

**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, May 17, 2018 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Peter Hanzel	Chairman
Terry Bechtel	Vice Chairman
Rick Carroll	Assistant Secretary
Ron Cox	Assistant Secretary

Also present:

Bob Nanni	District Manager
Todd Wilhelmi	Clubhouse Manager
Robert Dvorak	District Engineer
Residents	

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hanzel called the meeting to order and Mr. Nanni 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:

- Mr. Matthew Hoff from Pimlico distributed handouts and commented on Pond 27D's aesthetics.

- Ms. Pat Barbour from Pimlico also commented on the appearance of the pond.
- A resident commented on pool issue.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Pond 27D**

Mr. Dvorak reported on the following:

- Survey for the two structures located on Ponds 27C and 27D were completed. Photos were provided and they show different perspectives of each of the ponds. There were some discrepancies on Pond 27C, but nothing that would affect Pond 27D. An increase in water elevation will enhance the function of Pond 27D.
- The orifice on the structure downstream pushes the water down to its stabilized elevation. The orifice could be raised to make adjustments and cause an increase in the fluctuation.
- Mr. Dvorak recommended that the Board proceed with the study on the orifice in the pond structure and stated it would be a benefit. It will give a better perspective of the situation in the ponds.
- Mr. Dvorak intends to obtain the proper permit to conduct the study.
- A resident gave his account of the issues in the pond.

**B. Safari Landscape Agreement**

- Discussion ensued in regards to the study.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the Agreement with Safari Landscape in the amount of \$8,920 for grating of Pond 27D, as outlined in their proposal, was approved. 5-0

Discussion ensued regarding the study and adjustment of an orifice on pond structures.

Mr. Hanzel MOVED to allocate \$2,700 for a study on the orifice of the Pond Structures that will be drafted and submitted to SWFWMD if needed, and Mr. Bechtel seconded the motion.

The Board decided to hold off on the decision until further notice. The above motion failed.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

- Mr. Nanni read a correspondence from Mr. Babbar regarding the TIP Capital agreement.
- No documentation of agreements discussing the maintenance of CDD-owned storm water ponds between the CDD and the Golf Course.
- Records were requested from Ms. Demarco, Inframark Recording Manager, and are in process.
- The CDD owns both Pond 27C and Pond 27D, according to property records.
- The Maintenance map indicates that the CDD only maintains Pond 27C.

Discussion ensued regarding SWFWMD and the maintenance of the ponds.

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

None.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

**A. Consent Agenda**

**i. Minutes of the April 19, 2018 Meeting**

Correction is to be made on page 3. Mr. Hanzel made the motion, not Mr. Bechtel.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the Minutes of the April 19, 2018 Meeting were approved, as amended. 5-0

**ii. Financial Report Dated April 30, 2018**

On MOTION by Mr. Cox seconded by Mr. Hanzel with all in favor the Financial Statements Dated April 30, 2018 were approved. 5-0

**iii. Consideration of Resolution 2018-03 Approving the Proposed Fiscal Year 2018/2019 Budget and Setting the Public Hearing**

Discussion regarding the high water mark ensued.

On MOTION by Mr. Hanzel seconded by Mr. Cox with all in favor setting the TRIM High Water Mark at 10 percent was approved. 5-0

*3-18 Hanzel*

On MOTION by Mr. Carroll seconded by Mr. Cox with all in favor Resolution 2018-03 Approving the Proposed Fiscal Year 2018/2019 Budget, moving \$75,000 from the Capital Line Item to the Splash Pad reserve, and Setting the Public Hearing on August 16, 2018 at 6:30 p.m. was adopted. 5-0

**iv. Number of Registered Voters – 2,820**

**NINTH ORDER OF BUSINESS** **Site/ Clubhouse Manager Report**

Mr. Wilhelmi provided an update on the following items:

- Sidewalk repairs in Preakness and Hawthorne are currently in progress.
- Geek Squad was contacted regarding ID Cards.
- Marquis sign for Pat Earhart’s memorial service.
- Food issue in the pool.

**TENTH ORDER OF BUSINESS** **Audience Comments**

Audience Comments were received regarding the following:

- Ms. Kathy Johnson from Maywood commented on Pat Earhart’s memorial and Pasco County’s notice of a future preschool.
- Ms. Sheryl Derr from Maywood commented on the lack of landscaping done, the easement, the erosion on the edge of the pond, a broken street light, broken cable boxes, receptacle for recycling batteries, and a dog park.
- A resident reported a letter was addressed to the Golf Course in 2015 from SWFWMD to fix the weir or be fined.
- The Preakness exit gate repair, sidewalk pressure washing, mulch and reclaim water.
- The Maywood monument is not yet painted.

**ELEVENTH ORDER OF BUSINESS** **Supervisors’ Requests and Comments**

**Terry Bechtel:**

- Mr. Bechtel expressed his willingness to work with Inframark in order to improve the FY 2019 tentative Budget.

**Rick Carroll:**

- Mr. Carrol inquired about the LMP contract covering the mitigation of stinkweeds in various areas. Mr. Nanni informed him that it is covered.

May 17, 2018

Lexington Oaks CDD

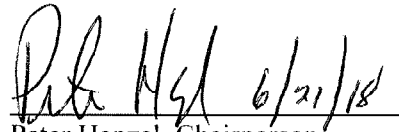
**Peter Hanzel:**

- Office copies of invoices are no longer necessary. Only electronic copies will be sent to the Board and Mr. Wilhelmi.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

  
Peter Hanzel, Chairperson