

# Lexington Oaks Community Development District

## Board of Supervisors

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

## District Staff

Mark Vega, District Manager  
Whitney Sousa, District Counsel  
Stephen Brletic, District Engineer  
John Fowler, Lead Field Inspection Coordinator  
Todd Wilhelmi, Site Manager  
Ruben Nesbitt, District Accountant  
Diana Kapatsyna, District Admin

## Workshop Meeting Agenda

Thursday, July 2, 2026, at 9:00 a.m.

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The Regular Meeting of the **Lexington Oaks Community Development District** will be held on **July 2, 2026 at 9:00 a.m.** at the **Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544.**

### THE WORKSHOP MEETING OF BOARD OF SUPERVISORS

1. OPEN WORKSHOP
2. WE BUILD FUN PLAYGROUND PROPOSAL
  - i. PRESENTATION OF COVERED PLAYGROUND
3. DISCUSSION OF INFRAMARK FIELD SERVICES ADDENDUM TO THE AMENDED AND RESTATED DISTRICT MANAGEMENT SERVICES AGREEMENT
4. FIELD INSPECTION REPORT
5. SITE MANAGER REPORT
6. PRESENTATION OF REVISED FY 2027 BUDGET AT THE JULY MEETING
7. DISCUSSION OF ASI IRRIGATION PLAN
8. DISCUSSION OF COMPLETE IT PROPOSAL
9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
10. CLOSE WORKSHOP



Deck



Grey

Accent



Red



Grey



Light  
Grey

Rockite



Red



Grey

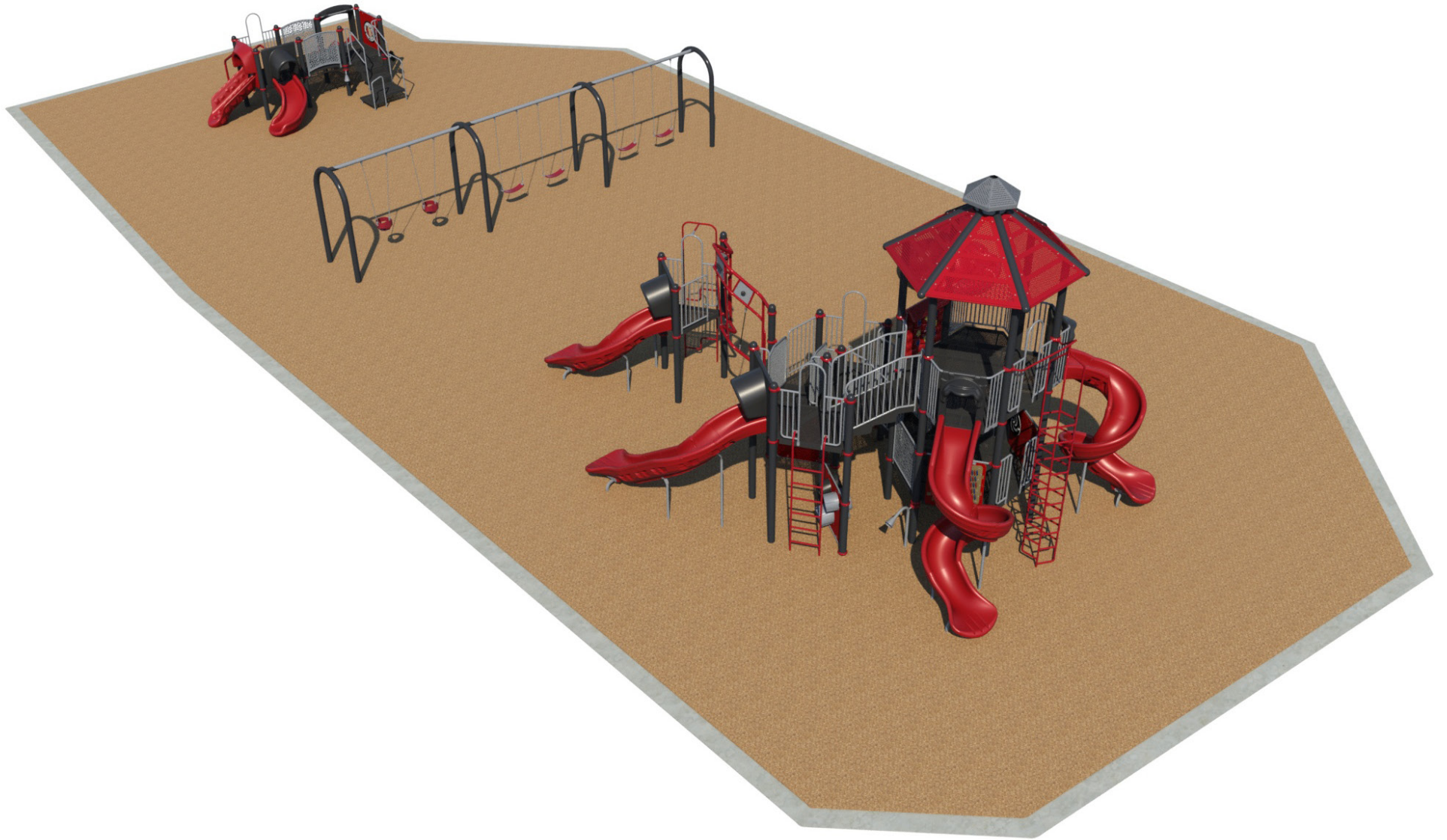


Light  
Grey

Actual colors may vary. We work hard to ensure our renderings are as life like as possible.

