

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, March 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
Ken Jones	Board Supervisor, Assistant Secretary
Donna Cosenzo	Board Supervisor, Assistant Secretary
Mark Sifford	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Deborah Bayne	Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley Robin & Williams, P.A.
Dayne Piercefield	District Engineer, Geo Surv3, Inc.
David Lapides	Bond Counsel, Squire, Sanders & Dempsey LLP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hartman called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting on
February 8, 2005**

Mr. Thurston asked if there were any additions, deletions, or corrections to the minutes. Ms. Cosenzo stated that a correction needed to be on the fourth order of business since Mr. Buck is not on the Board. She stated that the amount in the fifth order was incorrect and should be \$51,612.57. Mr. Jones stated that the minutes should be corrected to reflect that he was physically in attendance and not by speakerphone. A Board member stated that the names in the motion box on the last page were incorrect. Ms. Hartman asked for a motion to table the minutes until the next Board meeting.

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On a Motion by Mr. Thurston, seconded by Mr. Jones, with all in favor, the Board of Supervisors tabled the consideration of the minutes of the Board of Supervisors' meeting on February 8, 2005 for Oakstead Community Development District.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

**Consideration of Vending Machine
Contract**

Mr. Thurston stated that the next item of business is the consideration of the vending machine contract with Café Liberty Coffee, Inc. Mr. Cosenzo stated that there were other vending companies who will be providing a presentation as an alternative. Mr. Thurston recommended that an analysis of the proposals from Pepsi Bottling Group, Zephyrhills Vending and Café Liberty Coffee, Inc. be completed for the next meeting. He asked for a motion to table this item until the next Board meeting.

On a Motion by Mr. Jones, seconded by Mr. Sifford, with all in favor, the Board of Supervisors tabled the consideration of the Vending Machine Contract for Oakstead Community Development District.

FIFTH ORDER OF BUSINESS

General Discussion

Mr. Thurston stated that he received a letter from Devco relating to Southwest Florida Water Management District including a statement of completion document. He distributed it to the Board. An audience member stated that there are currently 19 violations regarding structure, insufficient elevation, non-reported storm water ponds, littoral shelf and encroachments into the wetlands. Mr. Thurston requested that Mr. Piercefield provide a status report to the Board at the next meeting.

SIXTH ORDER OF BUSINESS

**Discussion on the Establishment of a
Resident Committee**

Mr. Thurston stated that next item of business is the discussion on the establishment of resident committees.

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Ms. Cosenzo stated that the community is trying to establish a committee to have more involvement from the residents. She stated that there are three committees which will cover issues related to: Planning and Finance; Clubhouse, Parks and Programs; and Landscaping and Grounds. She stated that these committees would enable the residents to feel empowered within their community regarding these issues.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley gave an update on the Weymouth pavement issue. Mr. Thurston asked for a motion to authorize District Counsel to proceed with litigation against the landscapers, Luke Brothers, for repair of the roads.

On a Motion by Mr. Jones, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors authorized District Counsel to proceed with litigation against Luke Brothers for Oakstead Community Development District.

B. District Engineer

No report.

C. District Manager

Ms. Hartman notified the Board that the Board Workshop would take place on March 22, 2005 at 2:30 pm.

Mr. Lapidés discussed the issue brought up by the residents concerning the gates across the public roadways. He stated that the District is a governmental entity and that roads within the district are public. Mr. Lapidés explained that the tax-exempt bonds were used to build the roads for public purposes. He stated that gates must be open during the day to allow public access and may be closed at night. General discussion ensued. Mr. Lapidés recommended having a toll-free number at the entrance way to call in for access to the community by having the gates open by button or remote control. Mr. Thurston asked for a motion to outline the costs associated with this type of gate access mechanism.

On a Motion by Mr. Sifford, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved outlining the costs for gate access mechanisms for Oakstead Community Development District.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments and Questions**

Mr. Thurston 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. Thurston asked if there were any audience comments. The Board entertained audience comments; however, no actions were taken by the Board.

Mr. Thurston asked if there were any Supervisor comments. Mr. Nessalt stated that the Board approved the replacement of the pool arbor shade due to damages that occurred as a result of storm damage at the last Board meeting. He requested Board approval for the required fifty percent deposit.

On a Motion by Mr. Sifford, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors approved the 50% deposit for the pool arbor shade expenditure for Oakstead Community Development District.


Mr. Nessalt requested Board approval for the repair of handrails at the pool. Mr. Thurston called for a motion to approve.

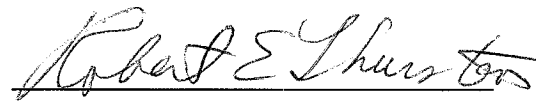
On a Motion by Mr. Sifford, seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors approved the pool repair expenditure for Oakstead Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

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


Matthew L. Campbell
Secretary


Robert E. Thurston
Chairman