

**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, February 17, 2009 at 2:30 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 Cymant	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 February 17, 2009 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 and Comments

It was reported there were 12 residents in attendance at the meeting. The residents who filled out Speaker Sign In Sheets were invited to address the Board.

Mr. Krauer addressed the following:

- T. Rowe Price is another step closer to relocating jobs in the Oakstead area, possibly near the facilities across the street from Publix. They will be moving almost 400 jobs out of Tampa, up to this area and moving another 700 down from Baltimore once

they close their facility there. Now is our time to make Oakstead shine for the fact that these people will be looking for places to live.

- Bond Money – Our cross-threads for this community is our clubhouse. Every time real estate people come they take people to see the house and the clubhouse. This is our common thread and we have to make it the jewel of Oakstead. We have to concentrate our bond money on getting things to start looking nice and bring up our property values to make it look attractive.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the January 20, 2009 Meeting**
- B. Approval of the Financial Statements through January 31, 2009**

Each Board member received a copy of the January 20, 2009 minutes and was asked for any additions, corrections or deletions

Ms. Feldman questioned Ms. Stewart about who she was referring to on page 7 of the minutes, in the fifth paragraph when she stated she “sent an email to Mr. Gallaher and Mr. Witmer”; she was asked if she was actually referring to Mr. Witmer or the Chairman who is Mr. Cascio.

Ms. Stewart noted she was referring to the Chairman, Mr. Cascio, but may have incorrectly stated Mr. Witmer’s name.

Mr. Paradiso questioned page 1 of the Balance Sheet of the financials. He noted it still shows the SBA is restricted. What are we waiting for to move the SBA account and the SBA Reserves into a general fund?

Mr. Mendenhall explained we are waiting for the SBA to notify us that more of those funds are freed up for us to move. They are still holding the two amounts you see on the balance sheet and the accountant will be contacted and an estimated release date will be requested.

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

FOURTH ORDER OF BUSINESS

Attorney’s Report – Review of the District Alcohol Policy

Mr. Robin reported on the following items:

- Update on the status of the permit for the boardwalk – The maintenance agreement will go before the Board of County Commissioners on March 10, 2009. At that time we should have acceptance by the BOCC, which would mean we can get the permit and move forward on the project.
- Mr. Bowser of the County Real Estate Department contacted Mr. Robin on Tuesday inquiring about whether or not the District would transfer to the County the wildlife corridor. Mr. Robin responded that Mr. Bowser was correct and the Board agreed to do that provided the County accepts the road right-of-way for the arterial roads in the District. Another list of items to be completed was sent by Mr. Bowser and was forwarded to Ms. Stewart. Ms. Stewart responded that the items required to be done to the roads were completed by the developer and any remaining repairs should be done by the County. The issue is currently with the County Real Estate Department and will continue to be followed up on.
- Capital Improvement Projects – Mr. Robin discussed the issues with bond counsel. It was advised that the District begin to contract with contractors to begin the listed projects so that the bond money is committed to a project.

Mr. Cyment asked about the status of the clubhouse; is it a public building?

Mr. Robin responded that it is public.

A lengthy discussion on allowance of firearms, alcohol and public use of restrooms ensued.

Mr. Robin explained since the building is owned and operated by a unit of local government, the CDD, it is public property.

Public access to the district restrooms may be restricted.

Alcohol use is allowable upon Board determination. If the District sponsors an event where there is alcohol served, there is general liability insurance coverage but the District cannot be sponsoring for someone else.

Ms. Feldman noted that the previous developer board ruled that private functions held at the facility could not serve alcohol unless a police officer and a bartender were at the event. However, if it was a CDD event and providing the alcohol was not sold, alcohol was permitted.

Mr. Robin noted he was not aware of any requirement of the District that required police and/or a bartender in attendance at functions at the clubhouse. The Board may decide on a policy as they desire.

Mr. Cyment introduced a discussion on parcels 2 and 3, the Howell parcels. He suggested that the District drainage ponds are used by these parcels and the parcels should be investigated for possible operations and maintenance fees for the use of the District drainage system.

Ms. Stewart suggested that she investigate the drainage system and report back to the Board on her findings.

FIFTH ORDER OF BUSINESS

Engineer's Report

A lengthy discussion on the capital improvement projects list ensued.

Ms. Stewart reported that RIPA has submitted a change order asking for reconsideration of the \$1,200 back charge for the irrigation repairs. They said they have no way of back charging the concrete company.

Back charging the concrete company was discussed.