Lexington Oaks  
Wesley Chapel, FL  
26009619





Deck



Grey

Accent



Red



Grey



Light  
Grey

Rockite



Red



Grey

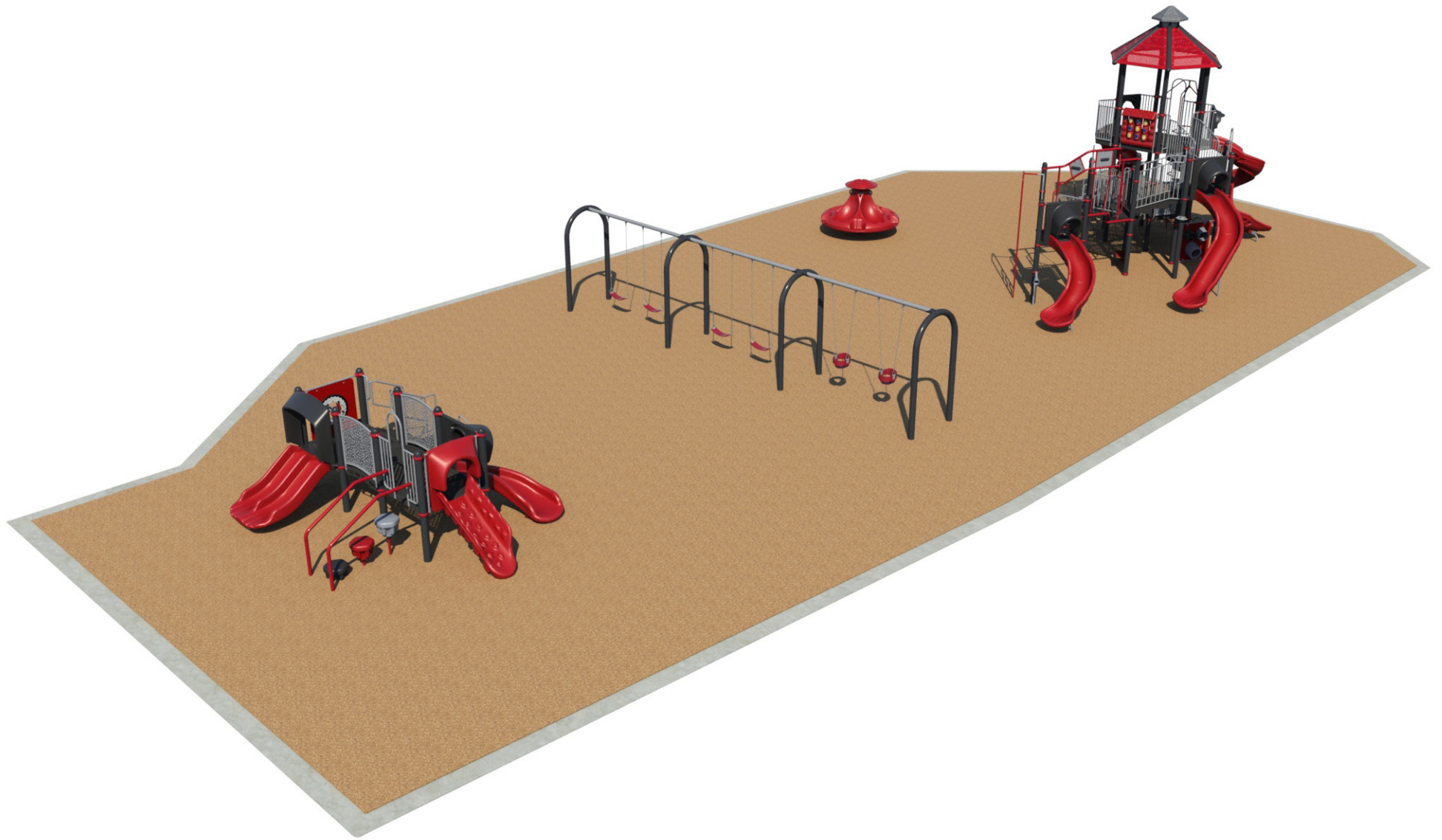


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**Lexington Oaks**  
Wesley Chapel, FL  
26009619





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Wesley Chapel, FL  
26009619





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Red



Grey




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**Lexington Oaks**  
Wesley Chapel, FL  
26009619





Deck   
Grey

Accent     
Red Grey Light Grey

Rockite     
Red Grey Light Grey

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Lexington Oaks  
Wesley Chapel, FL  
26009619





Deck   
Grey

Accent     
Red Grey Light Grey

Rockite     
Red Grey Light Grey

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**Lexington Oaks**  
Wesley Chapel, FL  
26009619





PO Box 29 | Allen, TX 75013

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

<b>Sales Consultant</b>
Jaime Marker +16562635380

CUSTOMER INFORMATION	
Customer:	Lexington Oaks
Contact:	Todd Wilhelmi
Contact Info:	(813) 907-8718 lexoaks1@gmail.com
Project Name:	Lexington Oaks - playground
Install Address:	26304 Lexington Oaks Blvd, Wesley Chapel, Fl 33544
End User:	Lexington Oaks
Ship to Address:	26304 Lexington Oaks Blvd, Wesley Chapel, Fl 33544

QUOTE	
<b>20260610-0003439</b>	
Quote Date	Valid Until
06/10/2026	07/10/2026
Estimated Delivery	Estimated Install
6-8 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
Demolition	Removal and Disposal of playground equipment and surfacing	1	\$18,750.00	\$18,750.00
Miracle Equipment	Miracle playground equipment	1	\$134,223.00	\$134,223.00
Miracle Discount	Discount on Standard Miracle Recreation Equipment	1	\$-20,133.45	\$-20,133.45
Playground Equip Freight	Shipping of playground equipment	1	\$8,061.25	\$8,061.25
Miracle Playground Equipment Install	Installation of Miracle playground equipment listed above	1	\$41,944.69	\$41,944.69
Artificial Turf	<p>Deliver and install approximately 5247 square feet of artificial turf within the play area using Synlawn SYNAugustine547 GTR artificial turf surfacing system with Synlawn Classic Pitch turf in trample zones, fall padding, Optifill antimicrobial sand infill, and bender board for perimeter nailer. Includes drainage system as needed within play areas and installation of up to a 4" depth of drainage gravel.</p> <p>Customer is responsible for providing a drainage stub within the playground border to provide positive drainage away from the play area.</p>	1	\$107,635.32	\$107,635.32
Non-Taxable Items Subtotal				\$290,480.81
Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax			Total	\$290,480.81

A CPSI (Certified Playground Safety Inspector) third-party inspection is available at additional cost upon request.



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End User:	Lexington Oaks
Ship to Address:	26304 Lexington Oaks Blvd, Wesley Chapel, FL 33544

QUOTE	
20260610-0003439	
Quote Date	Valid Until
06/10/2026	07/10/2026
Estimated Delivery	Estimated Install
6-8 Weeks	TBD

Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013  
 Payment Terms 50% Down with remainder due upon completion of project.

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: [jaime@webuildfun.com](mailto:jaime@webuildfun.com)

**PROJECT DETAILS**

Please provide the following information:	Project Total
Project Name: Lexington Oaks - playground	\$290,480.81

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; Bldng 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.





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Quote Date	Valid Until
06/29/2026	07/29/2026
Estimated Delivery	Estimated Install
6-8 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
Demolition	Removal and Disposal of playground equipment and surfacing	1	\$18,750.00	\$18,750.00
Miracle Equipment	Miracle playground equipment	1	\$142,482.00	\$142,482.00
Miracle Discount	Discount on Standard Miracle Recreation Equipment	1	\$-21,372.30	\$-21,372.30
Playground Equip Freight	Shipping of playground equipment	1	\$8,577.50	\$8,577.50
Miracle Playground Equipment Install	Installation of Miracle playground equipment listed above	1	\$44,525.63	\$44,525.63
Artificial Turf	<p>Deliver and install approximately 5247 square feet of artificial turf within the play area using Synlawn SYNAugustine547 GTR artificial turf surfacing system with Synlawn Classic Pitch turf in trample zones, fall padding, Optifill antimicrobial sand infill, and bender board for perimeter nailer. Includes drainage system as needed within play areas and installation of up to a 4" depth of drainage gravel.</p> <p>Customer is responsible for providing a drainage stub within the playground border to provide positive drainage away from the play area.</p>	1	\$107,635.32	\$107,635.32
Non-Taxable Items Subtotal				\$300,598.15
Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax			Total	\$300,598.15

A CPSI (Certified Playground Safety Inspector) third-party inspection is available at additional cost upon request.



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Estimated Delivery	Estimated Install
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Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013  
 Payment Terms 50% Down with remainder due upon completion of project.

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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: [jaime@webuildfun.com](mailto:jaime@webuildfun.com)

**PROJECT DETAILS**

Please provide the following information:	Project Total
Project Name: Lexington Oaks - playground	\$300,598.15

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:	

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- 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.
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- 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; Bldng 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.

**From:** Whitney Sousa  
**Sent:** Thursday, 21 May 2026 15:39:16  
**To:** Vega, Mark <[mark.vega@inframark.com](mailto:mark.vega@inframark.com)>  
**Subject:** RE: Lexington Oaks - BOS Meeting - May 21, 2026

Hi Mark,

These services were contemplated under the Management [Agreement](#) so I think it makes sense as an Addendum.

Please see attached.

Thanks,

Whitney

**Whitney A. Sousa**  
Straley Robin Vericker

# Field Services Addendum to the Amended and Restated District Management Services Agreement

This Field Services Addendum to the Amended and Restated District Management Services Agreement (this “**Field Services Addendum**”) is made and entered into as of July 1, 2026, by and between the **Lexington Oaks Community Development District** (the “**District**”) and **Inframark, LLC** a Texas limited liability company registered to do business in Florida (“**Contractor**”).

### Background Information:

The District and the Contractor entered into the Amended and Restated District Management Services Agreement dated February 1, 2026 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor now desire to add field services to the scope of the Agreement and approve additional compensation associated with such services. The Contractor submitted a Work Authorization for such additional work, relevant portions of which are attached hereto as **Exhibit A** (the “**Work Authorization**”).

The District and the Contractor each has the authority to execute this Field Services Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Field Services Addendum so that this Field Services Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information and Proposal.** The background information stated above is true and correct and by this reference along with the Work Authorization are incorporated by reference as a material part of this Field Services Addendum.
2. **Additional Scope of Services.** Contractor agrees to provide the Field Services described in the Work Authorization, as contemplated under the Agreement.
3. **Additional Monthly Compensation.** The District agrees to compensate the Contractor for the Field Services outlined in the Work Authorization at the total rate of **\$1,000.00** per month.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Field Services Addendum effective as of the date written above.

**Inframark, LLC**

**Lexington Oaks  
Community Development District**

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Richard Carroll  
Chair of the Board of Supervisors



2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Office:407-973-4363

## WORK AUTHORIZATION

**The services as set forth herein will begin effective July 1st, 2026**

- I. DESCRIPTION OF SERVICES: The Company shall perform the Field Inspection Services set forth below for the Client's Infrastructure and Common areas, which are hereinafter referred to as the "Services":

### **Scope of Services**

1. 1 Monthly Property Inspection

Conduct a comprehensive monthly inspection (1 Month) of all District-owned property and areas of maintenance responsibility.

2. Follow-Up Inspections

Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

3. Inspection Reports

Prepare and provide detailed monthly inspection reports, including:

- Photographs
- Analysis of Findings
- Conduct pre-application meetings with interested

proposers as necessary.

4. Vendor Deficiency Notification

Notify District vendors of any deficiencies in service or performance discovered during inspections.

5. Staff Coordination

Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

6. Vendor Progress Monitoring

Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

7. Budget Input

Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

8. Project Proposal Procurement

Utilize industry experience to obtain competitive proposals for various District projects and services.

9. Procurement Assistance

Assist in drafting procurement documents, including:



- Instructions to proposers
- Scope of Services
- Related materials for competitive bidding.
- Conduct pre-application meetings with interested proposers as necessary.

10. Meeting Attendance

Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

II. PRICE:

Item Description	Monthly Rate	Total Cost
1 Field Inspections Monthly (as noted in Section 1)	\$1,000.00	<b>\$12,000.00</b>



## Lexington Oaks CDD

Field Inspection Report - May 2026

Friday, May 29 2026

Prepared For Board Of Supervisors

35 Items Identified

35 Items Incomplete

John Fowler

Inframark

### Item 1

Assigned To: Maintenance

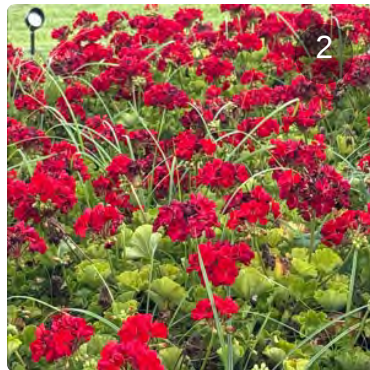
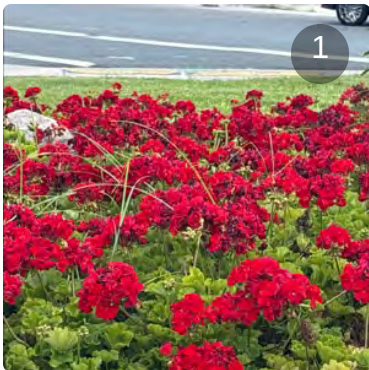
Box behind exit side of raised bed on Lexington Oaks Blvd. at CR 54 intersection needs to be resealed.



