

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on Tuesday, November 18, 2008 at 6:30 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

Joseph Cascio	Chairman
Barbara Feldman	Vice Chairperson
Diane Davis	Assistant Secretary
Sal Paradiso	Assistant Secretary
Lawrence Cyment	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Tracy Robin	District Attorney
Tonja Stewart	District Engineer
Nancy Intini	Park Director
Mario Grasso	Field Manager

The following is a summary of the discussions and actions taken at the November 18, 2008 Oakstead Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Election of Officers – Resolution 2009-2

Mr. Mendenhall explained that after the November 4, 2008 general election was held, two Supervisors were elected to serve on the Board, taking the seats that expired. At this time the Board could choose to restructure its slate of officers and Resolution 2009-3 will memorialize the actions of the Board. It was explained that in order to pay the District's expenses in a timely fashion, the Treasurer should be Ms. Pamela Rower from Severn Trent and

the Assistant Treasurer should be Mr. Robert Koncar who is the General Manager of Severn Trent. Mr. Mendenhall, as the District's Manager, should serve as Secretary.

The floor was opened to the Board for nominations with the following outcome: Mr. Cascio will serve as Chairman, Ms. Feldman will serve as Vice Chair and Mr. Cyment, Mr. Paradiso and Ms. Davis will serve as Assistant Secretaries.

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor naming Mr. Cascio as Chairman, Ms. Feldman as Vice Chairman, Mr. Cyment, Ms. Davis and Mr. Paradiso as Assistant Secretaries, Mr. Mendenhall Secretary, Ms. Rower Treasurer and Mr. Koncar Assistant Treasurer, Resolution 2009-2 was adopted.

Ms. Feldman thanked Mr. Witmer for his outstanding service to the community during his terms of office.

Mr. Cascio also thanked Mr. Witmer for all of his service to the community.

Ms. Davis also expressed her gratitude to Mr. Witmer.

Mr. Cyment thanked Mr. Witmer for going over and above board in serving the community.

Mr. Paradiso expressed his thanks to Mr. Witmer noting his appreciation for directing the District in a sound financial future.

Mr. Mendenhall thanked Mr. Witmer for his guidance and noted his appreciation for his overall dedicated involvement in every aspect of the District.

Committee Structures

A discussion on committee liaison's ensued resulting in the following:

Landscape – Sal Paradiso

Clubhouse – Barbara Feldman

Newsletter – Joseph Cascio

Finance – Larry Cyment

It was decided that each liaison would serve a term and after six months the liaison rotation will be discussed at a workshop meeting.

Mr. Cascio noted he will work on developing a solicitation for volunteers for these committees from the community.

THIRD ORDER OF BUSINESS

Audience Attendance Count and Comments

It was noted there were 12 audience members at the meeting.

Mr. Mendenhall explained that this is the time where the audience may address the Board on any agenda items.

Ms. Frohnhoefer addressed the Board regarding violations in the CCNR; the no-parking and no-fishing is not being enforced.

Mr. Cyment explained that the parking issues are issues for the HOA and the County Sherriff and the fishing issues need to be discussed at a workshop meeting.

Mr. Pizzola noted he thought the parking restrictions were from midnight on; there are cars parked all over the road.

Mr. Paradiso explained that part of the problem is budget cuts within the local sheriff's office. Parking problems will be last on the departments' enforcement list.

Mr. Mendenhall reiterated Mr. Cyment's comment that parking issues are HOA issues and not related to CDD matters.

Mr. Cyment recommended that the HOA be notified of the resident's complaints and Mr. Cascio will send a follow up email to the HOA on this issue.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the October 21, 2008 Meeting**
- B. Approval of the Financial Statements through October 31, 2008**
- C. Consideration of Resolution 2009-3 Fiscal Year 2009 Budget Amendment**

There being no comments on the consent agenda,

On MOTION by Mr. Cascio seconded by Ms. Feldman with all in favor the consent agenda was approved.

Mr. Cyment requested for the record, the minutes of October 21, 2008 reflect, at the bottom of page 7, "that there were no significant differences in the quotes".

Mr. Cyment questioned page 3 of the financial statements regarding the payroll/salary. The salaries are listed as 124.6% above the actual budget and he noted he does not understand how the salaries were 25% above budget when two years ago, the life guard personnel were cut to save money in the budget.

Mr. Mendenhall responded this reflects being out of budget for the first month, but he will check on the closeout of last year.

Mr. Cyment noted we lost the regular reporting of personnel hours in the report that Ms. Intini produces.

Mr. Cascio noted that request will be renewed with Ms. Intini and Mr. Grasso.

Mr. Witmer explained there were three pay periods for the month of October instead of the normal two, which accounts for the excess expense.

Mr. Paradiso questioned page 3 of the financials regarding unemployment compensation; the year to date actuals figure was \$14.

Mr. Cyment responded that the \$14 is part of the taxes.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin reported on the following items:

- Parcel 5 – There are problems with Parcel 4. The legal description attached to the ordinance creating the District, approved by the Board, is in error. The front boundary of the District is shown incorrectly. The legal description that was in the petition filed with the County for creation of the District that the landowner consented to having put into the District did not include the commercial piece; it is in the District boundary by error. The title company should have detected the error. There is a different legal description attached to the ordinance than what was in the petition. There has never been a modification of the original legal description. There is a mistake that includes the commercial piece on the West side of Oakstead and that piece was never intended to be in the District. This is issue number 1, which needs to be corrected and conformed to the petition.
Issue number 2 – immediately East of Oakstead Boulevard there is a tract called the Barnard Tract. This tract was not owned by DEVCO at the time the NPUD was approved, the District was formed and the development was started, it was purchased sometime later. The Barnard Tract was never in the District. The legal description is the ordinance description.

The record will reflect that a lengthy discussion, which included the Board viewing maps and descriptions submitted by Mr. Robin, ensued.

Mr. Robin continued, Tract 4 is not the same Tract 4 that is mentioned in the bond documents in the original engineer's report. That Tract 4 is up at the corner of Lake Patience and Oakstead Boulevard.

The Board was reminded that the exercise that we went through on Tract 5 was to determine what portions of the District's budget Tract 5 benefits from.

For example, we reviewed whether or not Tract 5 benefited from use of the District's drainage system. We determined they have to have all their drainage on site.

It was determined that Tract 4 is subject to O&M if it is receiving a benefit and if there is no benefit the value is zero.

Mr. Robin noted that Ms. Ellis will need to do an analysis on the Brighthouse Parcel and the other parcel.

Mr. Paradiso asked if assessments can be collected retroactively and Mr. Robin replied that you cannot.

Mr. Cascio noted that the Tract 5 issue will be discussed at the next workshop meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported on the following:

- Sidewalk Update – A phone call from the Pasco County Engineering Inspections Department was received by Ms. Stewart. They have issues with the sidewalk construction and the District does not have permission to construct the boardwalk. They want the District, through the District Engineer, to request another right-of-way use permit for the maintenance of the boardwalk, which would be the District's responsibility. Paperwork was received from the County today to be used for the right-of-way use permit request and Mr. Robin informed Ms. Stewart that it is not in good order to be used for such a request at this time.

Ms. Stewart suggested meeting with Ms. Mulieri to explain the situation.

There are other situations regarding the sidewalk; the change to the sidewalk in front of the school and the County also requested the handicap ramps be ripped up and reconstructed to the current standard of five feet.

Mr. Robin suggested using the agreement to reconstruct the handicap ramps as a chip to put on the table with the County in the negotiation of the new permit request.

Ms. Stewart will try to contact the boardwalk contractor to put the work on hold while the negotiations with the County go on.

<p>On MOTION by Mr. Paradiso seconded by Mr. Cymment with all in favor the change order submitted by the District Engineer to make the sidewalk construction ADA compliant in the amount of \$9,547 was approved.</p>

- School Board Reimbursement for Sidewalk

Ms. Stewart will prepare a statement to be submitted to the District Manager for inclusion with the agreement.

- Inspection of CDD Infrastructure

A report will be available next month and there will be some minor work assessed as well as the KMS contract, which was approved at last months meeting.

- Roadway Underdrain

There appears to be a significant amount of roadway underdrain in the community; approximately 20,000 lineal feet. We do not have any roads that are showing signs of deterioration because of failure of underdrain. We need to flush them out and video them to see what kind of condition they are in. The cost of flushing out and videoing the underdrain could cost approximately \$20,000. Based on the fact there are no signs of deterioration, it was suggested to pick a few underdrains to video to see what kind of general condition they are in.

A lengthy discussion regarding the problem across from Weymouth ensued. Ms. Stewart believes the problem is that Pasco County Utilities is not fixing the source of the problem; they are only patching it and not fixing the problem, which is in the manhole.

Mr. Cascio suggested that a notice be posted in the Newsletter asking residents to call the County Commissioner, giving a brief explanation of what the issue is and convey their concerns to the commissioners.

Ms. Stewart suggested that Mr. Cascio make an appointment to meet with Ms. Mulieri to discuss the list of issues considered to be serious.

Mr. Mendenhall noted this matter of whether to invite the commissioner to a future CDD meeting can be added to the agenda for the next workshop meeting.

Ms. Stewart advised the Board that the underdrain research should be started at this time and asked for authorization to have the research started.

On MOTION by Mr. Cyment seconded by Mr. Cascio with all in favor authorization to expend \$5,000 for the underdrain research was approved.

Mr. Paradiso asked Ms. Stewart for an update on the Tanglewylde erosion repairs and she responded that the water level is not deep enough yet.

The record will reflect Ms. Stewart and Mr. Robin left the meeting.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall reminded the Board that the time was 8:25 P.M. and reminded them of their wish to end the meeting by 9:00 P.M.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Copies of the weekly field reports are attached hereto and made part of the public record.

Mr. Grasso discussed the following:

- 4 electrical estimates for a 900 foot run, 12 duplex receptacles and a 60 amp control box.

Mr. Casio noted the electrical estimates will be reviewed at the next workshop in order to be prepared to take a vote on the subject at the December meeting.

- An email sent to the Board on November 5th regarding a problem reported by an American Eco Systems serviceman regarding not being allowed to spray at pond 54 was discussed. It is Mr. Grasso's recommendation that Ms. Frohnhoefer's privileges of taking care of the pond should be relinquished as it has become a problem and she is interfering with the day to day functions of the field manager.

Mr. Cascio suggested having a private discussion with Ms. Frohnhoefer to understand her views and also possibly meet with Mr. Grasso in order to come to a mutual understanding of what each person's responsibilities are and what the Board's responsibility is.

- A problem with youths squeezing between the end of the fence, in Strathmore, and on the gate house was observed. The Board was asked for authorization to obtain an estimate for sealing that area off, in order to prohibit getting through the space. Mr. Cascio advised Mr. Grasso to look into getting estimates for something simple and low cost to eliminate the problem.
- OLM did an inspection today and Greenbriar received a grade of 94. The annuals plantings inside the gates will be started.

B. Park Director

- Ms. Intini asked Mr. Mendenhall if he received any comments from the Board regarding the folder she distributed at a previous workshop meeting entitled "Clubhouse Projects"?

Mr. Mendenhall responded that he did not receive any.

Mr. Cascio recommended that since Mr. Paradiso did not have an opportunity to review the items, these items should be discussed at the next workshop meeting in order to make recommendations at the December meeting.

- The contract for the signs – Permit for placement of 3 entry signs. Ms. Intini will work with Ms. Stewart regarding the placement of the signs.

Ms. Intini also presented the Park Director's reports; copies of the reports are attached hereto and made part of the public record.

C. Clubhouse Committee

Ms. Intini reported on the events.

D. Landscape Committee

Mr. Paradiso reported the committee hosted its quarterly landscape forum on November 12, 2008 with 6 to 8 residents in attendance. Guest speakers, Chuck from Greenbriar and Chris Dewey from Pasco Extension Services spoke at the forum. The landscape meeting will be held on Tuesday at 7:00 P.M.

E. Newsletter Committee

It was reported that the next deadline for the newsletter is December 1st. A new type of layout for the newsletter is being worked out in order to be more organized.

NINTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Paradiso questioned an item on the District Attorney's invoice regarding a phone call from a resident to Mr. Robin. Mr. Mendenhall will request that Mr. Robin direct any resident phone calls to him at his office; 813 632-8048 x 104.

Ms. Feldman thanked the residents present who voted for her in the general election and reminded the audience that volunteers for the different committees are needed.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Balboni discussed the payment to the Weymouth board.

Mr. Cascio explained the District is not responsible for the problem.

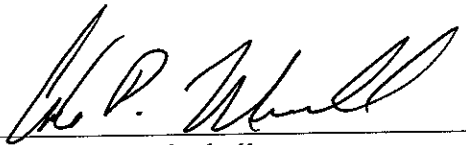
Ms. Bilello reported on a parking problem at a school event. Mr. Cascio suggested that the Board revisit this problem, and discuss it with the landscape committee on what can be done to solve the problem. The security committee will also be consulted.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Feldman seconded by Ms. Davis with all in favor the meeting was adjourned.



Andrew P. Mendenhall
Secretary



Joseph Cascio
Chairman