

**MINUTES OF MEETING
OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Oakstead Community Development District was held on Tuesday, April 15, 2008 at 2:30 p.m. in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O'Lakes, Florida.

Present and constituting a quorum were:

John Witmer	Chairman
Barbara Feldman	Vice Chairman
Diane Davis	Assistant Secretary
Joseph Cascio	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
John Vericker	District Attorney
Nancy Intini	Park Director
Mario Grasso	Field Manager
Tom Medlock	OLM
Several Residents	

The following is a summary of the discussions and actions taken at the April 15, 2008 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Witmer called the meeting to order and Mr. Mendenhall called the roll.

THIRD ORDER OF BUSINESS

Approval of the Financial Statements through March 31, 2008

Mr. Mendenhall explained that since the minutes of the March 18, 2008 meeting were not in summary form, they will be revised to conform to the summary format and will be resubmitted to the Board for consideration of their approval on the consent agenda at the next meeting.

On MOTION by Mr. Cascio seconded by Ms. Feldman with all in favor the financial statements through March 31, 2008 were approved.
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The record will reflect Mr. Cyment was unable to attend the meeting today.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Mendenhall introduced a guest speaker, Ms. Elizabeth Temple.

Ms. Temple reported she was from the Oakstead Elementary School and requested the Board consider allowing the third, fourth and fifth graders from the school conduct a car wash, fund raiser event during school hours on Tuesday, May 13, 2008. There would be no charge for the car wash but the school would accept donations. Donations would be used to support the fifth grade end of year, school trips and part of the money would be donated to Relay for Life.

Mr. Mendenhall suggested, if the Board approves of the car wash, the school will need to add the District as an insured on their current policy to protect the District in any liability issue. This procedure is standard anytime charity events might happen on District property.

On MOTION by Ms. Feldman seconded by Ms. Davis with all in favor granting permission to hold a car wash at the District clubhouse, on May 13, 2008, during regular school hours, as a fund raiser for the school and permission to sell drinks and snacks was approved.

Mr. Witmer asked if the audience had any comments on the conservation easement agreement as discussed by the Board at prior meetings or comments pertaining to the landscape bids or staff reports.

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Vericker discussed the Wildlife Corridor Agreement that was previously approved by the Board. He noted it has been filed with the District records and is in effect.

On MOTION by Mr. Witmer seconded by Ms. Davis with all in favor ratifying the Wildlife Corridor Agreement pertaining to 3405 Sheehan Drive was approved.

Mr. Cascio noted his concern with the hardscape that is being allowed to remain in the area.

FIFTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Discussion of Landscape RFP

Mr. Mendenhall reported the public bid opening was done on Friday. Mr. Cascio and Mr. Grasso were in attendance and every landscaper was present. Mr. Medlock from OLM was in attendance at the meeting today. The Board was asked if they had any questions on the landscaping bids for Mr. Mendenhall.

Mr. Witmer noted he did not feel he has had adequate time to review the information provided to him on the landscape issue. He suggested continuing the discussion at the workshop meeting on Thursday and possibly voting on the issue at the May Board meeting.

Ms. Davis questioned whether the Board should accept the lowest bidder's proposal.

Ms. Feldman suggested that Mr. Grasso give his view of the bidding situation and then Mr. Medlock could report on his observations.

Mr. Medlock briefly explained the bidders pricing strategy.

Ms. Davis asked what is Scapes manpower versus the other landscapers?

Mr. Grasso replied they are an impressive company and he continued to discuss the landscape Segment Bid Comparison exhibit that he submitted.

He recommended staying with Greenbrier, who the District has a very good rapport with.

Ms. Davis asked what would prevent the Board from going with the current landscaper?

The reply was, low bid.

The lowest responsive bidder process was explained. If the Board reviews the analysis and determines the best choice is the second lowest bidder, it is totally up to the Board to decide on the company.

Ms. Feldman requested that Mr. Medlock share his knowledge and experience of Scapes, the landscape company.

Mr. Medlock gave a brief summary of the three lowest bidders. He noted he had experience with two of the three companies; his comments were as follows:

- Scapes – They seem to be a very capable company and they seem to be well managed.
- Greenbrier – They have been in the market for a long time and they are a very established, well known company.
- Bachman – Their bid amount number is probably not correct. He has never worked with them and cannot comment on them.
- Raymow – OLM had limited experience with them; they are an established company.

Mr. Medlock concluded by stating he knows the Scapes landscaping company and feels comfortable with them. After further inspection by Mr. Medlock and Mr. Grasso, photos will be taken and dimensions will be taken and will be available for next month's workshop.

The next workshop discussion will include the bid proposals and some of the outstanding change orders or potential future change orders related to landscaping projects. A decision on the RFP will be included on the May meeting agenda.

Mr. Mendenhall asked the Board for any additional questions they might have for the attorney.

Ms. Davis noted periodic emails are received from a resident regarding the adopt-a-pond issues. The resident makes accusations that the Board does not know what they are doing and insists that certain things be stopped. Mr. Vericker was asked what can be done to prevent the email accusations from continuing.

Mr. Vericker responded, since the Board allowed the resident to adopt the one pond agreed upon and the area in question was exceeded, a letter could be sent from the attorney's office noting that going beyond the allowable scope was not permitted. If a letter is being sent from a private citizen to a segment of the local government, there is nothing that can be done. If you believe the resident has gone beyond the allowable scope, you can rescind the permission.

Ms. Davis explained she brought this issue before the Board today so that they are aware that this situation exists and that they should be prepared for any future inquiries regarding the pond issue.

Mr. Witmer noted that Mr. Cyment was appointed as the liaison between the Board and the resident on the adopt-a-pond issue and any concerns regarding this pond should be communicated to Mr. Cyment. If there is something not being done that should be done, Mr. Cyment will need to let the Board know, in order for them to get the problem taken care of.

The record will reflect Mr. Vericker left the meeting.

Mr. Mendenhall approached the Board with a request from Mr. Cyment. Mr. Cyment asked that the Board consider conducting all the regular CDD Board meetings in the evening, instead of rotating the time on a monthly basis.

Board members discussed the current rotating schedule issue and Mr. Mendenhall will keep a record of resident attendance at each afternoon and evening meeting. Board consensus was to keep the current, rotating meeting schedule.

Mr. Witmer noted it is important to remember that certain meetings such as the budget public hearing be held in the evening.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Field Manager**

Mr. Grasso reported on pond plantings. He referred to an invoice exhibit presented to the Board from American Ecosystems, Inc. The Board was asked for approval of the invoice.

On MOTION by Mr. Cascio seconded by Ms. Davis with all in favor the invoice from American Ecosystems, Inc. in the amount of \$850 was approved.

A copy of the invoice from American Ecosystems, Inc. is attached hereto and made part of the public record.

Mr. Grasso also reported on an electrical box matter noting that Progress Energy has declined to correct the problem and issue of relocation of the box. Mr. Balboni suggested that the District's Attorney send a letter to Progress Energy explaining the District's position and concerns. The box location will be reviewed again by Mr. Grasso and Mr. Cascio and they will report on their findings at the next workshop meeting.

B. Park Director

Ms. Intini reported on room rental fees for non residents. The local venues in the area have a fee range from \$100 to \$500 for 4 hours, for room rentals. She suggested charging a fee of between \$100 and \$125 for the District's room, from Monday through Friday only, with a \$200 refundable deposit.

Mr. Mendenhall explained that if the Board decides to approve the suggested room rental rates a public hearing will need to be scheduled in order to hear resident's comments on the issue.

The Board discussed the possibility of charging a daily, monthly or yearly access fee.

The Board also discussed placing all District historical fee and commission information in one document. Mr. Mendenhall will collect any existing information, present it to the Board and discuss a schedule for having a public hearing. Mr. Witmer

suggested listing all the various arrangements the District has for the Board to better understand what they are.

Ms. Intini reported on the fence issue noting three companies said it did not matter what type or color of fence, their quotes would stay the same. Smith Company gave a quote of \$1,200.

Mr. Cascio expressed his concern for children getting hung up in the fence. Ms. Davis suggested bringing the fence up another foot.