### Item 2

Assigned To: Yellowstone

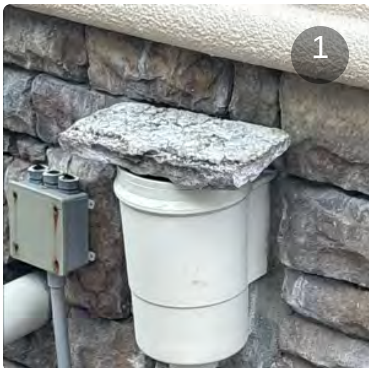
Remove sedge out of the annuals in raised planter beds at the intersection of Lexington Oaks Blvd. and CR 54 intersection.



### Item 3

Assigned To: Maintenance

Noting a stone covering a filter housing behind the raised bed on the entrance side of Lexington Oaks Boulevard and CR 54 intersection.



### Item 4

Assigned To: Yellowstone

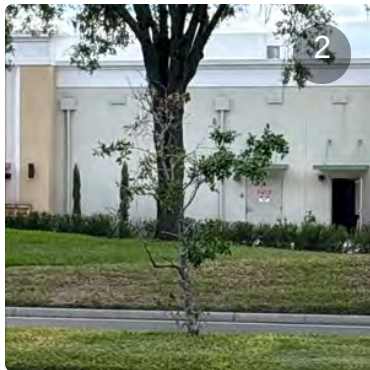
Remove vines growing on the shrubs on the east right of way of Lexington Oaks Boulevard between CR 54 and Post Oak Blvd.



### Item 5

Assigned To: Yellowstone

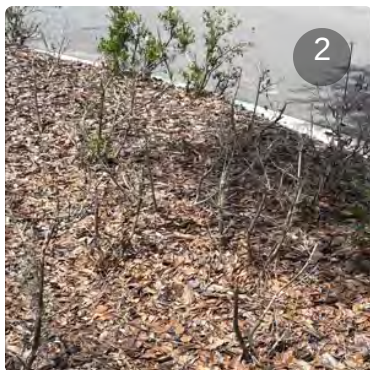
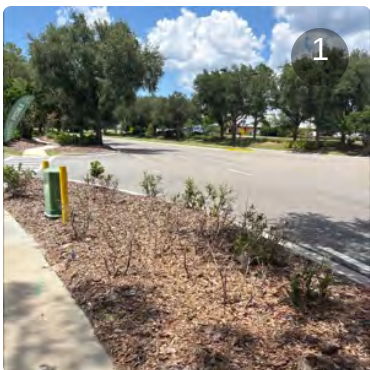
Diagnose and treat declining Holly tree in the median island on the south end of Lexington Oaks Boulevard.



### Item 6

Assigned To: Yellowstone

Diagnose and treat declining Holly shrubs on the southwest corner of Lexington Oaks Blvd. Post Oak Blvd. intersection. Remove any dead or diseased material.



### Item 7

Assigned To: Board Information

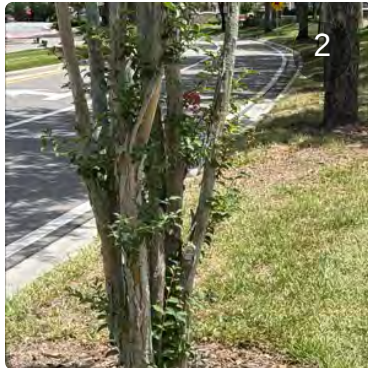
Noting a dead Crepe Myrtle was removed on the southwest corner intersection of Lexington Oaks Boulevard and Post Oak Blvd. Does the board want a replacement or add soil and sod?



### Item 8

Assigned To: Yellowstone

Remove any sucker growth off the trunks of the Crepe Myrtles throughout the district.



### Item 9

Assigned To: Yellowstone

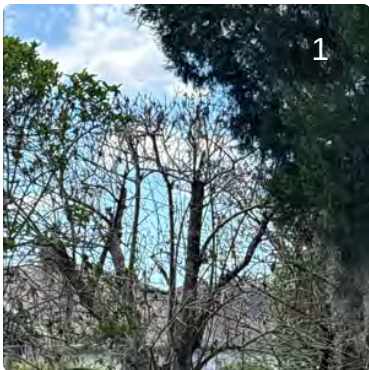
Investigate 2 Pine trees in decline behind the exit Del Mar Village monument. Report your findings. Noting I did not see any borer holes during this inspection.



### Item 10

Assigned To: Yellowstone

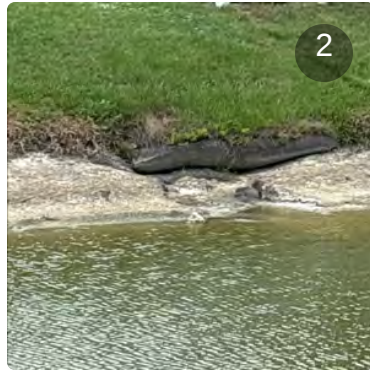
Two large Viburnum in decline on berm located on Affirmed Dr. behind Del Mar Village exit monument. Would suggest removing at this time and consider replacing sometime in the future.



### Item 11

Assigned To: Board Information/Engineer

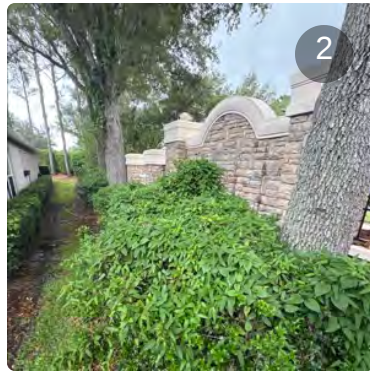
Noting 2 small areas of washout that board may want to consider having district engineer investigate further on pond 2A. Both appear to have the fabric where restoration has been completed in the past. May just need to backfill with some soil.



### Item 12

Assigned To: Yellowstone

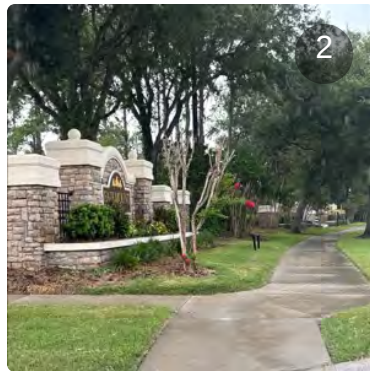
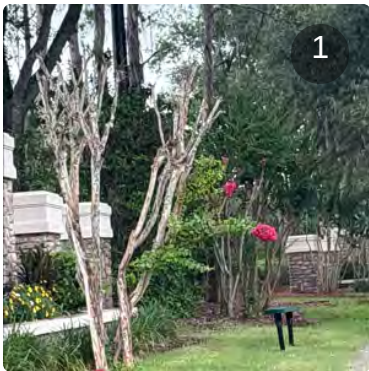
Remove vines on shrubs and growing on the back of the entrance monument of Fairmount Village.



### Item 13

Assigned To: Yellowstone

Diagnose and treat the declining Crepe Myrtle at the entrance monument of Fairmount Village.



### Item 14

Assigned To: Yellowstone

Noting a couple dead viburnum on the east right of way of Lexington Oaks Boulevard located between Fairmount Village and pond 10A. Also need a treat weeds in the bed on top of the

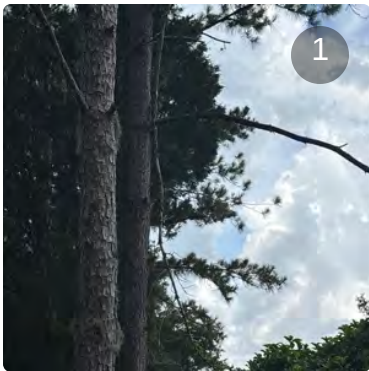
berm.



### Item 15

Assigned To: Yellowstone

Need to remove a broken hanging Pine branch on the east right of way of Lexington Oaks Boulevard located between Fairmount Village and pond 10A. It is near the sidewalk so would consider having it removed ASAP.



### Item 16

Assigned To: Yellowstone

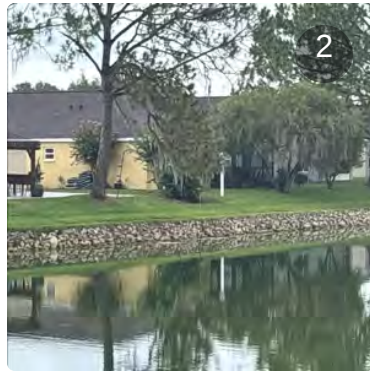
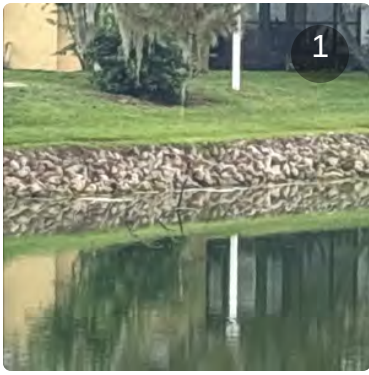
Need to schedule a pruning event for any Viburnums in need on top of the berm on Lexington Oaks Boulevard. The photos below are just north of Fairmount Village.



### Item 17

Assigned To: Aquatics

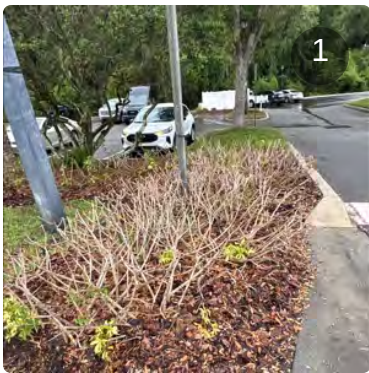
Noting a branch has fallen into pond 10A on the east side that should be removed.



### Item 18

Assigned To: Yellowstone

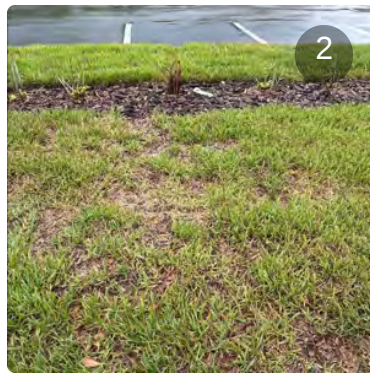
Noting the Arboricola in the exit side bed of the community center by the Daycare monument is in decline and appears in worse condition than last inspection. Have these been diagnosed and treated? Would suggest getting a proposal to replant this area. Also, have the same issue for the median bed in the parking lot area.



### Item 19

Assigned To: Yellowstone

Diagnose and treat the declining turf in the median island of the parking lot of the community center.



### Item 20

Assigned To: Yellowstone

Diagnose and treat the shrubs on the berm in front of the golf course parking lot. Also, need to remove a lot of Spanish moss within them. Set a defined bed edge line and treat the weeds.



### Item 21

Assigned To: Board Information and Aquatics

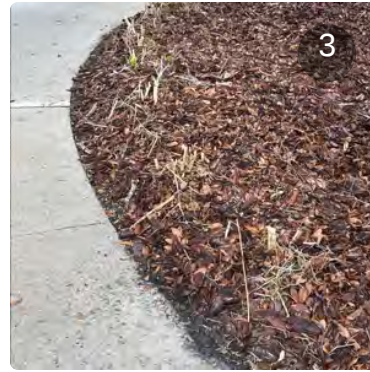
Asking if we want aquatics to treat between the concrete structures that appears to be a drainage fallout from the golf course parking lot heading south on Lexington Oaks Boulevard?



