

**LEXINGTON OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 17, 2018**

**Agenda Package**

# **Lexington Oaks Community Development District**

**Inframark, Infrastructure Management Services**

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

May 10, 2018

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, May 17, 2018, 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 27D
  - B. Safari Landscape Agreement
- 6. Attorney's Report**
- 7. Items for Consideration**
- 8. Manager's Report**
  - A. Consent Agenda
    - i. Minutes of the April 19, 2018 Meeting
    - ii. Financial Report Dated April 30, 2018
    - iii. Consideration of Resolution 2018-03 Approving the Proposed Fiscal Year 2018/2019 Budget and Setting the Public Hearing
    - iv. Number of Registered Voters – 2,820
- 9. Staff Report – Site/Clubhouse Manager**
- 10. Audience Comments**
- 11. Supervisors' Requests and Comments**
- 12. Adjournment**

Enclosed for your review are the documents available for the 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

## **Eighth Order of Business**

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Mr. Bechtel MOVED to lower the Debt Service Rate for the 2018-1 Bond that impacts 525 units in Lexington Oaks, and Mr. Carroll seconded the motion.

The prior motion was discussed.

On VOICE Vote with all in favor the prior Motion was approved. 4-0

**FOURTH ORDER OF BUSINESS** **Public Comments on Agenda Items**

Public Comments were received on the following:

- Mrs. Pat Barbour commented on the excess of dirt and sediment in the pond.
- Mr. Matthew Hoff from Pimlico commented on the appearance of the pond.

**FIFTH ORDER OF BUSINESS** **Engineer’s Report**

**A. Pond 27 Costs of Alternatives**

Ms. DeBosier reported on the following:

- SWFWMD Statement of Inspection has been submitted for the tennis courts.
- i. Weir Design**
  - A proposal from Finn Outdoors for the 2018 weir repairs and pond restoration was received. The proposal was 10% less than the \$56,915 budgeted.

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the Agreement with Finn Outdoors for the 2018 Weir Repairs in the amount of \$49,300 was approved. 4-0

Ms. DeBosier distributed a summary of the proposals received for Pond 27D regrading and potential sediment removal.

- Proposals from Gator Dredging and RTD Construction were received for Pond 27D. They both exceed the estimates by two to three times.
- Gator Dredging was the lower-base bid at \$32,000.
- It costs approximately \$45,000 to remove three inches of sediment, \$77,250 to remove 250 cubic yards, and over \$100,000 to remove 500 cubic yards.

80                   • The SWFWMD Permit drawings show the pond totally vegetated and it is  
 81                   actually not vegetated. SWFWMD has not produced documentation other  
 82                   than a verbal claim that the most recent berm replacement was done  
 83                   satisfactorily.

84           **ii. Sandbar Removal**

85                   • Ms. DeBosier discussed the possibility of hiring laborers to remove the  
 86                   sandbars with shovels.

87                   Mr. Bechtel MOVED to allocate \$32,000 to have work done by Gator  
 88                   Dredging to remove the sandbar.

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90           The prior motion was discussed.

91                   The prior Motion failed for lack of second.

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93           **iii. Soil/Sand Removal Bid**

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95           **B. Shoreline**

- 96                   ➤ Discussion ensued in regards to the water level in the pond and whether the  
 97                   dredging will make a difference.  
 98                   ➤ The 27D shoreline restoration was partially done in 2016. The Maintenance  
 99                   Agreement stating the responsibilities of the CDD and the Golf Course toward Pond  
 100                   27D will be researched.  
 101                   ➤ Engineering was authorized to survey the area.

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104   **SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

105           **C. Splash Pad Bid**

- 106                   ➤ Mr. Cox reported proposals were received for the Splash Pad and Mr. Babbar  
 107                   confirmed there were no issues. Florida Play Structures submitted a proposal for  
 108                   \$148,590 and the second proposal was significantly higher.

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110                   On MOTION by Mr. Cox seconded by Mr. Hanzel the Proposal from  
 111                   Florida Play Structures in the amount of \$148,590 to install a Splash Pad,  
 112                   with a \$29,000 deposit and the remainder to be paid upon completion was  
 113                   accepted. 4-0





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**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

**B. Consent Agenda**

**i. Minutes of the March 15, 2018 Meeting**

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the Minutes of the March 15, 2018 Meeting were approved. 4-0

**ii. Financial Report Dated March 31, 2018**

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor the Financial Statements Dated March 31, 2018 were approved. 4-0

**iii. FY 2019 Budget Discussion**

Discussion regarding the FY 2019 Proposed Budget was postponed for the May 3, 2018 Workshop. The high water mark will be set at the May 17,2018 Meeting.

**iv. Vote to Reduce 2008-1 Bond Debt Service for 525 Units**

Previously discussed under the Third Order of Business.

**NINTH ORDER OF BUSINESS**

**Site/ Clubhouse Manager Report**

Mr. Wilhelmi provided an update on the following items:

- An inventory list of security camera system equipment was distributed.
- The cost to lower the cameras to working ladder height with SecuriTeam amounted to \$9,718. The cameras at Pimlico and Maywood will not be lowered, but instead moved to smaller poles.
- A Town Hall meeting is scheduled on Saturday July 7, 2018 from 10:30 a.m. to 11:30 a.m. Flyers have been posted in the Pool Area and the Fitness Center. They will also be distributed.
- The Board was advised to conduct the voting for game approval during the Meetings and not the Workshops. Workshops should not be intended for voting, unless advertised as a regular Meeting to create a written record.
- In February, room usage applications were submitted for card games, Bridge and Texas Hold'em Groups.

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On MOTION by Mr. Hanzel seconded by Mr. Cox with all in favor the Card Game Group Rentals being waived for a 12-month period of time was approved. 4-0

- Discussion continued regarding Workshop regulations.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Audience Comments were received regarding the following:

- A resident obtained a proposal from Safari Landscaping for Pond 27D at 85 cents per plant to install around the pond.
- A resident commented plants were already installed years ago and are flourishing. The more plants are installed, the more the floor will elevate. This will not help the predicament.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

**Ronald Cox:**

- Mr. Cox inquired whether interviews were completed for the open position of Pool Patrol and Mr. Wilhelmi responded yes.

**Terry Bechtel:**

- Mr. Bechtel expressed gratitude and sorrow at the passing of Ms. Pat Earhart who performed many functions for the CDD and the Community over the years. She will be sorely missed.
- The Debt Series 2008-1 will be paid off this year and most people will not see a bond portion on their tax bill this year. Mr. Bechtel inquired whether this is true. Mr. Nanni replied that the 2008-1 Bond Debt Service will be reduced for the 2018 Tax Bill. One more year of payment at a substantially lower rate will remain.

**Rick Carroll:**

- Mr. Hanzel inquired about a late fee notice from Frontier received at the last Workshop. Mr. Nanni informed the Board that the \$200 late fee has since been paid off.

229 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

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On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the meeting was adjourned. 4-0

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Peter Hanzel, Chairperson

**8Aii**

**THIS DOCUMENT  
WILL BE  
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SEPARATE  
COVER**

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**THIS DOCUMENT  
WILL BE  
PROVIDED  
UNDER  
SEPARATE  
COVER**

**RESOLUTION 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Lexington Oaks Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:**

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 16, 2018  
HOUR: 6:30 p.m.  
LOCATION: Lexington Oaks Clubhouse  
26304 Lexington Oaks Blvd.  
Wesley Chapel, Florida

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Pasco County at least 60 days prior to the hearing date set above.



4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2018.**

ATTEST:

**LEXINGTON OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

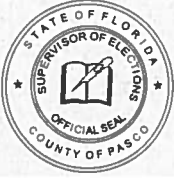
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Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chair of the Board of Supervisors  
 Vice Chair of the Board of Supervisors

**Exhibit A:** Proposed FY 2018/2019 Budget

**8Aiv**



**Brian E. Corley**  
**Supervisor of Elections**

PO BOX 300, Dade City FL 33526-0300

**1-800-851-8754**

**www.pascovotes.com**

April 27, 2018

Ms Sandra H. Demarco, Recording Manager  
210 N University Dr  
Suite 702  
Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2018.

• Estancia at Wiregrass Community Development District	599
• Heritage Springs Community Development District	2,117
• Lake Bernadette Community Development District	1,451
• Lexington Oaks Community Development District	2,820
• Meadow Pointe Community Development District	2,944
• Meadow Pointe II Community Development District	3,352
• Oakstead Community Development District	2,101
• Oak Creek Community Development District	993
• Watergrass II Community Development District	516

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer