

**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, September 20, 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

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. Nanni 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**

The following public comments were received:

- Ms. Pat Barbour commented on Pond 27D and sod on the golf course.
- Mr. Matthew Hoff also commented on Pond 27D.
- Ms. Judy Morgan commented on assessments.

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

Discussion ensued regarding the dredging of the pond.

**SIXTH ORDER OF BUSINESS** **Attorney's Report**

Mr. Nanni reported that the District Counsel passed on questions to TIP regarding the equipment agreement and no response was received.

**SEVENTH ORDER OF BUSINESS** **Items for Consideration**

**A. Ron Cox: Landscape Discussion**

Mr. Cox was not present to conduct the discussion.

Mr. Wilhelmi reported there is no guarantee the insecticide will work on pine trees.

Other bids will be obtained.

**B. Board Discussion: Security System Lease**

Discussion ensued regarding consolidation of equipment.

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the purchase of security equipment at an amount not to exceed \$25,000 was approved. 3-0

**EIGHTH ORDER OF BUSINESS** **Manager's Report**

**A. Consent Agenda**

**i. Minutes of the August 16, 2018 Meeting**

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the Minutes of the August 16, 2018 Meeting were approved. 3-0

**ii. Financial Report**

Mr. Bechtel inquired about \$12,000 in capital improvements and \$11,741 in capital outlay included in the financials.

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the Financial Report dated August 31, 2018 was approved. 3-0

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

Mr. Wilhelmi provided an update on the following items:

- Bi-annual pond cleanup has been completed. The weir structure in Pond 27B is washing away and limiting access to the pond for the landscape company.

- Extreme Concrete will begin the sidewalk curb cleaning.
- Requests for roof proposals were sent out. A proposal was received at \$28,445.
- There will be no Clubhouse rentals for three weeks in January during the construction.
- The splash pad construction will impact the use of the pool and playground.
- Swim class has not been obeying the lightning rules. The Swim Kids insurance certificate will be updated.
- Serial numbers to all District equipment have been documented.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- A resident commented on the light on the side of the pool and requested a number to call in case of emergencies. Mr. Wilhelmi’s number is listed on the Marquis.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Comments**

**Terry Bechtel:**

- Mr. Bechtel advised the Board that October is evaluation month for the Site Manager.
- Mr. Nanni reported the \$12,000 capital improvement item was assigned in August for Florida Play Structures.

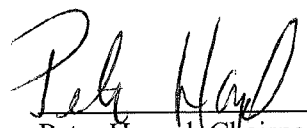
Mr. Wilhelmi reported a resident requested to use the Community Center once a month for bingo games. Fees will be waived.

On MOTION by Mr. Hanzel seconded by Mr. Carroll with all in favor waiving the fee for Cheryl Dehr to conduct bingo games once per month in the Community Center was approved. 3-0

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Carroll seconded by Mr. Bechtel with all in favor the meeting was adjourned. 3-0

 10/18/18  
Peter Hanzel, Chairperson