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**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, September 13, 2005 at 6:30 p.m.** at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

Robert Thurston  
Barbara Feldman  
Ken Jones

**Board Supervisor, Chairman**  
**Board Supervisor, Vice Chairman**  
**Board Supervisor, Assistant Secretary**

Also present were:

Scott Brizendine  
Mark Straley  
Brian Shiamone  
Audience

**District Manager, Rizzetta & Company, Inc.**  
**District Counsel, Straley Robin & Williams, P.A.**  
**Clubhouse Manager**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Thurston called the meeting to order and Mr. Brizendine read the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting on August 9, 2005**

Mr. Thurston stated that the next item on the agenda was Consideration of the Minutes of the Board of Supervisors' Meeting on August 9, 2005. He asked if there were any additions, deletions, or corrections. Hearing none, Mr. Thurston asked for a motion to approve.

<p>On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors' Meeting on August 9, 2005 for the Oakstead Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

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

Mr. Thurston stated that the next item of business was Consideration of the Operation and Maintenance Expenditures for September. He asked if there were any questions. It was stated that a correction was needed to the invoice from Stewart & Associates for \$3,500. The invoice should be \$3,100. It was stated that a correction from Stewart & Associates would be received.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September (as corrected) for the Oakstead Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2005-07,  
Designating the Meeting Schedule for  
Fiscal Year 2005/2006**

Mr. Thurston stated that the next item on the agenda is Resolution 2005-07, Designating the Meeting Schedule for Fiscal Year 2005/2006. He recommended that the Board keep the same meeting schedule, which is the 2<sup>nd</sup> Tuesday of the Month at 2:30 p.m., and hold four quarterly evening meetings at 6:30 p.m. Following a brief discussion, it was decided to hold every other monthly meeting at 6:30 p.m. Mr. Brizendine stated that the meetings will be held on October 11, November 8 and December 13 and on January 10, 2006, February 14, March 14, April 11, May 9, June 13, July 11, August 8, and September 12, 2006. He asked for a motion to approve Resolution 2005-07.

On a Motion by Ms. Feldman, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2005-07, Designating the Meeting Schedule for Fiscal Year 2005/2006 as the 2<sup>nd</sup> Tuesday of the month, with meeting times alternating between 2:30 and 6:30 p.m. monthly (the October meeting starts at 2:30) for Oakstead Community Development District. The meetings will be held at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' lakes, Florida 34639.

**FIFTH ORDER OF BUSINESS**

**Consideration of Contracts**

Mr. Thurston stated that he had several contracts for the Board's consideration. The first contract was the contract with One Source for Landscape Maintenance Services. He asked that the Board authorize him to execute the contract according to the proposal approved by the Board on August 9, 2005.

On a Motion by Ms. Feldman, seconded by Mr. Jones, with all in favor, the Board of Supervisors authorized the Chairman to execute the contract with One Source for Landscape Maintenance Services for the Oakstead Community Development District.

Mr. Thurston recommended that Mario Grasso be named as Field Manager for the District and be moved to full-time status with an hourly salary of \$14.00. After a brief discussion, it was decided, that Mr. Grasso would receive a review at the end of 90 days. Mr. Thurston asked for a motion to approve the salary increase and change to full-time status for Mr. Grasso.

On a Motion by Mr. Jones seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved changing Mr. Mario Grasso from part-time to full-time and increasing his salary to \$14.00 per hour with a 90-day review for the Oakstead Community Development District.

Mr. Thurston stated that the next contract for consideration is the contract for District Management Services. Mr. Straley stated that he has reviewed the proposed contract between the District and Severn Trent, which the Board is interested in engaging for District Management Services. He briefly reviewed the contract with the Board regarding the terms of engagement. He then stated that District Counsel has approved the proposed agreement. A question was raised regarding Financial Advisory Services. It was stated that this was a separate contract. The District currently has a contract with Rizzetta & Company, Inc. for these services. Mr. Thurston asked Mr. Brizendine to provide him a copy of the contract. A brief discussion ensued.

Mr. Thurston asked for a motion to approve the contract with Severn Trent for District Management Services.

On a Motion by Ms. Feldman seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the contract with Severn Trent for District Management Services for the Oakstead Community Development District.

## SIXTH ORDER OF BUSINESS

### Staff Reports

#### A. District Counsel

Mr. Straley stated that the District has reached a settlement with Luke Brothers, Inc. for damages incurred on roadways, sidewalks and some homes while performing routine lawn maintenance. The settlement offer includes \$62,000 for clean up and \$22,000 for monitoring the ponds. He explained that a stipulation of the settlement requires that the Board agree to the terms before it can be finalized. Following a brief discussion, he asked for a motion to agree to the terms of the mediation.

On a Motion by Ms. Feldman seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the terms of the mediation settlement reached with Luke Brothers, Inc. of \$62,000 for clean up and \$22,000 for monitoring the ponds for the Oakstead Community Development District.

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Mr. Straley reminded the Board of the need to conduct all District business in accordance with the Florida Sunshine Law. He reviewed the law for the Board, stating that all District business must be discussed and acted upon during duly advertised meetings. Under no circumstances can Board members meet outside of these meetings to discuss pending District Business or any items that might become District Business. He explained that this includes both contact via e-mail or conference calls. Board members are allowed to serve on committees for the District providing there is only one Board member on each committee. Mr. Straley emphasized the need to remain in compliance as there can be severe consequences. He recommended that the Board contact either himself or District Management if they have any questions.

B. District Engineer  
Not Present.

C. Clubhouse Manager

Mr. Shiamone stated that a request has been made that the Board approve purchasing two pages in the Community Newsletter for District business.

On a Motion by Ms. Feldman seconded by Mr. Jones, with all in favor, the Board of Supervisors approved purchasing two pages in the Community Newsletter for the Oakstead Community Development District.

Mr. Shiamone requested that the Board consider establishing a diaper policy at the pool to aid in maintaining the cleanliness of the pool. He explained that the pool was shut down due to unsanitary conditions. He stated that this problem could be alleviated if access to the pool was denied to children and infants wearing diapers. A brief discussion ensued, but no Board action was taken.

Mr. Shiamone stated that he would like some clarification from the Board regarding fishing in the Oakstead ponds. Mr. Jones stated that the ponds are no trespassing areas and no fishing is allowed. A brief discussion ensued.

Mr. Shiamone stated that the sand at the playground is in need of replacement and he has obtained a quote from Roger's Gravel. He asked that the Board approve this expense.

On a Motion by Ms. Feldman seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the replacement of the sand at the playground by Roger's Gravel for the Oakstead Community Development District.

D. District Manager  
No Report.

*Mr. Thurston requested a brief recess at 7:55 p.m.*

The meeting was reconvened at 8:05 with all those present at the onset of the meeting still in attendance.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Thurston stated that the next item on the agenda was Supervisor Requests and Audience Comments. He explained that the Board has placed comment sheets at the front of the room and asked that audience members who wish to speak would complete one. The Board entertained comments from the audience; however, no Board action was taken.


Mr. Thurston asked if there were any Supervisor requests. There were none.

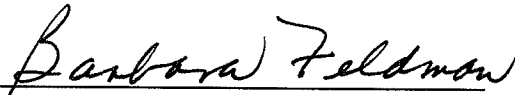
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

With no other Business to come before the Board, Mr. Thurston made a motion to adjourn the meeting at 8:30 p.m.

On a Motion by Mr. Jones, seconded by Ms. Feldman, with all in favor, the Board of Supervisors adjourned the meeting at 8:30 p.m. for Oakstead Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman