

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on August 17, 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
Tracy Robin	District Attorney
Tonja Stewart	District Engineer
Nancy Intini	Park Director

The following is a summary of the discussions and actions taken at the August 17, 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 (12) and
Comments**

Mr. Mendenhall noted there were 12 audience members in attendance.

Audience Comments:

There not being any comments, the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the June 8, 2010 Reconvened Meeting**
- B. Approval of the Minutes of the July 20, 2010 Regular Meeting**
- C. Approval of the Financial Statements through July 31, 2010**

Each Board member received a copy of the above noted minutes and financial statements and was asked for any comments.

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

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2011 (Resolution 2010-4) and Levy of Non Ad Valorem Assessments (Resolution 2010-5)

On MOTION by Mr. Paradiso seconded Ms. Feldman with all in favor the public hearing was opened.

Mr. Mendenhall asked for comments on the budget from the audience.

Mr. Traper asked about the assessment amount and Ms. Feldman responded \$873.14.

Mr. Paradiso asked Mr. Mendenhall to explain the assessment amount indicated in the Notice to Owner letters.

Mr. Mendenhall explained the letter was a legally required letter. The amounts indicated in the letter were sent to the County a few months ago. The amounts reported in the letter needed to be the highest projection amounts as after the County has been notified of the highest proposed assessment amount the assessment amount could not be increased more than what was reported. The amount reported to the County and noted in the Notice to Owners letter included a buffer amount.

Mr. Keith asked what the current total reserve balance was.

Ms. Feldman responded a total of \$756,410 in reserves.

A resident asked about the \$75,000 for roadways.

Mr. Mendenhall explained that is a reserve; put aside each year to accumulate so that when the time comes for resurfacing roads, those funds will be used.

There being no further audience comments or questions on the budget, the discussion portion of the public hearing on the budget ensued.

Mr. Paradiso introduced a discussion on security options and questioned the Board on whether they feel spending \$21,000 (minus scheduling fees) for law enforcement security patrols three times per week, in four hour blocks was a worthy amount to spend on upgrading security.

Mr. Cascio indicated the reason we were looking at security from FHP was for traffic control, not for security.

He added at this point we have tentatively planned to put \$5,000 to \$7,000 in the budget for a pilot program where licensed law enforcement will monitor traffic in the hopes of correcting some heavy speeding issues. We have this amount in our budget. The new Board may want to look in the same direction as what Mr. Paradiso has suggested, but for the time being we are looking at this as a pilot to see what kind of impact law enforcement can have on speeding and illegal parking in the community.

Mr. Paradiso further explained his security suggestion and the discussion continued with requested input from the audience.

Ms. Intini introduced the results of the Canvassing Form for Speed Humps in Marchmont; 29 in favor and 40 opposed.

The security discussion continued and specific line items of the budget were referenced.

On MOTION by Mr. Cascio seconded by Mr. Paradiso with all in favor the public hearing was closed.

Mr. Mendenhall explained Resolution 2010-4 relating to the annual appropriations of the District and adopting the budget for fiscal year beginning October 1, 2010 and ending September 30, 2011 and referencing the maintenance and benefit special assessments to be levied by the District. The Board was asked to consider adoption of this resolution.

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor Resolution 2010-4 was adopted.

Mr. Mendenhall explained Resolution 2010-5 levies the assessment based on the budget just adopted.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor Resolution 2010-5 levying and imposing a non ad valorem maintenance special assessment for fiscal year 2011 was adopted.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin responded to an email forwarded to him by Mr. Mendenhall from the Chairman. The email requested "insider clarification" on legal related issues, which included the following:

- Traffic signs – "Caution, children at play"
Speed limit signs would be a better choice.
- Can the Board adjust the hours of its two full-time employees?
Unless there is an employment contract that Mr. Robin is not aware of, the answer is yes, adjustments can be made.

Mr. Cascio noted since the inquiry was issued, the Board has decided this will not be an issue they will consider. They decided to hold the salary of the full-time employees flat for the second year in a row.

- Can the Supervisor compensation be adjusted downward below the statutory amount?
The answer is yes, but will be on an individual basis. Supervisors occasionally waive the compensation fee all together; requested reductions can occur.

Ms. Davis asked for clarification on whether the two full-time employees are listed as salaried or hourly employees?

Mr. Robin indicated Mr. Mendenhall would have to answer that question, but as a general proposition, salaried employees are generally considered to be those with management level responsibilities.

Mr. Robin discussed the Notice of Proposed Agency Action by the State of Florida Department of Environmental Protection for adoption of a final order establishing water quality based affluent limitations for point source discharges on total nitrogen in the Tampa Bay water shed received by Ms. Stewart, which included an extensive mailing list.

He noted Ms. Stewart will look at the water shed area and verify if this District is within the Tampa Bay water shed. This notice is a good example of what Ms. Stewart has been talking to the Board about regarding the DEP, which is going to adopt rules on total nitrogen discharge and total phosphate discharges in to water bodies throughout the state. They are actively in the process of adopting these final orders. An order will be coming down that does affect this geographic area and the Board will be kept apprised of events that may occur.

Ms. Stewart added to the discussion on the water quality/pond issues.

Mr. Cascio suggested including a discussion on guidelines and awareness regarding the pond issues as reported by Mr. Robin and Ms. Stewart on the next workshop agenda.

SIXTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported on the following items:

- Bracken Engineering additional services.

It appears there was a communication breakdown between the contractor and Bracken Engineering.

A lengthy discussion regarding the pool construction problems ensued.

Ms. Stewart recommended that the District explain to Bracken that it is clear there has been a communication breakdown, but the District feels the reason they hired professionals was to protect it and it is their opinion that we were not protected.

Ms. Davis suggested that Ms. Intini call the contractor and inform him that the District will deduct the amount additionally billed to the District by Bracken.

Ms. Intini indicated the deducted amount from the contractors final payment should be \$750 plus \$350 (\$1,100).

The record will reflect Mr. Robin and Ms. Stewart left the meeting and a 3 minute recess was taken.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Meeting Schedule for Fiscal Year 2011

Mr. Mendenhall presented the proposed fiscal year 2011 meeting schedule to the Board for approval.

Mr. Paradiso MOVED and Mr. Cascio seconded the motion to approve the fiscal year 2011 annual meeting schedule.

Mr. Paradiso noted he would like to add more evening meetings to the schedule.

Ms. Feldman suggested making the December and March meetings evening meetings.

Mr. Cascio suggested alternating the monthly meeting times between afternoon and evening meetings.

A resident, who will be appointed as a new Board member in November, suggested changing the time of each regular meeting to 9:30 a.m.

On VOICE VOTE with all in favor the Fiscal Year 2011 Meeting Schedule as modified by designating the December 21, 2010, March 15, 2011, May 17, 2011 and August 16, 2011 meetings commencing at 6:30 P.M. was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Mendenhall reported Mr. Grasso was unable to attend the meeting.

B. Park Director

Ms. Intini discussed 3 Greenbriar invoices.

She also inquired about the work done on the trellises. She was told the Clubhouse R&M was charged for that service and asked if that could be charged from the bond.

The response was no, it is a repair item, not a new project.

Ms. Intini gave an update on the pool.

C. Committee Reports

There not being any the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Ms. Feldman requested to have Greenbriar cut down hanging tree branches on the tree behind the wall, on the center island of Weymouth.

She also reported the lock is jammed on the exiting pedestrian gate.

It was suggested that the Board discuss whatever balance is left of the capital improvement funds at the next workshop meeting and discuss weatherproofing/hurricane proofing the clubhouse.

Mr. Paradiso asked why the District does not lay the money out for the repairs needed due to the recent accident.

Mr. Mendenhall indicated this is a Board decision and he recommended waiting until the payment is received from the insurance company because until that payment is received (1) you do not have 100% guarantee that the payment will be received and (2) you never have a guarantee that they are going to fix it or that the insurance company is going to pay to the level of fix you are expecting.

Consensus of the Board was to wait for payment from the insurance company before going forward with the repairs.

Ms. Intini reported on a conversation she had with the owner of the property that needs repair as a result of the accident. The conversation included a discussion about the vines on the wall.

Mr. Cascio asked Ms. Intini to ask Mr. Grasso to have Greenbriar arrest the vine growth on the wall.

Ms. Davis noted she spoke with Mr. Grasso today about an on going vine issue as you go down to Tuckerman, on the marquee to Keswick. Mr. Grasso indicated he was not clear on the Board's decision whether to remove the vines or not.

Mr. Cascio requested that the vine on the wall at Keswick issue be added to the workshop agenda.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Norm Keith asked about speed limit signs; 30 mph.

Mr. Cascio noted he will have Mr. Grasso verify the speed limit signs.

Ms. Anderson of Keswick asked for the Board to review what the rules are for lawn maintenance and Mr. Keith indicated Ms. Anderson should submit her landscape plan with a DRV application to the HOA.

Mr. Krauer mentioned the plants that were planted in front of Tanglewylde and around the community; he wants to make sure the District is getting their money's worth.

Mr. Paradiso suggested that Greenbriar be informed that the Board expects a quick turn around time when they receive reports of dead or dying plants.

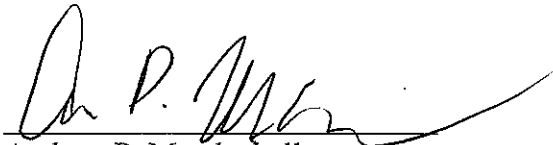
Ms. Davis suggested that a representative from Greenbriar be asked to attend a workshop or a regular meeting to speak with the Board.

ELEVENTH ORDER OF BUSINESS

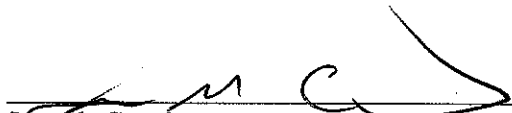
Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



Joseph Cascio
Chairman