

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, July 12, 2005 at 5:30 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.
Brian Shiamone	Clubhouse 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' Meeting on
June 14, 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.

<p>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 June 14, 2005 for the Oakstead Community Development District.</p>
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THIRD ORDER OF BUSINESS

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

Mr. Thurston stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for July. Mr. Campbell stated that the Operations and Maintenance Expenditures for the month of July totaled \$55,362.51. Mr. Campbell asked if there were any other questions. Mr. Thurston asked about the expense incurred for various gate repairs; inquiring whether there was a warranty. Mr. Campbell stated that currently, the billing was on a per job rate. He stated that a monthly service plan was being considered for the current budget process, which would help reduce some of the expenses. Mr. Thurston stated that there was an invoice regarding irrigation pipe repair. A participant stated that Brighthouse or Florida Power may be responsible, but it was uncertain. A discussion ensued. Mr. Thurston motioned to approve the Operations and Maintenance Expenditures for the month of July 2005.

On a Motion by Mr. Thurston seconded by Mr. Sifford, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures totaling \$55,362.51 for July 2005 for the Oakstead Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing to Amend
Facility Usage Fees**

Mr. Campbell asked for a motion to open the public hearing on amending the Facility Usage Fees.

On a Motion by Mr. Jones seconded by Mr. Sifford, with all in favor, the Board of Supervisors opened the public hearing on amending the Facility Usage Fees for the Oakstead Community Development District.

Mr. Thurston called on a resident from the water aerobics class to speak. A resident spoke on the vendors providing services to the residents and charging them the cost of the rental for the space or time. A general discussion ensued. Mr. Campbell stated that the matter at hand is the consideration of changing the fees as follows: \$50 per room rental for a four-hour period, or \$100 for the use of both rooms; the deposit requirement would be, if no food present, \$150, and if food is present, \$200, other charges will remain the same. Mr. Campbell stated that this would only apply if the room were limited to a private event, and not allowing the use of the facilities during that time period. A general discussion ensued. Mr. Cosenzo motioned to charge \$50 per room rental, or \$100 for both rooms, with the deposit of \$100 (no food) and \$250 (with food). A general discussion ensued with further comments from the audience. Mr. Thurston recommended charging \$25 per room, and \$50 for both rooms while charging the deposit at \$100, not dependent upon food.

On a Motion by Mr. Sifford seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the facility usage fees of \$25 per room rental, or \$50 for both rooms, with a \$100 deposit requirement for the Oakstead Community Development District.

Mr. Campbell asked for a motion to close the public hearing on amending the Facility Usage Fees.

On a Motion by Mr. Sifford seconded by Ms. Cosenzo, with all in favor, the Board of Supervisors closed the public hearing on amending Facility Usage Fees for the Oakstead Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on the Fiscal Year
2005/2006 Final Budget**

Mr. Campbell stated that the next item on the agenda was the consideration of the Revised Fiscal Year 2005/2006 Proposed Budget and the public hearing on the Fiscal Year 2005/2006. He asked for a motion to open the hearing.

On a Motion by Ms. Feldman, seconded by Mr. Sifford, with all in favor, the Board opened the public hearing on the Fiscal Year 2005/2006 Final Budget for the Oakstead Community Development District.

Mr. Campbell provided a brief review of the budget (totaling \$1,150,675) and budgetary procedure for the Board. He stated that as discussed at the budget workshop, the following is included in the budget: \$75,000 to cover the shortfall created by incorrect assessments collected on last year's tax bills, and \$50,000 to repay the Developer loan. Mr. Campbell asked for discussion from the Board. A Board member asked about the negative \$105,889 from this year's budget. Mr. Campbell stated that this deficit was included in the Fiscal Year 2005/2006 budget, and explained that a reserve can be considered to avoid this from occurring again. He reviewed the budget by line item for the Board. A general discussion ensued. Mr. Thurston opened up the floor for audience comments.

Mr. Campbell requested a brief recess. All Board members that were present at the beginning of the meeting were present, when the meeting reconvened at 8:15 p.m.

Mr. Campbell asked if there was any further discussion by the Board. There was none. He asked for a motion to close the public hearing.

On a Motion by Mr. Sifford, seconded by Ms. Cosenzo, with all in favor, the Board closed the public hearing on the Fiscal Year 2005/2006 Final Budget for the Oakstead Community Development District.

A general discussion ensued. Ms. Feldman stated that the budget was only for the Operation and Maintenance Expenditure of the District including the payback mentioned. This would not allow for any landscaping, playground equipment or any extras for the upcoming fiscal year. A discussion ensued regarding the current accounting system, and retainage included as part of new contracts, and the possibility of amending the budget if needed in the future. A Board member stated that either the budget would have the increase or special assessments would need to be implemented to cover the deficit.

On a Motion by Mr. Feldman, seconded by Ms. Consenzo, with all in favor, the Board approved Resolution 2005-06, Adopting the Fiscal Year 2005/2006 Final Budget (\$1,150,675) for the Oakstead Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not Present.
- C. Clubhouse Manager
No report.
- D. District Manager
Mr. Campbell provided an update on the unregulated access to residential lots stating that a letter will be going out to the Skathmore and Stoneman areas of the District.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Campbell stated that the next item on the agenda was the Supervisor requests and audience comments. He stated that there were audience members present. However, the Board did not take any action. Mr. Campbell asked if there were any Supervisor requests. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sifford, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 9:30 p.m. for Oakstead Community Development District.

Karen Hartman

Secretary/Assistant Secretary

Robert E. Thurston

Chairman/~~Vice Chairman~~