

# Lexington Oaks Community Development District

## Board of Supervisors

Rick Carroll, Chairman  
Terry Bechtel, Vice Chairman  
William Palermo, Assistant Secretary  
Scott A. Carlson, Assistant Secretary  
Butch Straber, Assistant Secretary

Mark Vega, District Manager  
Whitney Sousa, District Counsel  
Stephen Brletic, District Engineer  
Todd Wilhelmi, Site Manager  
Ruben Nesbitt, Accountant  
Howard Neal, Field Services Director  
Diana Kapatsyna, District Admin Assistant

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## Workshop Agenda

February 5, 2026 - 9:00 a.m.

The purpose of this workshop is to discuss the items listed below.

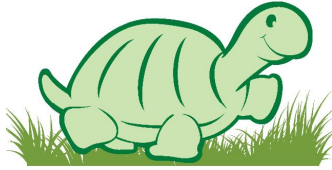
1. **Open Workshop**
2. **Pledge of Allegiance**
3. **Audience Comments**
4. **Site Manager Report**
  - A. **Consideration of Sod Replacement Proposal [Page 2]**
  - B. **Discussion of FY2026 Projects Spreadsheet [Page 3]**
5. **District Engineering**
6. **District Manager**
7. **District Counsel**
8. **Supervisor Requests**
9. **Close Workshop**

**The next Regular Meeting is scheduled for Thursday, February 19, 2026 at 6:30 p.m.**

**District Office:**  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

[www.lexingtonoaksccd.org](http://www.lexingtonoaksccd.org)

**Meeting Location:**  
Lexington Oaks Community Center  
26304 Lexington Oaks Boulevard  
Wesley Chapel, Florida 33544  
813-907-8718



## Proposal #211397

Date: 1/15/2026

PO #

John Neal

### BILL TO

Todd Whilhelmi  
Lexinton Oaks CC  
26304 Lexington Oaks  
Blvd  
Wesley Chapel, FL 33544

### Property:

Lexinton Oaks CC  
26304 Lexington Oaks Blvd  
Wesley Chapel, FL 33544

## St Aug replacement at 14 areas identified in Lexington Oaks HOA

**Default Group** **\$34,785.45**

Items	Quantity	Unit	Price/Unit	Price
<b>Sod Installation</b>				
Flo Sod Delivered and Installed per SF	33,129.00	Sq Ft	\$1.05	\$34,785.45
			<b>Sale</b>	<b>\$34,785.45</b>
			<b>Sales Tax</b>	<b>\$0.00</b>
			<b>Total</b>	<b>\$34,785.45</b>

By \_\_\_\_\_

John Neal

Date 1/15/2026

Quality Sod and Landscape LLC

By \_\_\_\_\_

Date \_\_\_\_\_

Lexinton Oaks CC

## FY2026 Projects Spreadsheet

Updated: January 29, 2026

Project	Cost	Status	Completion Date
Sidewalk Work (Phase 1) Precision Safety grinding of most severe areas (2/8 to 2 inches)	Boulevard/Common Areas \$21,927.00 Preakness \$12,798.00 Hawthorne \$2,785.00	Completed	12/5/2026
Repainting of CDD Border Walls	\$67,591.99	Completed	10/27/2025
Pond Restoration Work	\$98,000.00 *Additional \$1,600.00 for emergency erosion on Pond 6C	Completed	1/7/2026
Basketball Court Resurfacing	\$47,970.00 *Additional \$5,800.00 for new basketball poles, hoops and nets	Work began on January 12 <sup>th</sup> (curing for 30 days)	
Sod Replacement	\$34,785.00	On Agenda for February Workshop for Board Approval	
Playground Awning	\$7,302.33	Awning has been ordered  The install will be scheduled as soon as it gets delivered	
Playground Equipment	\$35,652.73	Board is currently discussing options	
Front Entrance Lighting		In process of getting Proposals	
Repainting Exterior of Clubhouse and Fitness Center Buildings		In process of getting Proposals	
Irrigation Gate Valves		Awaiting Ballenger Proposal	
Irrigation at Hartack		Ballenger is looking into options	
Clubhouse Doors and Windows			
Clubhouse Flooring			