

**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, November 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
Terry Bechtel	Assistant Secretary
Rick Carroll	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.

THIRD ORDER OF BUSINESS

Additions/Corrections to the Agenda

Add 8A. iii Motion to Assign Fund Balance as of September 30, 2017.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

- Report the pond in Pimlico has deteriorated over the last 6 months; the water level declined and it needs to be cleaned and sprayed to control the algae.

FIFTH ORDER OF BUSINESS

Engineer's Report

- A. Pond 17AB Weir and Dyke Restoration**
 - i. GeoTech Engineering**
 - ii. Finn Outdoors**

The District Engineer was not prepared to present information regarding Pond 17AB at this meeting; this item will be presented at the December 7, 2017 meeting along with the Design and Build Splash Pad Proposals and an update on the Reserve Study.

Approved

SIXTH ORDER OF BUSINESS

Attorney’s Report

None.

SEVENTH ORDER OF BUSINESS

Items for Consideration

A. Rule Changes

Mr. Hendrick introduced updated Rules changes reviewed by District Counsel and the Board for the Pool, Fitness Center and Playground.

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor Rule Changes to the Pool were approved as submitted. 3-0

On MOTION by Mr. Carroll seconded by Mr. Bechtel with all in favor Rule Changes to the Fitness Center were approved as submitted. 3-0

On MOTION by Mr. Hendrick seconded by Mr. Bechtel with all in favor Rule Changes to the Playground were approved as submitted. 3-0

EIGHTH ORDER OF BUSINESS

Manager’s Report

A. Consent Agenda

i. Minutes of the October 19, 2017 Meeting

On MOTION by Mr. Bechtel seconded by Mr. Hendrick with all in favor the minutes of the October 19, 2017 Meeting were approved with changes. 3-0

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.

Follow up on:

- Payment of invoices from Frontier Communications after cancellation of service.
- Correct the coding for fence painting payment.

On VOICE VOTE with all in favor the Financial Statements, Check Register and Invoices were approved.

iii. Motion to Assign Fund Balance as of September 30, 2017

On MOTION Mr. Hendrick seconded by Mr. Carroll with all in favor to Assign the FY 2017 Reserves as follows:	
Operating Reserve	\$140,556
Reserves – Clubhouse	\$ 15,613
Reserves – Drainage	\$ 6,614
Reserves – Fitness Center	\$ 6,453
Reserves – Park	\$ 8,000
Reserves – Ponds	\$ 73,962
Reserves – Pools	\$ 94,644
Reserves – Sidewalks	\$128,232
Hawthorne	
Reserves–Gate	\$ 1,880
Reserves – Roadways	\$ 19,661
Reserves – Sidewalks	\$ 6,257
Preakness	
Reserves–Gate	\$ 1,880
Reserves – Roadways	\$ 33,663
Reserves – Sidewalks	\$ 4,871

NINTH ORDER OF BUSINESS

Site Manager Report

Mr. Wilhelmi provided an update on the following items:

- Gate post in Hawthorne was repaired.
- Painting of the border walls and monuments have been completed.
- Pool chairs were cleaned; replacements will be made where necessary.
- The security system scope of work was completed; proposals for a maintenance agreement will be pursued.

Mr. Hendrick noted the Site Manager Employee Performance Evaluation was completed by the Board and there is consensus to provide an annual increase of \$1,500.

On MOTION by Mr. Hendrick seconded by Mr. Carroll with all in favor to approve an annual increase in the amount of \$1,500 for the Site Manager effective October 1, 2017. 3-0
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TENTH ORDER OF BUSINESS

Audience Comments

None.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Terry Bechtel:

Reviewed the approach in completing a Reserve Study; a report will be provided for review.

Bob Hendrick:

Effective at 12:01 a.m. on December 8, 2017 I will be resigning from Seat #2 of the Lexington Oaks Board of Supervisors.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carroll seconded by Mr. Hendrick with all in favor to adjourn the meeting. 3-0



Bob Hendrick, Chairperson