

**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, February 21, 2019 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
Ronald Cox	Assistant Secretary
Bill Palermo	Assistant Secretary

Also present:

Bob Nanni	District Manager
Todd Wilhelm	Clubhouse Manager
Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

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

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

The following public comments were received:

- A resident inquired about renting the Clubhouse and fee waiver.

FIFTH ORDER OF BUSINESS

Engineer’s Report

A. Updated Pond Schedule

Mr. Brletic previously provided a report. In his absence, Mr. Wilhelmi reported the following:

- Emergency work has been completed.
- Mr. Hanzel commented on accelerating work on Churchill.

SIXTH ORDER OF BUSINESS

Attorney’s Report

A. Policy on Use of District Facilities at Own Risk

Mr. Hanzel reported the policy discussed weekly inspections of facilities.

On MOTION BY Mr. Bechtel seconded by Mr. Palermo with all in favor the Policy on Use of District Facilities at Own Risk was approved. 5-0

Further discussion ensued.

SEVENTH ORDER OF BUSINESS

Items for Consideration

A. Vote to Approve Painting Fitness Center

- Two painting proposals were received.

On MOTION by Mr. Cox seconded by Mr. Carroll with all in favor the proposal from Cerapro Pain in the amount of \$2,680 was approved. 5-0

EIGHTH ORDER OF BUSINESS

Manager’s Report

B. Consent Agenda

i. Minutes of the January 17, 2019 Meeting

On Page 3, “Papers” should be changed to “Pavers”.

On MOTION by Mr. Cox seconded by Mr. Carroll with all in favor the Minutes of the January 17, 2019, as amended, were approved. 5-0

ii. Financial Report

Mr. Cox inquired about the splash pad reconstruction expense. Further discussion ensued.

On MOTION by Mr. Carroll seconded by Mr. Palermo with all in favor the Financial Report was approved. 5-0

New vendors for swimming pool and splash pad will be sought out. Further discussion ensued.

NINTH ORDER OF BUSINESS

Staff Report –Site/Clubhouse Manager

A. Overview of Card/Pass Project

Mr. Wilhelmi discussed the following:

- New resident requests will require proof of residence, Leasing Agreement and/or utility bill.
- Visitor passes will be de-activated in two weeks.
- Residents who move out will have cards de-activated.
- Further discussion ensued.

TENTH ORDER OF BUSINESS

Audience Comments

The following comment was received:

- A resident inquired about the card passes.
- A resident commented about a dog park.

NINTH ORDER OF BUSINESS

**Staff Report –Site/Clubhouse Manager
(Continued)**

- Mr. Wilhelmi reported the removal of cameras has been completed. The cameras at the front pole were lowered.
- The revised proposal for relocating is currently being worked on.
- A room usage application from a Veteran’s Support group was submitted.
- Pond 26A in Pimlico planting was reported to have a defective pipe.
- There is a drainage issue in Churchill.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

- Mr. Hanzel commented on reserve account and cameras.
- Mr. Cox commented on ribbon cutting for the splash pad and viburnum cutback.
- Mr. Hanzel discussed the tentative proposed budget.
- Discussion ensued regarding the budget workshop.
- Mr. Hanzel commented on the Veteran’s Support group.

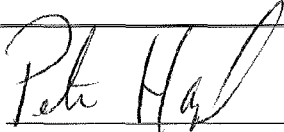
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TWELFTH ORDER OF BUSINESS

Adjournment

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



Peter Hanzel, Chairperson