

**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, September 21, 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
Vivek Babbar	District Counsel
Mike Williams	Akerman
Todd Wilhelm	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

Additions/Corrections to the Agenda

None.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

Comments from the public were received.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, and to Consider Adoption of Assessment Roll Pursuant to Section 197.3632(4)(b)

Approved

On MOTION by Mr. Hendrick seconded by Mr. Cox with all in favor to open the Public Hearing to Consider Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, and to Consider Adoption of Assessment Roll Pursuant to Section 197.3632(4)(b).

No comments were received.

On MOTION by Mr. Hendrick seconded by Mr. Bechtel with all in favor to close the Public Hearing to Consider Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, and to Consider Adoption of Assessment Roll Pursuant to Section 197.3632(4)(b).

A. Consideration of Resolution 2017-9 Levying Special Assessments for the 2017 Refunding Note

Mr. Babbar introduced the Resolution 2017-9 and provided information.

On MOTION by Mr. Carroll seconded by Mr. Hendrick to adopt Resolution 2017-9 A Resolution of the Board of Supervisors of the Lexington Oaks Community Development District Authorizing Refunding of the District's Special Assessment Revenue Refunding Bonds, Series 2008A-2; Equalizing, Approving, Confirming and Levying Special Assessments on the Property Specially Benefited by the Refunding and to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the Affected Assessment Area; Confirming the District's Intention to Issue its Special Assessment Revenue Refunding Note, Series 2017; and Providing for Severability, Conflicts and an Effective Date.

On VOICE VOTE with Mr. Hendrick, Mr. Bechtel, Mr. Carroll, and Mr. Cox voting AYE; and Mr. Hanzel voting NAY, Resolution 2017-9 A Resolution of the Board of Supervisors of the Lexington Oaks Community Development District Authorizing Refunding of the District's Special Assessment Revenue Refunding Bonds, Series 2008A-2; Equalizing, Approving, Confirming and Levying Special Assessments on the Property Specially Benefited by the Refunding and to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the Affected Assessment Area; Confirming the District's Intention to Issue its Special Assessment Revenue Refunding Note, Series 2017; and Providing for Severability, Conflicts and an Effective Date was adopted 4-1.

SIXTH ORDER OF BUSINESS

Refunding Update

A. Consideration of Resolution 2017-10 Authorizing the Issuance of 2017 Refunding Note

Mr. Babbar introduced the Resolution 2017-10 and provided information.

On MOTION by Mr. Carroll seconded by Mr. Hendrick to adopt Resolution 2017-10 A Resolution of the Board of Supervisors of the Lexington Oaks Community Development District Authorizing the Issuance of and Awarding the Sale of its Not Exceeding \$1,450,000 Principal Amount of the Lexington Oaks Community Development District Special Assessment Revenue Refunding Note, Series 2017 Pursuant to a Negotiated Sale to Valley National Bank for the Purposes of Currently Refunding All of the Districts Outstanding Special Assessment Revenue Refunding Bonds, Series 2008A-2, Approving the Form of and Authorizing the Execution of a Seventh Supplemental Trust Indenture and Approving U.S. Bank National Association as Trustee, Bond Registrar and Paying Agent Thereunder; Approving the Form of said 2017 Note; Calling said 2008A-2 Bonds to be Refunded for Early Redemption; Authorizing Certain Officials of Lexington Oaks Community Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of said 2017 Note; Providing Certain Other Details with Respect to Said 2017 Note; Designating said 2017 Note as a "Qualified Tax Exempt Obligation" Under Section 265(b)(3)(B) of the Internal Revenue Code of 1986; and Providing an Effective Date.

