
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, May 10, 2005 at 2:55 p.m.** at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

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.
Brian Shiamore	Clubhouse Manager
Mario Grasso	Assistant Clubhouse Manager
Scott Murphy	Field Manager
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' Meetings on
April 12, 2005**

Ms. Feldman stated that the next item on the agenda was the consideration of the Minutes of the Board of Supervisors' Meeting on April 12, 2005. She asked if there were any additions, deletions, or corrections to the Minutes. There was none, so Ms. Feldman asked for a motion to approve.

<p>On a Motion by Mr. Sifford, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 12, 2005 for Oakstead Community Development District.</p>

THIRD ORDER OF BUSINESS

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

Ms. Feldman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for May (under separate cover). She asked if there were any questions or comments. There were no comments. Ms. Feldman asked for a motion to approve.

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

FOURTH ORDER OF BUSINESS

**Consideration of Recreational Facilities
Usage Fess, Rules and Policies**

Ms. Feldman stated that the next item on the agenda was the consideration of Recreational Facilities Usage Fees, Rules and Policies. Mr. Campbell stated that at the onset of the meeting these were handed out, with the recommended changes by District Staff. He presented these changes to the Board. General discussion ensued. Mr. Campbell stated that a hearing would be required to adopt some policy changes regarding fees. Ms. Feldman stated that the previous recommended changes by the Board were not completed. She requested that Mr. Thurston work with Staff to finalize the changes on the clubhouse rules and regulations in order to hold a hearing. Further discussion ensued. Ms. Consenzo stated that she would approve the Swimming Pool Policies and Procedures, Facility Program Provider Agreement, Permission to Use Clubhouse and Release of Liability and Indemnification Agreement, and the Fitness Center Rules as amended. Mr. Campbell asked for a second.

On a Motion by Ms. Consenzo, seconded by Mr. Sifford, with all in favor, the Board of Supervisors approved the Swimming Pool Policies and Procedures, Facility Program Provider Agreement, Permission to Use Clubhouse and Release of Liability and Indemnification Agreement, and the Fitness Center Rules (as amended) for Oakstead Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Sod Replacement
Proposal**

Ms. Feldman stated that the next item on the agenda was the consideration of a Sod Replacement Proposal (behind tab 2). Mr. Campbell reviewed the proposal for the Board. The Landscape Committee, per Mark Sifford, requested that sod be placed on the west side of Oakstead Boulevard from SR 54 to Patience Boulevard and up to Tuckerman Drive. The costs are estimated at \$8004.00. General discussion ensued. Mr. Campbell stated that this item would place the budget in a negative status and advised the Board to seek an alternative funding source or assessment. He also stated that a workshop would be occurring during the upcoming budget process. Mr. Campbell suggested that this item be considered for the upcoming year's budget in order to properly fund it.

On a Motion by Mr. Sifford, seconded by Ms. Consenzo, with all in favor, the Board of Supervisors tabled the sod replacement proposal upon consideration of the upcoming Fiscal Year 2005/2006 Budget for Oakstead Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape Committee

A member of the landscape committee provided an update on the beautification of the entrance area. The committee member stated that he was awaiting a report from Stuart and Associates, which would be used for consideration in next year's budget. The committee member also stated that there were a few areas that flood on the trail during rainy days. Another issue addressed was construction trucks that are entering the community through District land in order to access private land to conduct improvements on private lots which in turn, cause damage on the grounds and the sidewalks. It was agreed that District Staff will follow up with a letter including a policy statement regarding the use of District land to access private parcels. This activity is prohibited. The committee member also asked for an update on the Marquee Event Sign with Changeable Copy. It was stated that a contractor will provide an estimate tomorrow.

B. Finance Committee

No report.

C. Clubhouse Committee

A representative of this committee requested information on establishing a non-profit organization in order to fund events and programs throughout the year for the community. Mr. Campbell stated that the District would not be able to do this, as it is a governmental entity. Mr. Campbell suggested that the clubhouse committee member discuss this with the HOA, as they are a private entity. General discussion ensued. Mr. Campbell stated that in other Districts vendors conducting business within the community are charged a 10% charge of their services payable to the District.

A resident who donates the newsletter in format, asked that she be authorized by the District to form a contract with the printer to have a consistent delivery. General discussion ensued. Mr. Campbell stated that the Clubhouse Manager and his assistant would address this issue, and the contract should be with the District. He also stated that this could be considered during the budget process as an additional line item.

D. District Counsel

Ms. Feldman asked Mr. Straley about the District's use of the entrance on the easement. He stated that he believed that the Developer would give a non-exclusive easement to maintain the area. Mr. Straley stated that he would speak with the Developer and provide a status to the Board next month.

Mr. Straley provided an update on the Weymouth pavement issue. He stated that consideration to file a lawsuit would be expensive, and that the Board at the last meeting had decided to postpone this option. Mr. Straley stated the he suggested the issue come before a mediator. This would include someone from each side of the conflict. Mr. Straley spoke with HOA's attorney regarding a list of mediators and was waiting to hear from the insurance company's attorney. The cost of mediator was estimated at \$2,000. General discussion ensued. Mr. Campbell stated that the budget allotted for District Counsel fees will be exceeded by this action, and will need to be considered in the upcoming budget.

(Mr. Straley left the meeting.)

E. District Engineer

Mr. Piercefield provided copies of the District map for each member of the Board and members of the Staff for reference. It was stated that a copy be provided to the Clubhouse as well. Mr. Campbell stated that he would be bringing these maps to the meeting next month.

F. District Manager

Mr. Campbell presented the Proposed Budget for Fiscal Year 2005/2006 to the Board, providing copies at the onset of the meeting. He provided an overview for the Board. He stated that this budget was based on last year's expenses, and did not include anything that might be under consideration for budgeting. Mr. Campbell stated that there would be a Budget workshop held in June. General discussion ensued. Mr. Campbell presented Resolution 2005-05, Adopting the Proposed Budget for Fiscal Year 2005-2006 totaling \$838,175 and setting the public hearing date for July 12, 2005, the date of the regular meeting at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34639.

<p>On a Motion by Mr. Sifford, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved Resolution 2005-05, Adopting the Proposed Budget for Fiscal Year 2005-2006 totaling \$838,175 and setting the public hearing date for July 12, 2005 at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34639 for Oakstead Community Development District.</p>

Mr. Campbell presented new Staff members to the Board: Brian Shiamore promoted to the Clubhouse Manager, Mario Grasso as Assistant Clubhouse Manager, and Scott Murphy as Field Manager.

Mr. Campbell provided the status on the Café Liberty vending contract regarding the vending machine at the clubhouse. The Board previously approved this contract at the April meeting, with amended changes to include a 30-day notice of cancellation instead of a 12-month notice, and provide that the vending staff notifies the clubhouse staff when they are on site. It was agreed that this would be for a trial basis of 30 days. At the end of that time a count is to be provided in order to track the use of the machine. It was stated that this had been requested by various staff members and not received in the past. It was also stated that the prices have been raised without prior notice. Mr. Campbell recommended a letter be drafted requesting this information including a copy of the contract. The Board requested that a time frame be given to comply or removal of the machine will be requested.

General discussion ensued regarding the Field Manager, Scott Murphy. The Board provided information to Mr. Murphy regarding the committees in the District and their expectations of him.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Feldman stated that the next item on the agenda is Supervisor requests and audience comments. She stated that there were members of the public present. Ms. Feldman asked if there were any audience comments. The Board entertained audience comments. It was requested by an audience member that the Board consider replacing Rizzetta & Company, Inc. as District Manager. Mr. Campbell opened this for discussion to the Board. Ms. Feldman stated that this issue would be tabled for now, due to the budget process currently occurring. General discussion ensued. Mr. Grasso requested approval for the purchase of staff T-shirts, an estimated \$372.45. It was agreed to set a not-to-exceed amount of \$372.45.

<p>On a Motion by Mr. Sifford, seconded by Ms. Consenzo, with all in favor, the Board of Supervisors approved the purchase of staff shirts (not to exceed \$372.45) for Oakstead Community Development District.</p>
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EIGHT ORDER OF BUSINESS

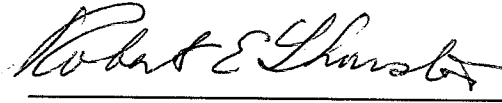
Adjournment

With no further business to come before the Board, Ms. Feldman asked for a motion to adjourn at 5:20 p.m.

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



Matthew L. Campbell
Secretary



Robert E. Thurston
Chairman