### Item 22

Assigned To: Yellowstone

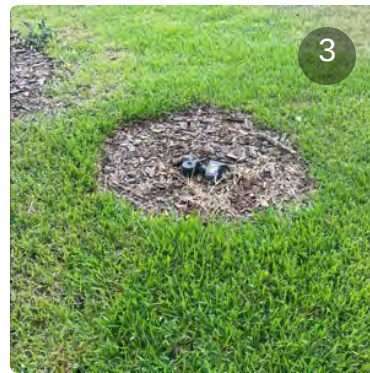
There are a few dead Flax Lilies that should be removed in the roundabout bad on Lexington Oaks Boulevard. Also, in the center bed there are several plants that were cut back and do not show signs of recovering.



### Item 23

Assigned To: Maintenance

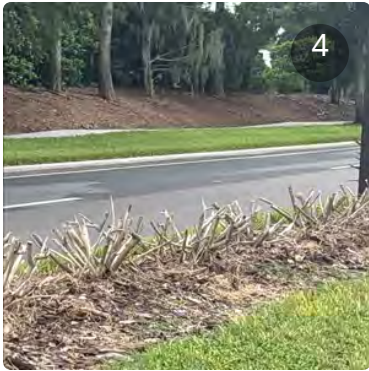
Noting the two light buckets are laying on the ground and the roundabout of Lexington Oaks Boulevard. This is possibly due to repairs coming soon as they have broken lights for these buckets. There is also one more broken with no bucket nearby.



### Item 24

Assigned To: Yellowstone

Noting many of the shrubs that were cut back from frost damage in the median islands north of Lexington Oak Blvd. roundabout are not showing any signs of recovery. Will continue to monitor next inspection, but may want to get a proposal to possibly replant.



### Item 25

Assigned To: Maintenance

Noting a broken PVC pipe that appears to be a barrier for a concrete structure located on War Admiral Drive next to golf tee #2.



### Item 26

Assigned To: Yellowstone

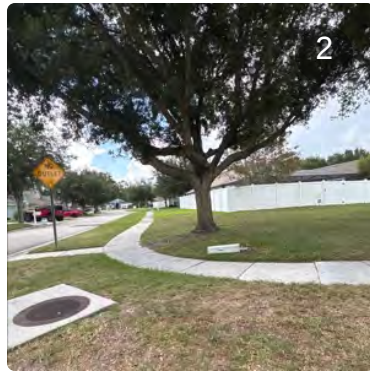
Diagnose and treat declining ornamental grasses on War Admiral Drive near Commendable loop intersection. Also, noting the stumps present here that appeared to be Brazilian Peppers cut down.



### Item 27

Assigned To: Maintenance

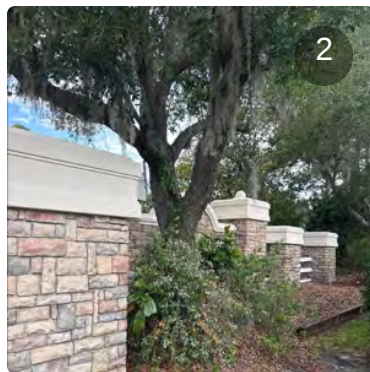
Noting a downed telecom box on the corner of War Admiral Drive and Commendable loop intersection.



### Item 28

Assigned To: Yellowstone

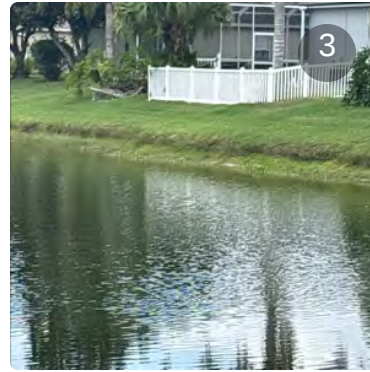
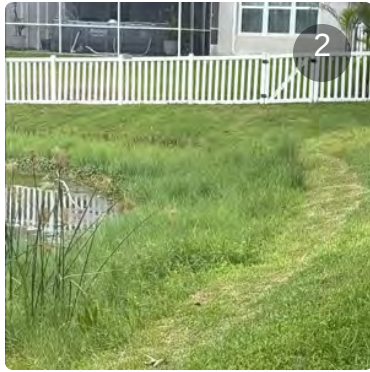
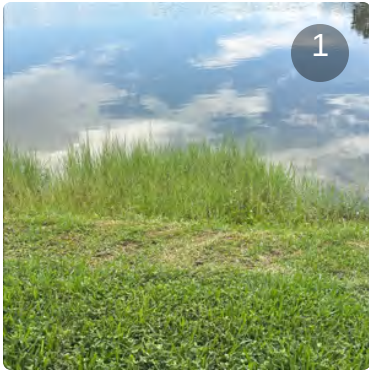
Remove vine growing up the Oak tree behind the exit monument of Saratoga Village.



### Item 29

Assigned To: Aquatics

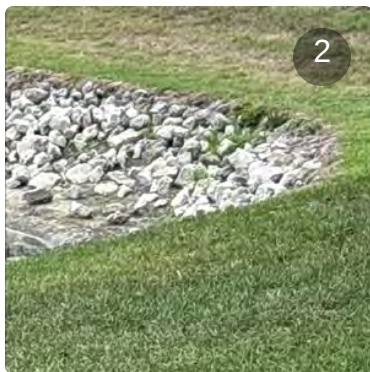
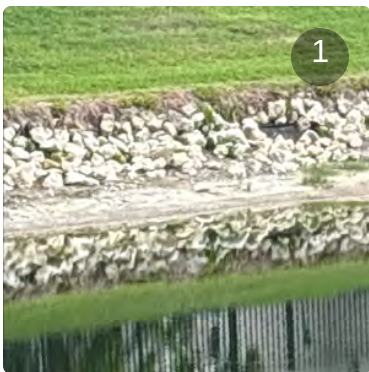
Treat undesirable weeds along waters edge and pond bank of 33A.



**Item 30**

Assigned To: Aquatics

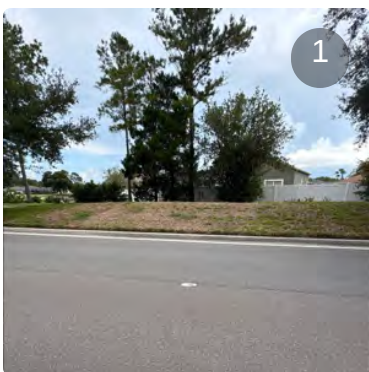
Treat weeds starting to show in the rip rap rock along pond banks of 17BA and 17BB.



