

**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 16, 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
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

- Swale Restoration to be added to Agenda and to replace item 7D.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

The following public comments were received:

- Several Residents commented on additional Security needed for the pool and fitness center after 6:00 p.m.

FIFTH ORDER OF BUSINESS

Engineer's Report

A. Engineer's Contracts

- Mr. Daniel from American Ecosystems reported on the planting along the pond shores to stop and avoid more erosion.
- Discussion ensued on plant types and benefits to avoid erosion; he suggested types of plants and the amounts needed.

On MOTION by Mr. Cox seconded by Mr. Hanzel with all in favor the pond planting proposal for pond 10A from Cross Creek for \$2009 was approved. 4-0

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Nanni relayed the following comments from District Counsel:

- A certified letter was received from the Homeowner Association with subject matter regarding CDD be responsible for sidewalks that are not maintained by either sub-division HOA.
- District Counsel is looking into matter and has emailed Attorney for the HOA. According to Pasco County Chapter 900, residents are responsible for sidewalks in front of their homes. In past practice Master HOA would send out a certified letter to those residents.

SEVENTH ORDER OF BUSINESS

Items for Consideration

A. LED Board Discussion

- The first LED sign demoed by Mr. Wilhelmi was approved by Pasco County in size.
- Per Pasco County, signage to not exceed 40 square feet and not taller than 10 feet.

B. Pond Planting

Item previously discussed

C. American Ecosystems-Pond Planting Discussion Proposal from Crosscreek Pond 10A & IA

Item previously discussed

D. Swale Restoration

Mr. Bechtel reported on three proposal received

- *Site Masters \$4,900*
- *Finn Outdoor \$11,325*
- *G.A. Nichols \$23,000*
 - He noted Mr. Brletic opposed Site Master because they are small company and recommended Finn Outdoor. There was consensus to award Finn Outdoor the contract for swale restoration.

On MOTION by Mr. Bechtel seconded by Mr. Palermo with all in favor Swale Restoration by Finn Outdoor for \$11,325. was approved. 4.0

EIGHTH ORDER OF BUSINESS

Distribution of the Proposed Budget for Fiscal Year 2020

A. Distribution of the Proposed Fiscal Year 2020 Budget and Consideration of Resolution 2019-02 Approving the Budget and Setting the Public Hearing.

- Discussion ensued to increase line items in the budget.
 - Capital Improvements line \$75,000
 - Miscellaneous Contingency line \$50,000

On MOTION by Mr. Bechtel seconded by Mr. Cox with Mr. Palermo, Mr. Bechtel and Mr. Cox in favor and Mr. Hanzel opposed the FY 2020 high water mark budget with stipulation of making Capital Improvement line item \$75,000 and Miscellaneous Contingency line \$50,000 was approved. 3.1

On MOTION by Mr. Hanzel seconded by Mr. Bechtel, with all in favor, Resolution 2019-02 approving a proposed budget for Fiscal Year 2019/2020; setting a Public Hearing for August 15, 2019 at 6:30 p.m. in the Lexington Oaks Clubhouse was adopted as amended. 4.0

NINTH ORDER OF BUSINESS

Manager’s Report

A. Consent Agenda

- i. **Minutes of the April 18, 2019 Meeting**

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor the Minutes of the April 18, 2019 Meeting were approved. 4-0

ii. Financial Report

- Comments received regarding Capital Outlay line still not corrected which has been an ongoing issue all year. Mr. Nanni noted, he made several requests to get corrected and he will do so again.

On MOTION by Mr. Cox seconded by Mr. Bechtel with all in favor the Financial Report as amended with contingent comment was approved. 4-0

TENTH ORDER OF BUSINESS

Staff Report –Site/Clubhouse Manager

Mr. Wilhelmi reported on the following:

- Cleaning and sealing by the pavers is complete, once the pool is clean it will reopen next day.
- Schedule fees were presented to the Board with additional changes for non-residential and commercial use.
- Suggestion was made to lower cost of rental fees from \$50 to \$25 for residential birthday parties ages 12 and under.
- He reported Miller Recreation Equipment and Design, Inc came out and observed the playground, and measured for ADA requirements. A few areas of playground are being replaced due to rust i.e. baby swings.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS


Supervisors' Requests and Comments

Mr. Cox addressed how front desk staff is being mistreated, all issues should be directed to Mr. Wilhelmi or any member of the Board. In addition, because of continuous diaper issue, parents are urged to use pool safe diapers during swimming lessons. In the event of an accident the pool then needs to be sanitized which causes pool closure and additional costs.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bechtel seconded by Mr. Cox with all in favor
the meeting was adjourned. 4-0



~~Peter Hanzel, Chairperson~~
TERRY BECHTEL, VICE-CHAIRPERSON