

**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 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 (Via Telephone)
Terry Bechtel	Vice Chairman
Rick Carroll	Assistant Secretary
Ronald Cox	Assistant Secretary
Bill Palermo	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.

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor Mr. Hanzel was authorized to participate in the meeting telephonically. 4-0
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**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Elected Supervisors: Seat 3 Peter Hanzel and Seat 4 Terry Bechtel**

Mr. Hanzel was previously sworn in.

Mr. Nanni, a Notary of the State of Florida, administered the Oath of Office to Mr. Bechtel.

**B. Resolution 2019-01 Designating Officers**

Discussion regarding Designation of officers ensued. No changes were made to the order of the Board of Supervisors.

On MOTION by Mr. Carroll seconded by Mr. Cox with all in favor Resolution 2019-01 designating Mr. Peter Hanzel as Chairman, Mr. Terry Bechtel as Vice Chairman, Mr. Rick Carroll, Mr. Ronald Cox and Mr. William Palermo as Assistant Secretaries; also designating Mr. Bob Nanni as Secretary, Mr. Stephen Bloom as Treasurer and Mr. Alan Baldwin as Assistant Treasurer was adopted. 5-0

**FOURTH ORDER OF BUSINESS**

**Additions/Corrections to the Agenda**

None.

**FIFTH ORDER OF BUSINESS**

**Public Comments on Agenda Items**

None.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Nanni reported he has been in contact with TIP Capital regarding their lease document and District Attorney is currently negotiating terms of the Lease Termination Agreement.

On MOTION by Mr. Carroll seconded by Mr. Palermo with all in favor the Board Authorized Mr. Bechtel to sign the TIP Capital Lease Termination Agreement. 5-0

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

None.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

**A. Consent Agenda**

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

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the Minutes of the November 15, 2018 Meeting were approved. 5-0

**ii. Financial Report**

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor the November 30, 2018 Financial Report was approved. 5-0

**NINTH ORDER OF BUSINESS**

**Site/Clubhouse Manager Report**

**A. Splash Pad Update**

Splash Pad Permits are issued. Start date has been scheduled for January 15, 2019.

**B. Roofing Update**

- Mr. Wilhelmi reported a roof inspection was conducted.
- Roofing contractor has not yet been selected.
- Mr. Wilhelmi will provide a summary of roofing contracts for the next meeting.

Mr. Nanni provided an engineering update on the following:

- Two of four ponds have been completed.
- Pond 27B weir repair and weir replacement in 19A have not yet been inspected.
- Remaining projects at Pond 2C and Pond 1A will be completed after the holidays.
- Pond 2C requires permission to access from homeowners or golf course due to obstructions from the drainage easement.
- JMT reviewed the plans for the new development, as requested by the Board, and will monitor the construction site to ensure compliance.
- A completion date of the end of January is anticipated.
- Mr. Wilhelmi reported the Christmas party was a success.
- A loop detector module will be installed at no cost.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

The following comment was received:

- A resident commented on the gate on Preakness.

**ELEVENTH ORDER OF BUSINESS**

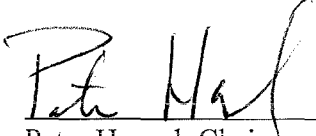
**Supervisors' Requests and Comments**

- Mr. Carroll commented that there was a blemish on the inscription of the picture at the Entrance.
- Mr. Hanzel commented on the Preakness gate incident.
- Mr. Bechtel inquired about painting and Mr. Wilhelmi commented that the Fitness Center will have to be shut down to complete the painting job.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



Peter Hanzel, Chairperson