**Item 31**

Assigned To: Yellowstone

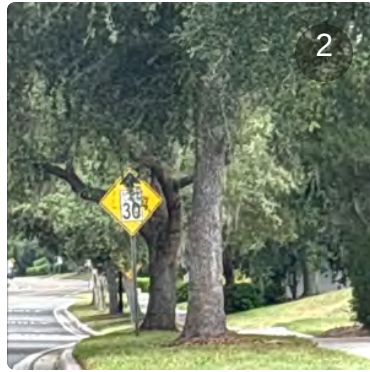
Need to improve the turf quality of the berm on Lexington Oaks Boulevard just north of Hawthorne Village.



**Item 32**

Assigned To: Yellowstone

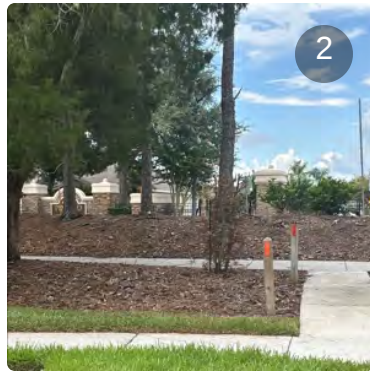
Need to raise a couple Oak canopies starting to block signage for Lexington Oaks Boulevard north of Hawthorne Village.



### Item 33

Assigned To: Yellowstone

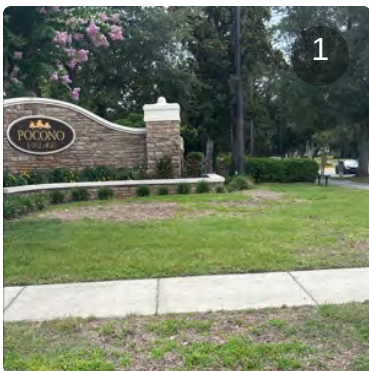
Noting that dead Podocarpus that should be removed at the end roundabout of Aptitude Terrace.



### Item 34

Assigned To: Yellowstone

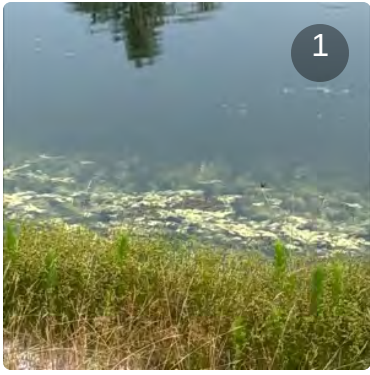
Diagnose and treat declining turf, including checking irrigation is working properly with time and coverage in front of Pocono Village monument and Northampton Village monument.



### Item 35

Assigned To: Aquatics

Treat algae blooms and submersed weeds that have surfaced for pond 20A. Also, need to treat the undesirable sedge and weeds along the pond bank.



## Site Manager Report & Update (Week of June 22nd)

- 1) On Monday I went and took photos of the tree behind the CDD wall in Pocono that is on land owned by Tampa Downs Ranchette, LLC that our attorney Whitney sent a letter to. I documented my findings and sent everything over to Whitney.
- 2) On Tuesday I went out with Doug and put together another list for Davis Trees as we found another 8 trees that need to be removed and stump grinded, plus one other area that needs to have some high limbs cut back that are overhanging a home from the CDD berm behind the entrance side monument at Fairmount. While they are here, I am having them clean up and remove all the broken and hanging limbs from the high trees over the sidewalk from Remington back to Maywood and clearing the trees that are blocking our security camera views from the overhead poles at Del Mar, the Tennis Courts, and the Soccer Field behind the fitness center.
- 3) On Wednesday I met with Jason Carpenter of Pella Windows and Doors and discussed the doors and windows we are looking to replace at the clubhouse. Unfortunately, they only do exterior doors, and all their work is done with a general contractor, which they will recommend one to us if needed. I told him what we are looking for with ideas for the doors and replacing the old windows with hurricane rated high impact windows. He took measurements and photos and will be working up a rendering and estimate for all the exterior doors and all our windows. I have another appointment scheduled with Tim Schurdell from Lowes to meet with me right after July 4<sup>th</sup>.
- 4) This morning I met with a company that takes care of gates, and we went and looked at both the Preakness and Hawthorne gates. There are a few things that need to be addressed, so I asked him to work up a proposal for repairing some hardware issues at Preakness and also some things that need to be repaired/upgraded at Hawthorne.
- 5) Prokote was out today to do the paint touchups on the clubhouse building and they were almost finished when it began raining. They will be back tomorrow to finish up, so the Fitness Center and Community Center Clubhouse painting projects will officially be completed tomorrow.
- 6) We are waiting on the deposit check to be sent out by Inframark for the fence that is to be installed at the Hartack golf cart path. I sent a check request on the 15<sup>th</sup> and asked it to be rushed. Once Florida State Fence receives the check, they said it should be about 2 weeks to have the fence installed. I've been keeping the 2 residents who live on each side of the cart path updated. I wanted to ask the board if you would allow the fence to be placed 5 feet in from the property line, which would give us a little room for maintenance purposes, and we wouldn't have a need to go onto the residents' property for any reason. We would still have the crushed shell going to the property line and I spoke with the residents about this, and they are okay with this idea.

### **Also this week:**

- A) The closer on the back pool gate was replaced.
- B) The drinking fountain at the basketball court was repaired.
- C) The American flags at all the village monuments were replaced with brand new ones.



# Gate Maintenance Contract

Prepared for: Lexington Oaks CDD

***Created by:*** Thomas Giella  
***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)  
***Phone:*** (813) 444-4355

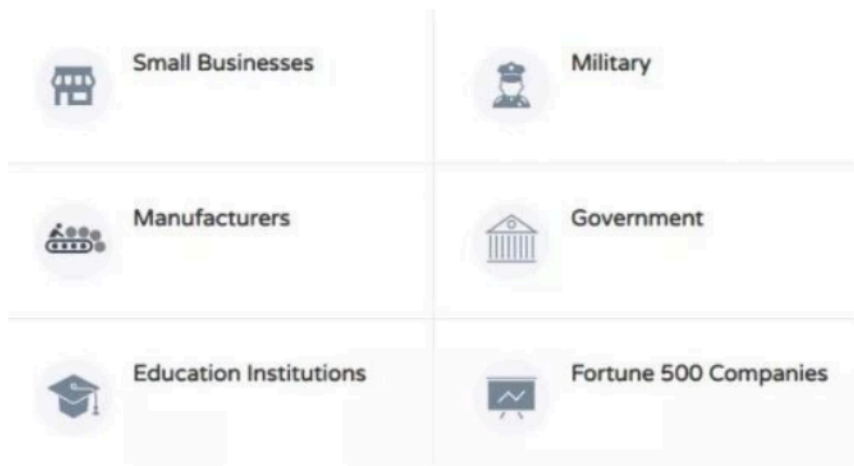


- Your Technology Professionals -  
Sales, Training, & Support

Hi Lexington Oaks CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

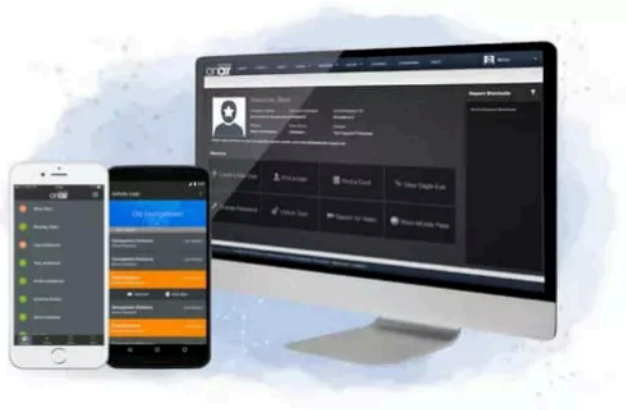
Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

**Networks Infrastructure (Wi-Fi)**  
**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



## Camera Systems (CCTV)

**Up To 4K Resolution. Night Vision. Digital. PTZ.**

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.

## Access Control Systems (ACS)

**Cloud Based. Secure. Affordable. Easy To Use.**

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

# What Services Are included?

## Gates & Gate Operators:

- Clean and lubricate pins and gate hinges.
- Check that all hardware of the gate operator is properly tighten.
- Ensure that the gate moves freely.
- Check the battery for the following:
  - Battery connections must be free of corrosion.
  - Battery voltage must be 26VDC
    - (fully charged battery)
- Check and confirm the proper operation of sensors.
- Verify the functionality of the battery backup, power failure option, by turning off the main power source (115VAC or 230VAC).
- Verify the LED lighting (Green/Red) is in proper working order. (if installed)

## Dooring Access Control:

- Clean Screen Telephone Entry Systems.
  - Screen of the unit should be cleaned on a regular basis to keep contaminants in the air from sticking to the surface.
- Ensure Emergency SOS is in working order. (if installed)
- Check to be sure the keypad/keyfob/pincode is in working order

## Gate Cameras:

- Clean camera lens.
- If client has Eagle Eye Network Camera System
  - Adjust cameras if required
  - Verify that camera system is recording
  - Verify IR (Night Time Mode) is operating

## Common Replacement Items:

(Replaced while onsite and parts billed additionally)

- Backup Battery
- Limit Switch
- Limit Switch Plate
- Clutch & Handle
- Nuckle & Handle

## **What We Found:**

### **Village 1**

- 2 operators at village entrance were installed in April 2025 and still have nearly 4-years left of manufacturer warranty
- Additional sensor have been added in case vehicle is not moved by the time the gate closes. Highly recommend a RADAR sensor instead of laser line sensor.
- Magnetic lock on entry gate looks to have been replaced at some point with the wrong magnetic unit. A good portion of the magnetic is not touching one another. The face plate is also very loose and should be tightened.
- Exit bottom gate hinge is about to or is failing. Both bottom and top hinge should be replaced.
- Gate hinges are missing a grease fitting.
- Does not have video camera
- Access Control is DoorKing - database located on old Compaq computer in office. No backups currently being completed. Not using DK Online.
- Uses unsecured gate clicker using dipswitches instead of individualized inside the access control system.
- No KnowBox for Fire Rescue

### **Village 2**

- At the other village, they have 1 very old gate operator, and one that was also replaced with a Viking operator November of 2021.
- Entry bottom gate hinge is about to or is failing. Both bottom and top hinge should be replaced.
- Does not have video camera.
- Residential gate requires a physical key to exit village.
- Residential gate missing spring autoclosure - was sitting in grass rusted.
- Access Control is DoorKing - database located on old Compaq computer in office. No backups currently being completed. Not using DK Online.
- Uses individualized gate clicker that is programmed into DoorKing system.
- No KnowBox for Fire Rescue.

### **Clubhouse**

- Uses Paxton access control.
- Manager onsite says residents can use mobile app to open door.
- Residents are provided with a proprietary keyfob from Paxton

Pictures on following page...



# Gate Maintenance: Quarterly

Description	Price	QTY
<b>Quarterly Maintenance</b> <ul style="list-style-type: none"> <li>• Service Description:           <ul style="list-style-type: none"> <li>• Tech onsite once per quarterly to perform preventative maintenance</li> <li>• Does not cover cost of parts</li> <li>• Please see "What Services Are included?" sheet previous page</li> </ul> </li> <li>• Camera by Eagle Eye Networks required to be installed (additional cost) for gate troubleshooting and determining accidents. This can help reduce labor and reduce troubleshooting fixes</li> <li>• Best efforts to respond to gate issues within 2-business days</li> </ul>	\$250.00	2

**Estimated Quarterly Cost     \$500.00**

## Licenses: Monthly

Description	Price	QTY
DK Online	\$95.00	2
Eagle Eye Networks Camera Complete (Rental) - with Cloud recording <ul style="list-style-type: none"> <li>• Requires power, can be taken from the gate operator</li> <li>• Requires ISP, recommend Spectrum</li> <li>• Requires additional equipment such as NEMA box, POE port switch, firewall, surge (not included in this proposal)</li> </ul>	\$40.00	2

**Estimated Monthly     \$270.00**