On MOTION by Mr. Paradiso seconded by Mr. Cyment with all in favor a deduction of \$2,850 will be upheld against RIPA.
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Ms. Stewart reported on a proposal she received from Bracken Engineering regarding the recreational facility.

Mr. Cyment asked Ms. Stewart to find the school board land boundaries and report back to the Board.

Ms. Stewart reported she has been requested to get direction from the Board as to how she is to handle conversations with Board members. Her understanding is that Board members are to contact Mr. Mendenhall and he will relay the messages to Ms. Stewart.

Mr. Paradiso noted Board members should not be initiating phone calls to the District's attorney or engineer and Mr. Cyment disagreed.

Mr. Cascio noted he understands the frustration, but the Board previously agreed to have Mr. Mendenhall transfer Board requests to the attorney and engineer.

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

SIXTH ORDER OF BUSINESS

Manager's Report

Mr. Mendenhall noted there were questions about the balance sheet of the financial report at the last workshop meeting and he proceeded to explain items on the balance sheet.

Investment options were briefly discussed. The District's Accountant, Ms. Polanec will put together a few investment option scenarios for the next workshop meeting. At the desire of the Board, investment decisions can be discussed at the next regular meeting.

The improvement project procedure including gathering specifications, bids and recommendations was discussed and the Board will be prepared to elaborate on their findings regarding their assigned project at the next workshop meeting in preparation of voting on moving forward with each project at the next regular meeting.

Mr. Mendenhall reported that the Board discussed the current Adopt-A-Pond program issues at the last workshop meeting. Upon Board direction, a letter will be drafted and sent to Ms. Frohnhoefer regarding the program and the Board's wish to cancel Ms. Frohnhoefer's responsibilities for pond 54. The letter will also indicate that the Board will assume future care of the pond, continuing with the Adopt-A-Pond concept.

A MOTION was made to approve the drafted letter to Ms. Frohnhoefer regarding the canceling of her responsibilities for pond 54 and the Board's intention to assume future care of the pond continuing with the Adopt-A-Pond concept and the motion was rescinded.

Ms. Frohnhoefer stated she is strictly following the guidelines of Adopt-A-Pond and a book which is published by the United States Department of Agriculture, and the Florida Department of Environmental Protection.

Mr. Cascio explained where an Adopt-A-Pond policy or guideline conflicts with the people who are responsible for maintaining the District's assets, we will have to adhere to the advice of the experts. The Adopt-A-Pond guidelines would be secondary to the requirements to maintain CDD assets.

Mr. Cyment explained his position on the drafted letter to Ms. Frohnhoefer and noted a letter is not needed and he does not agree with the wording. He suggested redrafting the letter or considering the discussion of the issue at this meeting as informing Ms. Frohnhoefer of the Boards intentioned guidelines for this issue.

We need to have open and clear channels of communication with Ms. Frohnhoefer and Mr. Cyment volunteered to be a link between Ms. Frohnhoefer and the Board.

Mr. Cascio noted he would like to see written guidelines brought before the Board for review and acceptance. He would also like to see the guidelines signed by Ms. Frohnhoefer upon her agreement to abide by the written rules.

Ms. Davis asked that Mr. Grasso provide his competent knowledge of pond maintenance and vendor management for the purpose of including his input in the guidelines preparation.

Mr. Cascio noted that Mr. Grasso will be very involved with establishing the guidelines, which the Board members will review. Everyone's input will result in a better process.

Mr. Thurston reported on an issue with another pond, pond 28. It was concluded that Mr. Grasso will follow up on the pond issue reported by Mr. Thurston.

Mr. Cascio requested a commitment from Mr. Cyment to work with Ms. Frohnhoefer and Mr. Grasso on developing the guidelines for the Adopt-A-Pond program and they will be discussed at the next workshop meeting.

A. Update on County Agreement

The bridge issue is on the County agenda for March 10th.

B. Update on Tract 5 Public Hearing

The public hearing notice will be advertised on February 24th and March 3rd in accordance with requirements of the State Statute.

C. Update on District Safety

This issue is being worked on with Ms. Intini and Mr. Grasso.

Mr. Paradiso reported there is a company that furnishes little eye-wash modules, which can be attached to the sink mechanism for employees who deal with chemicals.

A copy of the District Manager's rules and responsibilities was emailed to the Board.

Mr. Cascio recommended discussing the District Manager's rules and responsibilities at the next workshop meeting. He wants to find out more about the District Manager's formal responsibilities and would like to find ways to better capitalize on him as a resource.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso referred to his weekly reports and also reported that the OLM inspection was completed and Greenbriar passed.

Mr. Kyle Vanderbrink from OLM was introduced and he noted the following:

- There has been a lot of damage from the cold. There have been 3 to 5 nights of consecutive cold for more than 2 to 3 hours. It was suggested to leave the plant material alone until March 1st because it will soon get cold again.
- Greenbriar has put together a plan to cut the dead plant material back and then wait a month or two to see what comes back and then they will make a replacement assessment.

Mr. Cyment asked about the height of the hedges along the walls.

Mr. Vanderbrink noted he was not included in that discussion, but he knows the height was picked, the hedges have been trimmed at that height and unfortunately this is the dry season right now so it looks awkward. If you give it until June or July you will see a difference, everything will grow up and you will see big changes.

Mr. Cyment asked how long does it take ivy to grow up the walls?

Mr. Vanderbrink replied it can grow rapidly if it is fertilized and taken care of and if not it will creep along.

Ms. Davis noted she is very upset about the hedges along the wall; they look awful.

Mr. Cascio explained that Mr. Adam Heath is reviewing whether or not there might be a revision in the guidelines and recommendations on the hedges throughout the community. It is not a dead issue, but a living issue.

B. Park Director

Ms. Intini reported on the following:

- Problems with the clubhouse meeting room door. The Board asked Ms. Intini to bring proposals for discussion at the next workshop meeting.
- Ms. Davis, Ms. Feldman and Mr. Paradiso have discussed bond projects with Ms. Intini.
- The U.S. Census Bureau has asked to use the clubhouse on the last week in February and they have been granted permission to do so.

C. Clubhouse Committee

Attendees at the Valentine event had a good time, but there was not a good turnout. A pancake breakfast event is planned in March and then the egg hunt.

D. Landscape Committee

Mr. Mendenhall referred to the handout prepared by Mr. Adam Heath and noted lengthy discussions on landscaping have already taken place at this meeting.

Mr. Cyment requested that Mr. Vanderbrink attend Board meetings more frequently. Mr. Mendenhall will discuss attending meetings every other month with Mr. Vanderbrink.

A copy of the handout submitted by Mr. Heath and distributed by Mr. Mendenhall is attached hereto and made part of the public record.

E. Newsletter Committee

Mr. Paradiso reported it was brought up at the HOA meeting last night that the newsletter is supposed to be 50% ads and 50% our content and if there are 20 pages, it would be 10 pages for us and 10 pages for them.

Mr. Cascio noted that is something they strive for, but it is not a requirement.

A discussion on the amount of ads, article content, cost of the ads, postage and weight of the newsletter ensued.

EIGHTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Cyment noted that in this process of completing our due diligence and bids for the bond projects, we should follow a precise, organized and thorough manner so we do not have to send them back. We should be very concerned as to the price we do pay. He will vote against a project that is not well founded in terms of its documentation and its apples to apples specifications.

Mr. Paradiso noted that another moving van was issued a permit to park and it was brought up at the HOA meeting last night. The HOA is sticking by the resolution they drafted to not allow any parking. He feels the District should stand by the rules, which does not allow parking. A resident has complained about the moving van being allowed to park overnight at the clubhouse and feels the approved rules should be adhered to and Mr. Paradiso agreed.

Ms. Intini explained she was never informed that the HOA held a follow up meeting where they disallowed overnight parking.

Board consensus was to follow the rule for overnight parking as previously voted on and Mr. Paradiso will let the complainant know that the rule holds and permits will no longer be issued for moving vans and such.

Ms. Feldman requested that Mr. Grasso continue to try to schedule an appointment with State Trooper Sessa or another security professional for them to attend a Board meeting.

Mr. Mendenhall was asked by Ms. Feldman to address the firearms policy since she is the liaison for the clubhouse and residents have asked her about the firearms policy at the clubhouse.

Mr. Mendenhall indicated that the policy could be found in the District handbook. He also put together verbiage, to be considered by the Board which could create a firearms policy.

A copy of the statement read by Mr. Mendenhall regarding a firearms policy is attached hereto and made part of the public record.

Ms. Davis inquired about what she could do to assist Mr. Grasso in making additional pleas to the Sheriff's Department for them to investigate the reports of rampant crimes such as drug sales on District property.

Mr. Grasso responded he has done all that can be done to communicate and appeal to the Sheriff's Department for help with the serious drug trafficking problem in the community. Their repeated response is that they are short staffed due to budget cuts.

Ms. Davis noted that she will personally visit the Sheriff's Department to make some noise about this grievous issue.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Krauer asked if the District receives interest on tax certificates that are sold due to non payment of assessments by property owners.

Mr. