

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, June 14, 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

Also present were:

Matthew Campbell	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley Robin & Williams, P.A.
Scott Murphy	
Brian Shiamone	
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
May 10, 2005**

Mr. Thurston advised the Board to review the Minutes to see if there were any additions, corrections or deletions. Hearing and seeing none, Mr. Thurston made a motion to approve the Minutes.

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 held on May 10, 2005 for the Oakstead Community Development District.
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THIRD ORDER OF BUSINESS

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

Mr. Thurston requested that all members receive copies of the check register and invoices for review and to be included in all future agenda packets. Mr. Campbell stated that the operations and maintenance expenditures for the month of May totaled \$78,270.66. Mr. Campbell explained that the attached check registers are standard contractual commitments of the District. A Board member addressed a question regarding the street sign replacements, as to whether they will be located along the Boulevard or placed throughout the entire community. Mr. Campbell explained that some of the street signs were replaced at the request of Mr. Sifford from a previous work order when Mr. Fox was on Staff and some were replaced from the storm damage. Mr. Campbell clarified that the signs were replacements of existing signs and not the purchase of new signs. A question was addressed regarding the Invoice from Chris Hessler, Inc. and the debris cleanup, as to whether it was for cleanup of debris around the ponds or a general cleanup throughout the District. Mr. Campbell stated that he would research this invoice with District Staff and provide a report back to the Board via email. Question was addressed regarding the water services in the Weymouth subdivision from Wal Den Greene Developers. Mr. Campbell stated that with the storm drainage repair, he would follow-up with Mark Sifford who has worked with making recommendations for Wal Den Greene Developers, but he would also clarify if in fact the invoice is in regards to the storm drainage repairs. Mr. Campbell asked if there were any other questions, hearing and seeing none, a motion was made by Mr. Thurston to approve the Operations and Maintenance Expenditures for the month of May, 2005.

On a Motion by Ms. Feldman seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures totaling \$78,270.66 for June 2005 for the Oakstead Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion on Landscape Maintenance Bid
Submittals**

Mr. Campbell presented the landscape maintenance bid tabulation to the Board. Mr. Campbell stated that Mr. Sifford worked with Mr. Murphy and several members of the Board to re-bid for landscape services within the community under the general landscape contract. Mr. Campbell submitted a bid tabulation to the Board showing the lowest bidder, beginning with Luke Bros. as the lowest bidder in the amount of \$140,386.50. Mr. Murphy gave a brief explanation of the bids received. Mr. Campbell explained that the bid is funded by Bond proceeds for any construction fees and the landscape maintenance budget is funded through the operations and maintenance expenses for the entire year. Mr. Campbell stated that the District is obligated to choose the lowest qualified bid. Mr. Campbell opened the floor to allow District Counsel's discussion.

Mr. Straley stated that the lower bidder, Luke Bros., is the contract that the District is presently in dispute over regarding pavement issues and damage that occurred in Weymouth.

Mr. Straley stated that currently there is a scheduled mediation date in August in which representatives of Weymouth and representatives of the District along with Lukes Bros. and their insurance carrier. Discussion ensued. Mr. Campbell recommended the Board consider the next qualified bidder, Stewart and Associates based on the issues that has occurred along with the pending mediation. Discussion ensued regarding the concerns of the landscape committee and the landscape bid submittals. After a brief discussion, the Board decided to table the landscape maintenance bid submittals until the August meeting.

On a Motion by Ms. Feldman, seconded by Mr. Jones, with all in favor, tabled the discussion of the Landscape Maintenance Bid Submittals until the August meeting for the Oakstead Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that he will provide each Board member with a copy of the formal notice for the mediation scheduled for August 30, 2005 at 9:00 a.m. at the mediators office on Rocky Pointe Drive. Mr. Campbell asked if there was a Board member who would like to volunteer to attend the mediation review. Mr. Jones stated that he would volunteer and attend upon conditions of reviewing his calendar prior. Mr. Campbell stated that if Mr. Jones was unable, he would attend accordingly.

B. District Engineer

Not Present.

Mr. Thurston stated that himself, Mr. Sifford, and Mr. Piercefield staked out the properties to place the monuments. Mr. Thurston continued to explain that currently the District does not have a easement to maintain or secure the monuments. The District Engineer is currently working to finalize the easement for entry and stated he has already filed the necessary documents with the County and he will report back at the meeting.

C. Clubhouse Manager

Mr. Shiamone presented a list of items for discussion. Mr. Shiamone recommended that the Landscape, Parks and Program and Finance committee organize regularly scheduled meetings and coordinate them through the Clubhouse management staff in efforts to prohibit Board members and residents from attending late evening meetings pass 9:00 p.m. Mr. Shiamone stated that the next item was a waiver of liability policy which needs to be instituted in efforts to rule out the District from being sued due to any accidents or injuries related to programs or activities held on District property. Mr. Shiamone suggested instituting waivers of liability for programs which include Karate, Touch Football, Aerobics, and any type of physical activity that could result in injury.

Mr. Straley explained that the District maintains public liability insurance with significant policy limits. A discussion ensued. Mr. Campbell clarified that a Program Provider agreement is on file and could be revised to reflect the specific language necessary to institute an appropriate waiver for any physical activities within the District. Mr. Campbell explained that the program provider agreement relates to any provider coming into the District and providing their services such as water aerobics for example. The agreement would entail how many people participating, duration of the class, fees associated and the necessary language that requires each participate to complete and sign accordingly, releasing both the provider from liability as well as adding language that indicates releasing the District from liability as well.

Mr. Shiamone stated that he has completed the CPO certification for the District pools as required by state law. The next item Mr. Shiamone presented was the use of personal cell phones for business with the Oakstead District. Due to expenses incurred between Mr. Shiamone and Mr. Grasso. Mr. Shiamone made a recommendation for the Board to provide cell phones for management use within the District. Mr. Campbell explained that the use of cell phones within the District would be feasible, as it would help in communication between field managers as well as increasing productivity.

Mr. Campbell stated that this added expense would come out of the Clubhouse Expenditures line item. The Board continued discussing types of cell phone purchase that would suit the Field Management staff. Mr. Campbell asked for a motion to allow staff to acquire two cell phones for Field Management staff setting a not-to-exceed amount of \$1,200 for the purchase of two cell phones with plan coverage included.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the purchase of cell phones for Field Management Staff setting a not-to-exceed amount of \$1,200 for the Oakstead Community Development District.

Mr. Shiamone discussed the strict guidelines of the swimming pool regarding operation during lightening storms and sanitary hazards. Mr. Shiamone stated that if lightening occurs 0-6 miles twice within a minute, the pool will close for safety precautions as required by the State. Mr. Shiamone also stated that if sanitary accidents occur in the pool, the pool is closed for 24 hours for treatment. Mr. Shiamone clarified that this procedure is not a State requirement, however, depending on the incident, the duration of the pool remaining closed for treatment will vary and will ensure safety for the residents. Mr. Shiamone also requested the Board have the pool signage change and playground signage changed to reflect the revised clubhouse rules and policies.

A discussion ensued regarding the Disciplinary policy for clubhouse staff. Mr. Shiamone requested that the Board review the drafted disciplinary policy that he revised and submitted to District Management to review. Mr. Shiamone requested the Board make the policy effective as soon as possible. Mr. Shiamone also clarified that this disciplinary policy would effect "repeated offenders" violating clubhouse rules and regulations on a repeated basis. A recommendation was made to add a footer documenting the date of the approved policy. Mr. Campbell stated that this would apply to any existing policies as well. Mr. Thurston made a motion to approve the Disciplinary policies and to provide an approval date on all new and existing policies.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the revised Disciplinary policy and provided that approval date appear on all new and existing policies for the Oakstead Community Development District.

Mr. Shiamone discussed the issue regarding a guest limit of 10 people per resident at the clubhouse. Some suggestions addressed included hand-stamping guests, presenting a picture identification with a sign in sheet or use of disposal hand bracelets. A discussion ensued. The Board decided that they would continue to work on resolving this policy. The Board stated and agreed that hand-stamping would not be implemented as a means of identifying any guests visiting the clubhouse.

D. District Manager

Mr. Campbell presented two letters to the Board beginning with the letter to residents on Stoneman Loop. Mr. Campbell stated that within that area, there were numerous reports of residents utilizing District land to access the rear section of their property for landscaping purposes, either for the construction of a pool or general maintenance of the property. Mr. Campbell stated that District staff will generate and mail a letter to the resident on Stoneman Loop. Mr. Campbell continued to explain how the construction vehicles have an impact on the land and property without causing any visible damage to the surrounding land exterior to the property. He stated that it very often changes the level of the land due to the heavy equipment which would ultimately affect the drainage or the stormwater infrastructure of the entire community.

Mr. Thurston addressed a question whether this issue related to the residents located on Strathmore. Mr. Campbell explained that this formal letter is addressed for the residents on Stoneman Loop, however, he would work with Mr. Murphy to obtain addresses on Strathmore also.

Mr. Campbell explained that District Staff will follow-up with a formal policy very similar to the conservation area policy that prohibits trimming of trees within the conservation area as well.

Mr. Campbell stated that a letter was generated resulting from the Board workshop regarding the Café Liberty contract. Mr. Campbell stated that no motions were made at the workshop, but this was a recommendation that Staff received to draft a letter rescinding their contract and that their equipment needs to be removed within 30 days of the date of this letter.

Mr. Campbell stated that there are two public hearings scheduled for the next regularly scheduled meeting on July 12, 2005. The first public hearing will be the consideration of the Budget and the second relates to the increase of usage fees for use of clubhouse facility for fiscal year 2005/2006. Mr. Campbell asked if there were any questions. There were none.

Mr. Thurston stated consideration needs to be made regarding modifications to the existing clubhouse. Mr. Campbell made a few suggestions regarding allocation of funds from the Fiscal Year 2005/2006 budget. A discussion ensued. Mr. Thurston made a motion to allocate funds in the upcoming Fiscal Year 2005/2006 budget to address the modifications to the existing clubhouse.

<p>On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved allocating a non-disclosed amount from the upcoming Fiscal Year 2005/2006 budget for potential capital expenditures for modifications to the existing clubhouse for the Oakstead Community Development District.</p>

A Board member clarified an issue regarding the posting of an organizational chart of the Board of Supervisors in efforts to alleviate numerous questions and concerns by Staff and residents. A brief discussion ensued as to the different levels of management within the organizational chart ranging from the Board members, Field Manager, various committees, as well as District Staff and District Counsel within the District. Mr. Campbell explained that the Board members are of the same capacity as the Board of County Commissioners and the committee serve as an advisory function to the Board. Mr. Campbell continued to explain that committee members can not write certain policies, but can review certain items and make recommendations to the Board. A discussion ensued regarding the operations and maintenance and capital expenditures with Mr. Campbell clarifying that he would ensure adequate funding is added to that line item.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

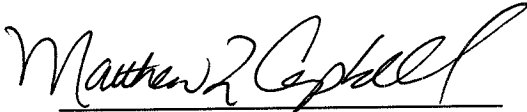
There were comments from the audience presented. Mr. Hickson commented as to the consideration of reducing the number of signs placed throughout the community. The Board agreed that they would consider this request. Mr. White addressed his concerns regarding the numerous releases and waivers. Mr. Campbell clarified that this would only affect the residents signing up for any special courses. A brief discussion ensued. Mr. White also addressed a question as to the height of the Ashmonte Wall.

Ms. Feldman entertained this question by explaining that there were numerous comments regarding the Ashmonte Wall in regards to evening off the elevation of the wall. Mr. Campbell clarified that the wall is at correct height according to the County's standards and any enhancements to the wall would be up to the District to decide. Ms. Lokey commented on the Tanglewylde drainage stormwater issues. Mr. Campbell explained that the storm sewer is connected to the master stormwater infrastructure system throughout the community, which could mean that there may be a possible blockage within the system. Mr. Campbell stated that he would have District Engineer access this and correct any necessary repairs. Mr. Thurston asked if there were any other comments from the audience. Hearing and seeing none. Mr. Campbell asked if there were any Supervisor requests. There were none.

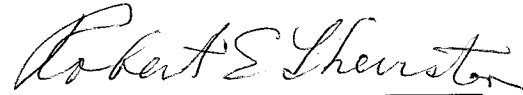
SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Feldman, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 4:30 p.m. for Oakstead Community Development District.



Matthew L. Campbell
Secretary



Robert E. Thurston
Chairman