

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District held on May 18, 2010 was reconvened on Tuesday, June 8, 2010 at 9:30 a.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

Joseph Cascio	Chairman
Diane Davis	Assistant Secretary
Sal Paradiso	Assistant Secretary

Also present were:

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

Mr. Mendenhall reported Mr. Cyment and Ms. Feldman are not in attendance.

The following is a summary of the discussions and actions taken at the June 8, 2010, 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

**Audience Attendance Count (7) and
Comments**

Mr. Mendenhall noted there were 7 audience members in attendance.

Audience Comments:

- o Mr. Fred Krauer reported on the street tree issue and briefed the Board on a meeting and discussion he had with Commissioner Mulieri and Ms. Doreen Lang of Pasco County Code Enforcement.

Mr. Krauer expressed his opinion about sidewalk repairs already done in Strathmore and asked how do we know that the other repairs done in the community are acceptable; that they weren't just gone and picked up and just dumped cement back over? If they did it in Strathmore, they did it in other communities. He indicated he would like to see these sidewalks ripped up and the roots ground down just the way they did with Strathmore. It should not be just one community getting preference and special treatment more than the other communities.

Mr. Cascio thanked Mr. Krauer for his involvement through PACA and through the County on the street tree issue.

Mr. Krauer was asked if he is interested in becoming the Chairman of the Committee regarding this street tree issue; the committee suggested by the County.

Mr. Krauer accepted and expressed his opinion that a Board member should also be on the committee.

Mr. Cascio volunteered to serve on the committee with Mr. Krauer.

Mr. Krauer requested continuing the street tree discussion at a future workshop meeting.

Mr. Cascio announced he would like to defer discussion on this subject until after the normal meeting agenda is complete. He explained a continuation workshop meeting will follow this meeting and invited anyone who could stay to do so.

A resident, Mr. Ross Fischler expressed his opinion that the sidewalks in front of homes are the responsibility of the homeowner.

Residents Pauline and Joe Redman noted they were at the meeting to support Mr. Grasso regarding the Brenford pond.

A resident of Brenford expressed her concern about ever having to replace her oak trees with another species of tree.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the April 20, 2010 Regular Meeting**
- B. Approval of the Financial Statements through April 30, 2010**

Each Board member received a copy of the April 20, 2010 minutes and was asked for any additions, corrections or deletions.

Each Board member received a copy of the financial statements as of April 30, 2010 and was asked for any comments on the financials.

Mr. Mendenhall explained the budget has not changed since May 18, 2010. Typically with the first cut we do not go into deep discussions as there are a number of future meetings and workshops scheduled to fine tune the budget. Today's approval sets the upper bar for the TRIM, which initiates the notice to owner letters informing homeowners of the public hearing date for the adoption of the final budget.

It was further explained that whatever assessment number (TRIM) is set now cannot increase after the approval of the budget today. We usually include the highest number the Board might levy as an assessment only because if between now and when the final budget is adopted in August, if there is an emergency and the bar has been set low, the budget cannot be increased to accommodate the circumstances. Over the next few months we will work to bring the assessment down to a realistic level.

A general budget discussion ensued between Mr. Paradiso, Mr. Mendenhall and Mr. Cascio.

Mr. Paradiso MOVED and Mr. Cascio seconded with all in favor to amend the previous motion by adding *approving the budget for fiscal year 2011, setting the public hearing for August 17, 2010 at 6:30 P.M. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O'Lakes, Florida, and setting the TRIM at \$1,100* was adopted.

The record will reflect Ms. Stewart joined the meeting.

Audit

Mr. Mendenhall commented on the audit report for year ended September 30, 2009. He indicated it was a positive audit and noted that the Report to Management, included in the audit, indicated the District was in compliance with all the laws and regulations required and there were no issues of financial distress.

The audit was recommended for acceptance.

Board consensus was to consider acceptance of the fiscal year 2009 audit at the next meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report (continued)

Mr. Krauer addressed Ms. Stewart regarding water levels.

A. Discussion on Drainage Design and Engineering

Ms. Stewart reported on drainage design. The report and discussion continued for approximately 30 minutes.

Speed Bumps/Humps

Ms. Stewart noted she has done a lot of research on speed humps. She was previously asked to look at a particular product and reported she is not apposed to using the product as a temporary test.

The following was noted in the discussion:

- o Speed humps are the more traffic calming flat; allowing 25 mph instead of a complete stop.
- o The spacing between the speed humps is important.
- o In Marchmont a speed hump should be put right before you get to the houses. One can be put at the entry and one right before the houses or one in the middle, whatever you choose. We must be certain there is approximately a 300' distance between them.
- o If you want to put one in front of someone's house it is recommended that you confer with the resident and consider their driveway.

A lengthy discussion regarding the speed humps and the trial test of installing speed humps ensued.

Mr. Cascio noted we will rely on the District Engineer's judgment and expertise on where to place the temporary test speed humps and signage in Marchmont.

SIXTH ORDER OF BUSINESS

Manager's Report (continued)

Mr. Mendenhall reported on the Time Warner agreement. It was a 10 year agreement entered into in 2001, expires in 2011. Time Warner/Brighthouse previously gave the District \$135,000 which was amortized over 10 years. Brighthouse/Time Warner is not interested in renewing the agreement.

After checking with Time Warner/BrightHouse it was found there is nothing currently in place for Oakstead residents to receive special rates.

The kiddy pool issue was discussed; the timeline for completion. The contract states completion is 120 days from the point of permitting. The notice of commencement was dated April 2nd and permitting was dated April 7th. We are looking at roughly, July 7th; which is approximately 120 days.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso explained proposals from Greenbriar Landscape for plant replacement previously distributed to the Board.

The proposal options were discussed.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor, option #2 using sod up front (minus the \$1,488) in the amount of \$20,888.25 of the Greenbriar Landscape proposals for plant replacement was approved.

A discussion on the plant selection ensued.

Mr. Cascio recommended that the plant selection discussion be tabled until the meeting reconvenes after lunch. It was recommended that the Board meet at the front monument after lunch to get a better idea of what they are looking at.

Consensus of the Board was to postpone further discussion of the Greenbriar plant selection until after the meeting adjourns for lunch.

Copies of the Greenbriar plant replacement proposals are attached hereto and made part of the public record.

Mr. Grasso also reported on pond estimates for removal of cat tails on 4 ponds.

Mr. Grasso recommended approval of the estimate provided by Ecological Consultants, Inc.; Dr. Don.

A lengthy discussion on which line item(s) the funds would come from for this expenditure (cattail removal) ensued.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor the proposal from Ecological Consultants, Inc for Phase 1/Cattail removal in the amount of \$17,582 to address the 4 ponds listed in the proposal was approved.

Copies of the two proposals, Ecological Consultants, Inc. and Biomass Tech are attached hereto and made part of the public record.

On MOTION by Mr. Cascio seconded by Ms. Davis with all in favor Mr. Grasso, District Field Manager was authorized to spend up to \$1,000 for discretionary expenditures.

Sign Repair

Mr. Grasso discussed the estimates received for sign repair.

Mr. Paradiso MOVED to approve the estimate from Sign Solutions of Tampa Bay, Inc. for preparing and repainting nine neighborhood entry signs at a cost of \$6,525 and Ms. Davis seconded the motion.

Other estimates for the sign repairs were discussed.

Mr. Cascio asked Mr. Grasso to get another sign repair estimate.

Mr. Paradiso indicated Zack gave an estimate and it was handed out to the Board; the estimate was for \$5,800 +.

Ms. Davis asked to have Zack detail his estimate as the other estimates have been.

The record will reflect a 15 minute break was taken.

The record will reflect the meeting continued after the break.

B. Park Director

Ms. Intini handed out an estimate from A-1 Access Control Systems, Inc. for the extra cameras that will be needed and she discussed the locations for the cameras.

Mr. Paradiso suggested preparing a Preferred Vendor List so that we do not have to go out and get three different estimates from three different vendors.

Ms. Davis agreed with Mr. Paradiso noting that is a very good idea.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor the estimate submitted by A-1 Access Control Systems, Inc. for two cameras to be mounted on the North side of the building and one camera to be mounted on a pole to view the area of the kiddy pool in the amount of \$3,880 was accepted.

Ms. Intini also reminded the Board of the ribbon cutting ceremony for the opening of the kiddy pool.

C. Committee Reports

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Paradiso reported on a resident issue regarding a prospective home buyer.

Mr. Cascio noted the Board members have received the letter and Mr. Mendenhall is aware of the issue.

Mr. Paradiso reported on the test for the new website format.

He also suggested getting the Oakstead Elementary School involved in the Newsletter next fall.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

The record will reflect Mr. Mendenhall left the meeting.

Mr. Cascio noted the workshop meeting scheduled to be held immediately following the reconvened meeting will not be held. He indicated today's reconvened meeting will be continued as follows:

EIGHTH ORDER OF BUSINESS (continued) Supervisor's Comments (continued)

The following, previously discussed, items were discussed:

- o Sidewalk tree issue – we need to continue to look for ways to cut costs for budget purposes.

- Mr. Cascio will make a request to Mr. Mendenhall to inform the District's Attorney and Engineer that they will not be required to attend meetings unless he (Mr. Mendenhall) feels it is necessary for issues that warrant their presence.
- Mr. Paradiso expressed his opinion on the attorney's and engineer's attendance at the meetings; he did not agree with Mr. Cascio's opinion.
He suggested looking for another attorney or inviting a junior partner of Mr. Robin's firm to attend meetings in Mr. Robin's place in an effort to reduce attorney fees.
- Mr. Cascio reiterated his opinion that the District is not getting a lot of value for Mr. Robin's attendance at the meetings.

The discussion regarding finding another attorney continued.

The discussion regarding sidewalk repair responsibility continued.

Additional items were discussed and re-discussed as follows:

- Attorney fees, comparison yearly fees, handed out by Ms. Intini.
- Utilization of District Manager's time.

Mr. Cascio noted he will send a letter to Mr. Mendenhall addressing the Boards concerns regarding the attorney, engineer, issues and the Boards wish to potentially have Mr. Mendenhall attend all or some of the workshop meetings.

- The discussion on the sidewalk repair responsibility continued.

Mr. Cascio recommended developing a formal policy on sidewalk repair responsibility. He will write something up, give it to Mr. Mendenhall, share it with the attorney and talk about it at the next meeting. An approved policy/guideline should be sent to each homeowner via registered mail.

Landscaping (continued)

The discussion regarding plant selection as previously discussed under the Field Manager's Report ensued.

Mr. Cascio requested that each page of the Greenbriar Landscape proposals (13 pages) be reviewed and discussed; each page was discussed.

The record will reflect that a resident of Marchmont, Patti, was introduced by Ms. Intini who reported she just received a report that there is a sink hole on her property.

Mr. Paradiso suggested she notify the District Manager by going through the Oakstead CDD website.

Mr. Crouse of Greenbriar joined the meeting and the discussion on the proposals continued.

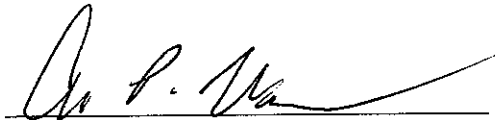
The motion made and approved regarding the Greenbriar Landscape proposals for plant replacement, indicated on page 6 of these minutes, was restated.

TENTH ORDER OF BUSINESS


Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



Joseph Cascio
Chairman