
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Oakstead Community Development District was held on **Tuesday, February 8, 2005 at 2:30 p.m.** at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

Robert Thurston	Board Supervisor, Chairman
Barbara Feldman	Board Supervisor, Vice Chairman
Ken Jones	Board Supervisor, Assistant Secretary
Donna Cosenzo	Board Supervisor, Assistant Secretary
Mark Sifford	Board Supervisor, Assistant Secretary

Also present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley Robin & Williams, P.A.
Dayne Piercefield	District Engineer, Geo Surv3, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Campbell called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting on
January 11, 2005**

Mr. Campbell asked if there were any additions, deletions, or corrections to the minutes. Mr. Piercefield stated that there were terminology errors under the District Engineer report on the third page. Mr. Campbell asked if there were any other corrections. There were none, so he asked for a motion to approve as corrected.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on January 11, 2005 (as corrected) for Oakstead Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for February**

On a Motion by Mr. Sifford, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February for Oakstead Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Interlocal Agreement
between the Pasco County Sheriff's office
and the District**

Mr. Thurston stated that Interlocal Agreement between the Pasco County Sheriff's office and the District pertains to the patrolling of the District by the Pasco County Sheriff's department.

On a Motion by Mr. Jones, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors approved the Interlocal Agreement between the Pasco County Sheriff's office and the District for Oakstead Community Development District.

FIFTH ORDER OF BUSINESS

Developer Loan Discussion

At the last meeting, it was brought to the attention that DEVCO contacted Mr. Campbell to seek reimbursement from the District in the amount of \$51,612.57 that DEVCO advanced to the District to cover expenditures for the period of the last fiscal year which ended on September 30, 2004.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the reimbursement to the Developer for Oakstead Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Straley gave an update on the Weymouth pavement issue. He stated that in correspondence he received from the insurance company which stated that the roads were 3-4 years old. Mr. Piercefield stated that the roads are actually 1.6 - 2.8 years old.
- B. District Engineer
Mr. Piercefield recommended that Mr. Straley draft a letter correcting the age of the roads as a final effort to resolve the issue.

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

February 8, 2005 Minutes of Meeting

Page 3

A discussion ensued regarding the closing of the gates in the District in the evening and the use of municipal bonds used to fund construction of the gates.

Mr. Campbell recommended that this item be tabled to the next Board meeting at which he will request Bond Counsel's attendance.

On a Motion by Ms. Feldman, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors tabled the discussion on the gates to the March Board meeting for Oakstead Community Development District.

C. District Manager

Mr. Campbell stated that Board of Supervisor meetings are held to conduct business of the Board during regular business hours. He stated that according to the Pasco County Ordinance, one quarter of the annual meetings are required to be held during evening hours for newly established Districts.

On a Motion by Ms. Feldman, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors approved holding the Board of Supervisors' meeting in the evening on a quarterly basis for Oakstead Community Development District.

Mr. Campbell gave an overview of the new format for the meeting minutes. Mr. Campbell gave a brief update regarding the discussion he had with the current vendor, Café Liberty Coffee, about the cancellation of their contract. He stated that he notified them of the cancellation letter that he sent.

Mr. Campbell stated that Mr. Fox is no longer Field Manager for the District as of February 16, 2005. He recommended that the Board appoint Dan Nessalt, Clubhouse Manager, to replace Mr. Fox in the interim, and to hire part-time personnel to fill the Clubhouse Manager position. Ms. Cosenzo stated that Mr. Nessalt can fill in for the interim; however, the Board will find a replacement Field Manager. The Board requested a copy of the different job descriptions.

D. Field Manager

Mr. Fox requested approval from the Board for the replacement of the pool arbor shade due to damages that occurred as a result of storm damage. He stated that he conducted research on the warranty and the warranty covers damages from wind up to 80 miles per hour. He stated that the repair requires a fifty percent deposit.

On a Motion by Ms. Cosenzo, seconded by Mr. Sifford, with all in favor, the Board of Supervisors approved the pool arbor shade expenditure for Oakstead Community Development District.

Miscellaneous items pertaining to the status of the installation of palm trees within the community were discussed.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments and Questions**

Mr. Campbell stated that the next item on the agenda is Supervisor requests and audience comments. He stated that there were members of the public present. Mr. Campbell asked if there were any audience comments. An audience member stated that there is a need for repairs of handrails at the pool. The audience member was informed that before repairs to the pool and the handrail could be made, the pool would need to be drained. The cost for the draining and repairs is \$2,200. Mr. Thurston called for a motion to approve.

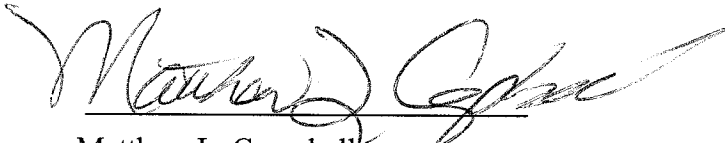
On a Motion by Mr. Jones, seconded by Mr. Sifford, with all in favor, the Board of Supervisors approved the pool repair expenditure totaling \$2,200 for Oakstead Community Development District.

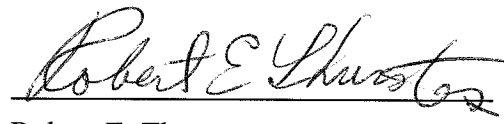
The Board continued to entertain audience comments; however, no further actions were taken by the Board. Mr. Campbell asked if there were any Supervisor comments. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sifford, seconded by Ms. Cosenzo, with all in favor, the Board adjourned the meeting for Oakstead Community Development District.


Matthew L. Campbell
Secretary


Robert E. Thurston
Chairman