On MOTION by Ms. Feldman seconded by Ms. Davis with all in favor a fence with a 48" railing, with the bar on top, bronze color, at a not to exceed cost of \$1,500 was approved.

Ms. Intini also reported on blacktop striping and the three bids that were obtained. She recommended accepting the quote from Zephyr Stripe 'N Seal, Inc.

On MOTION by Mr. Witmer seconded by Ms. Feldman with all in favor the bid from Zephyr Stripe 'N Seal, Inc. to Seal & Stripe at the Club House/Community Center in the amount of \$3,550 was accepted contingent upon their completing their services for \$3,550 and not for the suggested \$900 increase after 4-14-08. If they are unwilling to complete the service for \$3,550, the quote from ABC Blacktop, LLC. will be accepted in the amount of \$3,350.

Copies of the striping bids submitted are attached hereto and made part of the public record

C. Clubhouse Committee

It was reported that the next event will be the community garage sale. The gates will be open from 8 a.m. to 4 p.m.

Mr. Cascio suggested that in the future, residents interested in participating in the garage sale register with the committee in order to allow the gates to remain closed in the communities that will not participate in the sale. The same procedure could be used for the open house event.

D. Landscape Committee

There being no report, the next item followed.

E. Newsletter Committee

The May newsletter is being put together. There was nothing submitted from the CDD for the newsletter. The deadline for the next June issue, newsletter is May 1st. The July issue deadline has been moved to May 27th.

EIGHTH ORDER OF BUSINESS

Supervisor's Reports, Requests and Comments

Mr. Cascio suggested having monthly workshops for the purpose of discussing the bonds in addition to the three workshops already scheduled for May 28, July 8 and September 9, 2008. The Board would not require being compensated for these additional workshops. Mr. Mendenhall will coordinate the meeting room availability and Supervisor's availability and circulate a list of workshop agenda items to the Board.

Mr. Witmer noted there is a bill from PACA to continue membership.

On MOTION by Mr. Witmer seconded by Mr. Cascio with all in favor the continued membership fee from PACA in the amount of \$50 was approved.

Ms. Davis approached the employee evaluations matter. Mr. Mendenhall reported he has not received any changes or comments on the document. Ms. Feldman and Ms. Davis noted they sent their comments on the performance appraisals to Mr. Mendenhall.

Mr. Witmer noted this item was listed as a workshop agenda item for the next workshop.

Ms. Davis requested that the Board discuss the personnel salary caps and cost of living raises along with employee evaluations at a workshop meeting.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Witmer explained Mr. Balboni has left the meeting but he wanted to discuss a second pool, rectangular shape, heated, 6 foot depth, for adults only as an alternative to other pool heating issues.

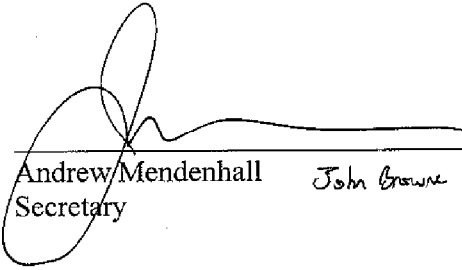
Mr. Goldstein asked for a conservation update. Mr. Mendenhall will follow up on the issue.

Mr. Witmer noted the attorney was directed to write a letter to the homeowner informing him not to do anything further in the area.

TENTH ORDER OF BUSINESS


Adjournment

There being no further business, the meeting was adjourned.



Andrew Mendenhall
Secretary

John Browne - in for AM



John Witmer
Chairman

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Several Residents

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April 15, 2008 Oakstead CDD

Ms. Temple reported she was from the Oakstead Elementary School and requested the Board consider allowing the third, fourth and fifth graders from the school conduct a car wash, fund raiser event during school hours on Tuesday, May 13, 2008. There would be no charge for the car wash but the school would accept donations. Donations would be used to support the fifth grade end of year, school trips and part of the money would be donated to Relay for Life.

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April 15, 2008 Oakstead CDD

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Manager

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April 15, 2008 Oakstead CDD

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Oakstead CDD