

**MINUTES OF MEETING  
OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on June 15, 2010 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 Chairman
Diane Davis	Assistant Secretary
Sal Paradiso	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Nancy Intini	Park Director
Mario Grasso	Field Manager

*Mr. Mendenhall reported Mr. Cymment is not in attendance.*

*The following is a summary of the discussions and actions taken at the June 15, 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 (5) and  
Comments**

Mr. Mendenhall noted there were 5 audience members in attendance.

Audience Comments:

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the Financial Statements through May 31, 2010**

Each Board member received a copy of the financial statements as of May 31, 2010 and was asked for any comments on the financials.

There not being any questions or comments on the consent agenda,

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

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

**A. Update on Eminent Domain Case**

Mr. Mendenhall conveyed a message from Mr. Robin to the Board noting that the eminent domain case attorney, Mr. Steve Stanley, reported that the county is not actively pursuing the acquisition of property for road widening at this time, apparently due to funding issues. Mr. Stanley will continue to monitor the case until the county is ready to gear up for the eminent domain work.

Mr. Cascio asked if the fee for the eminent domain counsel will remain the same as has already been contracted and Mr. Mendenhall responded that he will verify that the contract continues as agreed upon.

Mr. Mendenhall also indicated that Mr. Robin is cognizant of trying to save the District money and he will be available for meetings as requested by the Board. Ms. Stewart is also aware of the cost saving issues.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Mendenhall reported on items forwarded to him by Ms. Stewart as follows:

- Potential flooding issues from neighboring construction.

When Oakstead was built the ground was raised to lift the Oakstead area above the 100 year flood plain. As the current maps exist, Oakstead is above that level and there should be no issues based on being above that level. When they go through this construction if things change, you will get notification if there will be a meeting regarding this issue. If the District is notified, one Board member should attend.

Ms. Stewart feels this is not an issue right now but it should be monitored; her email will be forwarded to the Board.

- Emergency management plan.

Ms. Stewart will have this item for the Board at the next meeting.

Mr. Cascio asked for Ms. Stewart to forward a draft of the plan for the Board to discuss at the next workshop meeting.

- Speed hump alternative option.

The information received by Mr. Mendenhall from Ms. Stewart regarding this issue will be forwarded to the Board for discussion and review at future workshop and regular Board meetings.

Mr. Mendenhall suggested that the Board review the information from Ms. Stewart and email questions they have on the speed hump issue to him and he will compile and forward the questions to Ms. Stewart.

Ms. Davis expressed her opinion that she would like the Board to elect to allow the original temporary speed hump product to be installed without going through considering other products and options suggested by Ms. Stewart.

Mr. Paradiso asked what the cost of the product Ms. Stewart has recommended is and Mr. Mendenhall offered to email any questions the Board has to Ms. Stewart.

Mr. Paradiso noted we should go with the product we have.

Mr. Cascio indicated he has concerns about installation of speed humps, but it will be the majority rule of the Board that will decide whether or not speed hump installation is pursued. He indicated the Board would be remiss if they do not look at any viable alternative the District Engineer has.

Mr. Paradiso MOVED and Ms. Feldman seconded a motion to approve an expenditure of not to exceed \$2,500 and appointing himself, Mr. Paradiso, to work with Ms. Stewart on further details of the temporary speed hump installation.

Mr. Krauer indicated the cost would probably exceed \$6,500.

Mr. Mendenhall suggested sending an email to Ms. Stewart asking for an estimate for the product she recommended and she would hopefully respond before the meeting adjourned.

Mr. Cascio commented with the following:

- If the speed humps are installed, the installation will be a pilot or test.

- An assessment should accompany the installation and the sheriff should come back out and collect data and if it is deemed to be relatively ineffective or a greater nuisance than the potential benefit, being a test or pilot would indicate that they would be removed.
- We are not looking to install speed humps/bumps in all neighborhoods; this particular neighborhood has a particular severe problem.
- Looking at the previous traffic report, there were speeders driving at 60 mph, but at least half were at the speed limit or below.

Ms. Feldman indicated that the not to exceed amount of \$2,500 would cover the cost of the speed hump product.

Ms. Davis indicated if an installation cost were added, the cost might be up to \$3,500.

The speed hump/bump discussion was suspended until Ms. Stewart's response was received.

A resident of Marchmont expressed her opinion on having speed humps/bumps installed in her community.

Mr. Mendenhall indicated Ms. Stewart responded to his email and she noted that \$2,500 should cover the cost for the speed humps and signage as previously discussed.

Mr. Paradiso MOVED to amend his previous motion by changing the not to exceed cost for purchasing and installing temporary speed humps/bumps and signage at Marchmont from \$2,500 to \$3,000 and Ms. Feldman seconded the motion.

Mr. Cascio noted he is not convinced that a proper study has been conducted. He asked if a speed calming device has been recommended or endorsed by law enforcement and the response was no. He indicated the Board does not have enough information to say a speed calming device will be an appropriate fix or it is needed in order to control traffic in a manner that the residents might hope that it would.

Mr. Cascio also noted the speed humps might be considered more intrusive by some residents in terms of net gain versus net detriment and more residents may be opposed to it than for it.

Mr. Paradiso noted the reason we are having this issue is because the sheriff's department is short handed and funded. Regardless of what the sheriff's department is doing, whether it is a good idea or a bad idea, they are leaving the burden on the District.

Ms. Davis inquired whether the sheriff's department would get involved with a community's decision to install a speed calming device.

Mr. Grasso reported the sheriff's department representative indicated that speed humps are recommended.

Residents expressed their opinions on the speed hump issue.

Mr. Mendenhall called for a vote on the previous motion made by Mr. Paradiso.

The discussion continued.

