

**LEXINGTON OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**DECEMBER 7, 2017**

**Agenda Package**

## **Lexington Oaks Community Development District**

**Severn Trent Services, Management Services Division**  
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November 30, 2017

Board of Supervisors  
Lexington Oaks  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District will be held on Thursday, December 7, 2017 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Additions/Corrections to the Agenda**
- 4. Public Comments on Agenda Items**
- 5. Engineer's Report**
  - A. Pond 17AB Weir and Dyke Restoration**
    - i. GeoTech Engineering**
    - ii. Finn Outdoors**
  - B. Splash Pad Proposals**
  - C. Update on Reserve Study**
- 6. Attorney' Report**
- 7. Items for Consideration**
  - A. Bonus for Staff One**
- 8. Manager's Report**
  - A. Consent Agenda**
    - i. Minutes of the November 16, 2017 Meeting
- 9. Staff Report – Site/Clubhouse Manager**
- 10. Audience Comments**
- 11. Supervisors' Requests and Comments**
  - A. Accept Letter of Resignation from Bob Hendrick**
- 12. Adjournment**

**The next Meeting is scheduled Thursday, January 18, 2018 at 6:30 p.m.**

Enclosed for your review are the documents available for the December 7, 2017 meeting. Any other supporting documentation for the items listed above, not included in the package, will be distributed electronically and copies provided at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

**Bob Nanni**

Bob Nanni

cc: Vivek Babar  
Todd Wilhelmi

## **Eighth Order of Business**

**8Ai.**

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**MINUTES OF MEETING  
LEXINGTON OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

6           The regular meeting of the Board of Supervisors of the Lexington Oaks Community  
7 Development District was held on Thursday, November 16, 2017 at 6:30 p.m. at the Lexington  
8 Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

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10 Present and constituting a quorum were:

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12	Bob Hendrick	Chairman
13	Terry Bechtel	Assistant Secretary
14	Rick Carroll	Assistant Secretary

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16 Also present:

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18	Bob Nanni	District Manager
19	Todd Wilhelmi	Clubhouse Manager
20	Residents	

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22 *The following is a summary of the minutes and actions taken.*

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24 **FIRST ORDER OF BUSINESS**

**Roll Call**

25           Mr. Hendrick called the meeting to order and called the roll. A quorum was established.

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27 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

28           The Pledge of Allegiance was recited.

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30 **THIRD ORDER OF BUSINESS**

**Additions/Corrections to the Agenda**

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

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33 **FOURTH ORDER OF BUSINESS**

**Public Comments on Agenda Items**

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

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37 **FIFTH ORDER OF BUSINESS**

**Engineer's Report**

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

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

November 16, 2017

Lexington Oaks CDD

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**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 boarder 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

**TENTH ORDER OF BUSINESS**

**Audience Comments**

None.

November 16, 2017

Lexington Oaks CDD

130 **ELEVENTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

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132 **Terry Bechtel:**

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

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136 **Bob Hendrick:**

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

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141 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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

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Bob Hendrick, Chairperson