

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

Workshop Agenda

March 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**
 - i. Consideration of Proposal Irrigation Supplementation for reclaimed water [Page 2]**
 - ii. Discussion of Ballenger Dead Plant Plan**
 - iii. Discussion of Yellowstone Dead Plant Plan**
 - iv. Marvelux Lighting Presentation**
 - v. Discussion of Playground Repair Proposal – New Proposals Enroute [Page 5]**
- 5. District Engineering**
- 6. District Manager**
 - i. Discussion on Workshop Time Change**
 - ii. Discussion for Maintenance of Pond 27D [Page 8]**
- 7. District Counsel**
- 8. Supervisor Requests**
- 9. Close Workshop**

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



Customer:

Lexington Oaks CDD
C/O Inframark IMS
11555 Heron Bay Blvd Ste. 201
Tampa, FL 33076

Property:

Lexington Oaks CDD
26304 Lexington Oaks Blvd.
Wesley Chapel, FL 33544

Well & Pump installation - Connection and irrigation relocation to supplement reclaim water

This proposal is for the Well & Pump installation - Connection and irrigation relocation to supplement Reclaim water

Well & Pump Installation

Well Drilling - 5" Proposed Feet Drilled +/- 250 ft

Well Casing - 5" Galvanized Steel Proposed Feet Installed +/- 105

Permits, Mobilization, Well Development, Pump Installation and Tuning

Pump Package- System will produce up to 95 GPM @ 60 PSI

84' - 2" Galvanized Steel TNC Drop Pipe

90' - 10/3 AWG Double Jacketed Submersible Pump Wire with Ground

5"x2" Stainless Steel Well Seal

Grundfos Smartflo 75 VFD - 7.5HP 230V 1PH or 3PH Input / 230V 3PH Output

Grundfos 7.5HP 230V 3 PH Stainless Steel Submersible Motor

Grundfos 77S75-15 All Stainless Steel Submersible Pump

Grundfos 1/2" Stainless Steel Pressure Transducer - 4-20ma | 0-120 PSI

Challenger 20 Gallon Pressure Tank

2" Stainless Steel Constant Pressure Manifold

2" Stainless Steel Ball Valve

2" Stainless Steel Liquid Filled Pressure Gauge

1" Stainless Steel Braided Accessory Hose with 45 degree swivel fitting

3/4" Stainless Steel Pressure Relief Valve (100 PSI)

3/4" Stainless Steel Hose Bibb

24"x24" Diversitech Equipment Pad

4"x4"x8' Reinforced Concrete Post

*Labor and Materials have a 1 year warranty

Irrigation connection , Relocation & redesign

Includes Connections to Well & Pump system as well as relocation or redesign zones.

250 ft of 6" pipe

All connections, couplers & 90'.

Well & Pump Installation

PMP - Well & Pump Installation

PMP - Well & Pump Installation Price: \$35,000.00

Irrigation Enhance

Irrigation Enhance Price: \$27,600.68

Subtotal \$62,600.68

Estimated Tax \$0.00

Total \$62,600.68

Terms & Conditions

By Christopher Zotti
Christopher Zotti

Date 2/5/2026
Ballenger Landcare Inc

By _____

Date _____
Lexington Oaks CDD



A Miracle Recreation Dealer for North, Central, West and the Panhandle of Texas, Florida, Michigan and New Mexico

PO Box 29 | Allen, TX 75013

Sales Consultant	
Ashley Fernandez +1(941)-301-7630	

CUSTOMER INFORMATION	
Customer:	
Contact:	
Contact Info:	
Project Name:	Lexington Oaks-Parts only PARTS REPLACEMENT
Install Address:	
End User:	
Ship to Address:	

QUOTE	
20251209-0002104	
Quote Date	Valid Until
12/09/2025	01/08/2026
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
Parts	104475 BOLT BHCS 1/4-20 X 1 18-8 SS 6LOBE 0.00027 0.2 \$0.48	15	\$0.55	\$8.25
Parts	117001 WASHER 1/4 FLAT 18-8 SS MS15795-811 0.0001 0.007 \$1.41	15	\$1.31	\$19.65
Parts	713009 PARTS CARTON PANELS 0.1 1 \$11.35	2	\$13.05	\$26.10
Parts	714816 WALL ENCLOSURE 0 45 \$791.00	1	\$909.65	\$909.65
Parts	714999Z CUSTOMER SERVICE KIT (NO PRICE) 0 0 \$0.00	1	\$0.00	\$0.00
Parts	912801 26-1/2" BUBBLE PNL-CLR POLYCRB,15 HOLES 0.1 10 \$194.00	1	\$223.10	\$223.10
Parts	982375BLU POST ASSY, 8-ARM 0.1 85 \$697.00	8	\$801.55	\$6,412.40
Parts	983000BLU TP HANDRAIL ASSY, PTD 0.1 22 \$433.00	1	\$497.95	\$497.95
Parts	983006BLU HANDRAIL ATA STAIRS 3FT,PTD 0.1 28 \$558.00	2	\$641.70	\$1,283.40
Parts	984354HG DECK, CS SQUARE FPS HUN 0.1 141 \$1,834.00	1	\$2,109.10	\$2,109.10
Parts	984356HG DECK,CS OCT EDGE FPS HG 0.1 115.75 \$1,582.00	3	\$1,819.30	\$5,457.90
Parts	988056BLU PARTS CARTON KC TP FPS 0.1 4 \$105.00	1	\$120.75	\$120.75
Parts	988310HG DECK ASSY, KIDS' PERCH FPS HUN 0.1 65 \$473.00	1	\$543.95	\$543.95
Parts	990634S TREEHOUSE WALL W/SEAT 0.1 63.4 \$1,140.00	2	\$1,311.00	\$2,622.00
Parts	HW982956-1 HKIT 4-SD CS DK M1/1 0.1 2.545 \$47.00	1	\$54.05	\$54.05
Parts	HW983349-1 HKIT 7149926 M1/1 0.1 0.71 \$22.00	1	\$25.30	\$25.30
Parts	HW987897-1 HKIT 71452839 L1/2 0.1 2.35 \$151.00	11	\$173.65	\$1,910.15
Parts	HW987897-2 HKIT 71452839 L2/2 0.1 4.22 \$50.00	11	\$57.50	\$632.50
Parts Freight	Shipping of parts	1	\$3,076.53	\$3,076.53
Parts Installation	Installation of parts listed above	1	\$9,720.00	\$9,720.00
Non-Taxable Items Subtotal				\$35,652.73

Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax			Total	\$35,652.73
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A Miracle Recreation Dealer for North, Central, West and the Panhandle of Texas, Florida, Michigan and New Mexico

PO Box 29 | Allen, TX 75013

Sales Consultant	
Ashley Fernandez +1(941)-301-7630	

CUSTOMER INFORMATION	
Customer:	
Contact:	
Contact Info:	
Project Name:	Lexington Oaks-Parts only PARTS REPLACEMENT
Install Address:	
End User:	
Ship to Address:	

QUOTE	
20251209-0002104	
Quote Date	Valid Until
12/09/2025	01/08/2026
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013
Payment Terms In Full Submit Payment in full with submitted order.

Price assumes play area border to be provided by "others" unless noted above. No bond or special insurance coverages are included unless noted above. Price assumes all site work, drainage away from play area & play area borders are to be provided by "others" at no cost to webuildfun unless specified otherwise in the quote above. This includes site prep, grade work, drainage, construction fencing, concrete borders, and site restoration. All additional services can be quoted upon request. webuildfun, inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc. provided the original installation. In the event rock is encountered, additional charges may be assessed. It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line locate by calling 811, at the owner's request. webuildfun, Inc will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc. will not be responsible for damage to unmarked utilities. Prices are guaranteed for 30 days from the date listed on quote.

Complete webuildfun Terms and Conditions on the following pages are incorporated into this quote by reference

Approval Signature _____ Date _____ PO Number _____

Send completed quote and purchase order to: ashley@webuildfun.com

PROJECT DETAILS

Please provide the following information:		Project Total
Project Name:	Lexington Oaks-Parts only	\$35,652.73

Est. Project Start Date: _____ Bond Required: _____ Purchase Order #: _____
Est. Project Completion Date: _____ Contract Required: _____

Additional Details: _____

SHIP TO CONTACT DETAILS		BILLING CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		Email:	

INSTALLATION CONTACT DETAILS		END USER (OWNER) CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		Email:	

PLEASE RETURN ALL PAGES OF THIS QUOTE UPON ORDERING

webuildfun, Inc. Terms and Conditions

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. Webuildfun, Inc. objects to any other terms proposed by the Customer, in writing or otherwise as material alterations, and all such proposed terms shall be void

Payments will be made to webuildfun, Inc., PO Box 29, Allen, TX 75013 unless notified otherwise by webuildfun, Inc. in writing. Orders will not be placed until down payment is received when applicable. Purchase orders are accepted and will be evaluated by webuildfun to determine if other terms are negotiable with approved credit. Sales Representative are not authorized to approve terms. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certification to webuildfun, Inc. and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies, and other impositions on the equipment at owner's expense.

Prices reflected on quote assumes all site work to be done by others unless noted above. This Includes items like site preparation, grading work, drainage, construction fencing, concrete borders, and site restoration. All drainage within the playground border and away from the play area and play area borders will be provided by the Customer unless noted above. No bond or special insurance coverage is Included unless noted above. All additional services will be quoted by request only. webuildfun, Inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc provided the original installation. In the event rock is encountered, additional charges may be assessed.

It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line located from 811 at the owner's request. webuildfun, Inc. will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc will not be responsible for damage to unmarked utilities.

Prices are guaranteed for 30 days from the date listed on the quote. Shipping terms are FOB Origin (place of shipment) via common carrier designated by manufacturer. Customer authorizes webuildfun, Inc. to order and ship the equipment and agrees to pay webuildfun, Inc. the total amount specified. Customer will be responsible for receiving all merchandise from the truck unless otherwise specified.

- 1. Default, Remedies & Delinquency Charges.** The Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Even of Default, webuildfun, Inc. shall have all remedies available to it at law or equity, Including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with webuildfun, Inc. to accomplish its filing and enforcement of mechanic's or other liens with respect to the equipment or its location or its repossession of the equipment, and Customer expressly waives all rights to possess the equipment after an event of default. All Remedies are cumulative and not alternative, and no exercise by webuildfun, Inc. of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorney's fees plus any costs of collections Incurred by webuildfun, Inc. enforcing its rights hereunder. Subject to any limitation under law, the Customer shall pay to webuildfun, Inc. as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by webuildfun, Inc. within ten (10) days after the date on which due.
- 2. Use & Maintenance.** Customer agrees to regularly inspect and maintain the equipment and to provide, inspect and maintain appropriate safety surfacing under and around the equipment, in accordance with ASTM standards and the current Consumer Product Safety Commission Handbook for Public Playground Safety.
- 3. Limitations of Warranty/ Indemnity for Miracle Recreation Products.** Miracle Recreation Equipment Company (MREC) makes no equipment warranties except for those standard warranties issued with the equipment, which are Incorporated herein by this reference. MREC specifically disclaims and implied warranty of merchantability or fitness for a particular purpose and any liability for Incidental or consequential damages. To the extent allowable under law, Customer agrees to defend, indemnify and save MREC and webuildfun, Inc. harmless from all claims or any kind for damages of any kind arising out of Customers alteration of the equipment, its failure to maintain the equipment, its failure to properly supervise equipment, or its failure to provide and maintain appropriate types and depths of safety surfacing beneath and around the equipment in accordance with MREC's installation and owner's manuals and the most current consumer product safety commission handbook for public playground safety.
- 4. Restrictions.** Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the equipment to be levied upon or attached under any legal process; (ii) transfer title to the equipment or any Customer's rights therein; or (iii) remove or permit the removal of the equipment to any location not specified in this quote.
- 5. Purchase Money Security Interest.** The Customer hereby grants, pledges, and assigns to webuildfun, Inc. and webuildfun, Inc. hereby reserves a purchase money security interest in, the equipment to secure the payment and performance in full of all o Customer's obligations hereunder. The Customer agrees that webuildfun, Inc may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior interest in the equipment.
- 6. Choice of Law and Jurisdiction.** All agreements between Customer and webuildfun, Inc. shall be interpreted, and the parties' obligations shall be governed by the laws of the state of Texas without reference to its choice of law provisions. The Customer hereby consents to the personal jurisdiction of the state and federal courts located in the county of Collin, Texas.
- 7. Title; Risk of Loss; Insurance.** Title to equipment shall pass to the Customer upon shipment. Customer assumes all risk of loss or destruction of or damage to the equipment by reason of theft, fire, water, or any other cause, an in the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the equipment against all such losses and casualties.
- 8. Waiver, Invalidity.** Webuildfun, Inc. may waive a default hereunder, or under any invoice or other agreement between the Customer and webuildfun, Inc. or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by webuildfun, Inc. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights to webuildfun, Inc. hereunder or under any invoice. The invalidity of any portion of this quote shall not affect the force and effect of the remaining valid portions hereof.
- 9. Entire Agreement; amendment; Blding nature.** This fully executed quote, as supplemented by change orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A change order is a written instrument signed by the Customer and webuildfun, Inc. stating their agreement as to any amendment in the terms of this quote. The Customer acknowledges that change orders may result in delays and additional costs. The parties agree that all change orders shall Include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this quote shall be binding upon and inure to the benefit of the parties and the successors and assigns.
- 10. Counterparts, Electronic Transmssion.** This Quote, any invoice, and any other agreement between parties may be executed in counterparts, each of which shall constitute an original. Electronic signatures and electronic transmission are acceptable to both the Customer and to webuildfun, Inc.

The following photo shows the conditions of the pond shortly after it was originally created to specification. You can clearly see that there is no vegetation in the pond.



The next photos show the condition of the pond in early 2025 prior to the so called dredging that was done. Again, it still looks the same as it did when originally created to specification with no vegetation present in the pond.



And the following photos were taken on Monday 1/12/2026 showing the current condition of the pond, now almost completely inundated with vegetation as it has never been before. Clearly it is no longer compliant with specifications as it was when it was first created and needs to be addressed.

