with the developer representative.

**NINTH ORDER OF BUSINESS**

**Site/Clubhouse Manager Report**

Mr. Wilhelmi provided an update on the following items:

- Clasps and locks were installed on 7 of the 9 irrigation boxes.
- The “No Trespassing” sign was attached to the wall in Delmar.
- Signage was posted all around the pool area.
- Dumpster gate frame repairs were completed.
- Repair completed on the marquee sign.
- A room usage application was presented for a non-profit veterans group.
- Fitness Center age requirement enforcement issue; seek Board approval before any waiver can be considered.
- Proposal for annual tree trimming; removes obstruction of the cameras.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Newsletter article regarding Kiddy Pool/Splash Pad
- Inquiry regarding Disc Frisbee Golf

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Comments**

**Ron Cox:**

- Clarification on the splash pad overlay issue.

**Rick Carroll:**

- Website documents being reviewed and addressed.
- Suggestion to use ground covering plantings; they will not grow over and block signage.

**Bob Hendrick:**

- Pond planting list – find local sources for the plantings.

**TWELFTH ORDER OF BUSINESS**

**Continue Meeting**

On MOTION by Mr. Cox seconded by Mr. Bechtel with all in favor to continue the meeting to July 6, 2017 at 9:00 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida for the purpose of discussing the bond refinance options with the Financial Advisor.

  
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Bob Hendrick, Chairperson