

**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, December 7, 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	

Also present:

Bob Nanni	District Manager
Eric Hendra	District Engineer
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**

None.

**FOURTH ORDER OF BUSINESS**

**Public Comments on Agenda Items**

Public Comments were received on the following:

- Holiday decorations look great this year.
- Follow on the status of the pond in Pimlico 27D.
  - American Ecosystems will look into the issues with the pond in January.
- Noted a newspaper article referencing potential commercial development on Route 54 near Lexington Oaks.

Approved

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Pond 17AB Weir and Dyke Restoration**

The District Engineer provided limited information regarding Pond 17AB weir and dyke restoration; the estimated costs and project details were not provided. A scope of work is to be prepared and provided for the RFP.

- i. GeoTech Engineering**
- ii. Finn Outdoors**

**B. Splash Pad Proposals**

Several proposals were received and the various features and concepts included in the submittals were discussed. The new proposals did not measure up to the original proposal regarding features and cost. The engineering plans and permits for the splash pad needs to be addressed.

District Engineer is to provide requested information to the Board so the splash pad project can move forward.

**C. Update on Reserve Study**

The As Built plans for the irrigation system were not available from Pasco County.

Mr. Bechtel is finalizing an excel spread sheet of anticipated reserves for budgeting purposes.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

None.

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

**A. Bonus for Staff One**

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor to discuss a bonus payment to Doug Johnson. 5-0

Discussion followed.

On MOTION by Mr. Hanzel seconded by Mr. Hendrick with all in favor to authorize a \$1,000 bonus payment to Doug Johnson prior to Christmas. 5-0

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

**A. Consent Agenda**

**i. Minutes of the November 1, 2017 Meeting**

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor the minutes of the November 16, 2017 Meeting were approved with one edit.  
5-0

**NINTH ORDER OF BUSINESS**

**Site Manager Report**

Mr. Wilhelmi provided an update on the following items:

- Check from A1 Recovery was received for damages to the Hawthorne gate.
- An insurance check in the amount of \$2,768 was received for lightning damages in July 2017 to the security cameras.
- LMP cut into the security camera wires when they were installing the new clock for the irrigation system.
  - The Site Manager completed the repair work for the security camera and placed the wires into conduit.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Audience Comments were received regarding the following:

- Community Christmas Party – space is limited for accommodating the entire community.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

**Peter Hanzel:**

- Discussion regarding the engineer currently assigned by JMT to handle District projects.
- District Manager is to contact JMT to discuss concerns expressed by the Board regarding the District Engineer.
  - Unprepared
  - Unprofessional
  - Ms. DeBosier to provide an explanation regarding the poor performance
  - Charges for the work he performed are not justified and should be refunded
  - Current engineer assigned to the District is to be replaced

**Ron Cox:**

- Comment regarding information provided by the District Engineer on the Splash Pad.
- Will follow-up on referrals provided for Soakers Splash Pads, LLC.
- Preparing articles for the January Newsletter.

**Rick Carroll:**

- Discussion of the process to fill a vacancy on the Board and soliciting a replacement.

The Board and the public acknowledged Bob Hendrick as a hardworking, dedicated, and involved Supervisor of the Lexington Oaks Community Development District. His absence from the Board will be felt by all, his contributions to community service are sincerely appreciated.

**A. Accept Letter of Resignation from Bob Hendrick**

On MOTION by Mr. Cox seconded by Mr. Bechtel with all in favor the resignation of Bob Hendrick from Seat #2 which expires November 2020 was accepted. 5-0

Mr. Hendrick provided a list of items for Board consideration as they move forward.

A letter addressed to the District and staff from Mr. Hendrick was read into the public record.

Mr. Carroll provided information on his pursuit for reclaimed water on behalf of the District

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



Peter Hanzel, Vice Chairperson