

**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, March 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 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 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 commented on a new lock for the Women's Club.
- A resident commented on cameras being removed from the Villages.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Brletic previously provided an update to Mr. Nanni and will attend the April 4, 2019 Workshop.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

None.

**SEVENTH ORDER OF BUSINESS**

**Items for Consideration**

**A. Acceptance of the Pool Maintenance Proposal**

- JE Clear Pools submitted a proposal for \$1,050 per month.

On MOTION by Mr. Bechtel seconded by Mr. Carroll with all in favor the proposal from JE Pools in the amount of \$1,050 per month was approved.  
5-0

**B. Approval of Shaping Swale**

On MOTION by Mr. Bechtel seconded by Mr. Palermo with all in favor the Shaping Swale project in an amount not to exceed of \$10,000 was approved.  
5-0

**C. Response to Splash Pad Project Inquiry**

A breakdown of expenses is located on Page 34 of the agenda package.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Consent Agenda**

**i. Minutes of the February 21, 2019 Meeting**

Mr. Cox discussed line 63 in the minutes should be “Certa Pro Paint”. Line 82 should read, “New vendor for swimming pool and splash pad servicing”. Line 105 should read “Pond 27B-1 in North Hampton was reported to have a defective pipe.

**ii. Financial Report**

On MOTION by Mr. Palermo seconded by Mr. Bechtel with all in favor the Consent Agenda was approved. 5-0

**B. Response to Use of Reserves**

Discussion regarding reserves ensued. Reserve balances are located on Agenda Page 14.

**NINTH ORDER OF BUSINESS**

**Staff Report –Site/Clubhouse Manager**

Mr. Wilhelmi discussed the following:

- Painting of the Fitness Center will commence on April 1.

- JE Clear Pools will begin work also on April 1.
- Training on how to use the Splash Pad has been completed.
- A meeting with Fit Rev will take place on March 28 to go over equipment needs and costs.
- Proposals will be obtained for solar blinds.
- 2,160 cards are activated in the system.
- CDD fences in Saratoga and Remington have been cleaned.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

The following comment was received:

- A resident commented on Ponds 1A and 2C.
- A resident from Preakness inquired about CDD bonds. He was instructed to request an estoppel letter.

**ELEVENTH ORDER OF BUSINESS**

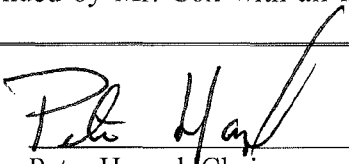
**Supervisors' Requests and Comments**

- Mr. Bechtel commented on adding line items to the budget for further discussion.
- Mr. Hanzel commented on Clubhouse floors
- Mr. Cox reported the Department of Health inspection was completed. A pipe issue was reported.
- Mr. Palermo discussed adding covers over the Splash Pad for sun protection.
- Splash pad discussion ensued.

**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