Mr. Cascio asked Mr. Grasso to contact the Pasco County Traffic Control Department requesting information and presentation on traffic calming to be used by the Board in making a determination on whether or not speed humps will be a practical solution for the area in question. He also indicated a survey of the residents in the community is essential along with the assessment of the people who are trained in the traffic calming area.

A discussion regarding a potential resident survey ensued.

Mr. Cascio will craft a two or three question survey, forward it to Mr. Mendenhall who will distribute it to the other Board members and the final survey will be distributed to residents of the entire Oakstead community by Ms. Intini.

A vote was called again for the previous motion.

Mr. Paradiso MOVED to approve the previous amended motion and Ms. Feldman seconded the motion, with Mr. Paradiso voting Aye, Mr. Cascio voting Nay and Ms. Feldman and Ms. Davis abstaining, the motion died.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

**A. Questions and Comments on the Proposed Fiscal Year 2011 Budget**

Mr. Mendenhall reported we are at the beginning of the budget process and the Board will adopt a final budget in August.

In order to cut costs, under Administrative, Printing and Binding the Board requested the following:

- Agenda package pages printed double sided.

- District Attorney and Engineer receive electronic version of agenda packages
- Omit Field Report and Park Director's Report from agenda packages

Under Administrative, TRIM adjustment, the \$121,090 will be dropped down to zero (0)

Printing and Binding will be dropped down to \$1,500 from \$2,700.

Under Field, R&M Irrigation will be increased from \$7,100 to \$12,000 as recommended by Mr. Grasso.

Under Field, R&M Mitigation will decrease from \$7,800 to \$7,100 based on the contract with Ecological Consultants.

Under Field, Payroll-Salaried, Mr. Mendenhall will find out when the last salary increases were administered.

Under Field, Communication-Mobile, the Board asked to split this item between the gates and the cell phones.

Under Field, R&M Mitigation, the budget amount will be \$7,100.

Under Field, the R&M Sidewalks line item was discussed. The 2011 proposed amount will decrease to \$10,000 from \$20,000. It was noted these amounts are subject to change during a workshop meeting.

Cap. Outlay – Sidewalk Impr – this line item will be omitted.

Reserves – Roadway (\$90,000) was discussed.

Mr. Paradiso requested that the Bracken report, presented by Ms. Stewart be forwarded to him.

The Parks and Recreation – General portion of the 2011 proposed budget was discussed.

Mr. Cascio requested that Mr. Mendenhall work with Ms. Intini on reporting back to the Board on a range of what might be expected, regarding similar salaries for similar responsibilities, in this region, indicating what the market value for those jobs will be. The Board will then make a determination based on the range and also what they think the District can pay.

Under Parks and Recreation – General, the Communication – Teleph – Field item title should be changed by omitting the word *Field*.

The budget discussion concluded with Mr. Mendenhall indicating that the changes made today will drastically reduce the budget.

**B. Acceptance of the Financial Audit for Fiscal Year 2009**

Mr. Mendenhall noted as briefly explained at the last meeting, the audit was a positive one. It includes a Report to Management, page 26, which is a report to the Board from the auditor. They found no deficiencies or concerns of financial distress. The audit was recommended for approval.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor the fiscal year 2009 financial audit prepared by Grau & Associates was accepted.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Manager**

Mr. Grasso reported we received the check from Progress Energy for the damage that was created.

He updated the Board on items listed in his reports.

*Copies of the Field Manager's Reports are attached hereto and made part of the public record.*

Mr. Mendenhall discussed the estimate from Zach Horl's Painting Service, LLC for repainting nine neighborhood entry signs for a cost of \$5,825. He indicated this estimate can be considered by the Board along with the estimate presented at the last meeting; Sign Solutions for \$6,525.

Ms. Davis and Mr. Krauer expressed their opinions regarding Mr. Horl's exceptional work history.

On MOTION by Ms. Davis seconded by Mr. Cascio with all in favor, the estimate from Zach Horl's Painting Service, LLC. to repaint nine neighborhood entry signs at a cost of \$5,825 was accepted.

*A copy of the estimate is attached hereto and made part of the public record.*

**B. Park Director**

Ms. Intini updated the Board on her reports.

A clubhouse safety issue was discussed. Ms. Intini was directed to go forward with the appropriate security function as discussed.

Ms. Intini reported the following:

- The kiddy pool project is going very slow.
- The final piece of gym equipment was delivered this week.
- Summer programs are in full swing right now.

**C. Committee Reports**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Mr. Paradiso reported some of the roadway is gone, immediately after entering the gate at Keswick; the top surface is non-existent. We need a crew out there to patch it up.

Mr. Grasso was instructed to take pictures of the roadway in question and report back to the Board.

Mr. Paradiso will be doing a demonstration with Mr. Grasso and Ms. Intini on Twitter.

Ms. Feldman suggested requesting that Mr. Witmer attend the next workshop meeting.

Ms. Davis recommended some landscape issues for Mr. Grasso to inspect.

Ms. Feldman reported she heard of compliments to the Board on improvements they have been doing.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

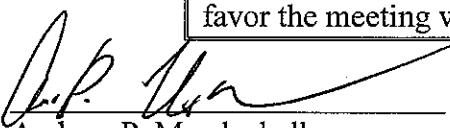
Mr. Krauer asked if anyone on the Board or management has checked with the County on getting money for sidewalk repairs. Mr. Cascio responded he thought Mr. Cyment had done so.

**TENTH ORDER OF BUSINESS**

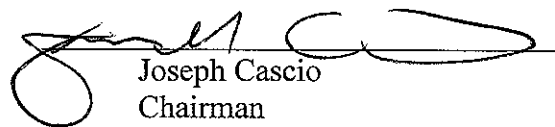
**Adjournment**

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