

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 Wilhelm, Site Manager
Ruben Nesbitt, Accountant
Howard Neal, Field Services Director
Diana Kapatsyna, District Admin Assistant

Workshop Agenda

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

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

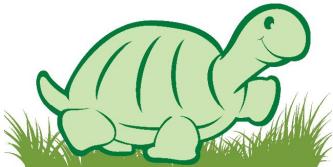
- 1. Open Workshop**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Site Manager Report**
 - A. Consideration of Sod Replacement Proposal [Page 2]**
 - B. Discussion of FY2026 Projects Spreadsheet [Page 3]**
- 5. District Engineering**
- 6. District Manager**
- 7. District Counsel**
- 8. Supervisor 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.lexingtonoakscdd.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
Lexington Oaks CC
26304 Lexington Oaks
Blvd
Wesley Chapel, FL 33544

Property:

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

By _____
John Neal
Date 1/15/2026

Quality Sod and Landscape LLC

By _____

Date _____
Lexington 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 th (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			