On VOICE VOTE with Mr. Hendrick, Mr. Bechtel, Mr. Carroll, and Mr. Cox voting AYE; and Mr. Hanzel voting NAY, Resolution 2017-10 A Resolution of the Board of Supervisors of the Lexington Oaks Community Development District Authorizing the Issuance of and Awarding the Sale of its Not Exceeding \$1,450,000 Principal Amount of the Lexington Oaks Community Development District Special Assessment Revenue Refunding Note, Series 2017 Pursuant to a Negotiated Sale to Valley National Bank for the Purposes of Currently Refunding All of the Districts Outstanding Special Assessment Revenue Refunding Bonds, Series 2008A-2, Approving the Form of and Authorizing the Execution of a Seventh Supplemental Trust Indenture and Approving U.S. Bank National Association as Trustee, Bond Registrar and Paying Agent Thereunder; Approving the Form of said 2017 Note; Calling said 2008A-2 Bonds to be Refunded for Early Redemption; Authorizing Certain Officials of Lexington Oaks Community Development District and Others to Take ALL Actions Required in Connection with the Issuance, Sale and Delivery of said 2017 Note; Providing Certain Other Details with Respect to Said 2017 Note; Designating said 2017 Note as a "Qualified Tax Exempt Obligation" Under Section 265(b)(3)(B) of the Internal Revenue Code of 1986; and Providing an Effective Date was adopted 4-1.

SEVENTH ORDER OF BUSINESS

Engineer’s Report

The District Engineer spoke to a contact at the splash pad company; it is the District Engineer’s opinion a recirculation system would work best for the District.

EIGHTH ORDER OF BUSINESS

Attorney’s Report

Mr. Babbar provided an update on matters pertaining to the conservation area; and reviewed his revisions in response to the splash pad contract. Discussion followed on the splash pad and the agreement.

Information is to be provided to JMT Engineering so they can start the engineering drawings for the permit application. Once the permits are secured the next step is to move forward with the splash pad agreement.

SEVENTH ORDER OF BUSINESS

Engineer’s Report (continued)

Mr. Hendrick inquired about the status of the Reserve Study, the report on the ponds, and the Engineer’s Report. This information is to be available the October 5, 2017 Workshop.

Mr. Williams from Akerman joined the meeting.

NINTH ORDER OF BUSINESS

Items for Consideration

- Consideration of Rule Change
 - Consistent policy for minors bringing guests to the pool and fitness center.
 - Define homeowner rights versus renter rights regarding membership access to amenities.

- LMP Proposals for Irrigation Upgrade
 - The proposals were reviewed.
 - A cost comparison was completed.
 - Alternative options were evaluated.
 - WeatherTRAX Pro 3 irrigation system.
 - FIS Outdoor.
 - SWFWMD – application for reclaimed water use reimbursement.
 - The County and LMP are to attend the next Workshop.

TENTH ORDER OF BUSINESS

Manager’s Report

A. Consent Agenda

i. Minutes of the August 17, 2017 Meeting

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

On MOTION by Mr. Hanzel seconded by Mr. Bechtel with all in favor to approve the minutes of the August 17, 2017 meeting.

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

Discussion on the Financial Statements, Check Register and Invoices followed. Reach out to Alan Baldwin, Accounting Manger on the Avid Exchange Program for invoice approval and payments.

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

ELEVENTH ORDER OF BUSINESS

Staff Report Site/Clubhouse Manager

Mr. Wilhelmi provided an update on the following items:

- Employee evaluations were completed.
 - Mr. Cox signed the documents to acknowledge their completion; it was not a validation of content or approval of recommendations.

Employee Evaluation Recommendations were reviewed, discussed and acknowledged with one adjustment by the Board.

- A hurricane preparation, cleanup and inspection report was provided.
 - Kudos to staff for maximizing their efforts and saving the District money by their pre-storm preparations and post-storm restorations.
 - Obtaining the cost for tree removal/cleanup on CDD property.
 - Working on the coordination of insurance claim.
- Extreme Concrete is working on the treatment of the sidewalks and curbs.
- Waiting for the Hawthorne and Preakness gate proposals; there was a delay due to the hurricane.
- Waiting for treadmill and elliptical fitness equipment quotes.
- Information was provided for a security card reader cloud based program.

TWELFTH ORDER OF BUSINESS

Audience Comments

None.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Peter Hanzel:

- LMP cleaned up quickly following the hurricane.

Ron Cox:

- Would like a printed copy of the August 2017 Financial Report.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hendrick seconded by Mr. Hanzel with all in favor to adjourn the meeting. 5-0



Bob Hendrick, Chairperson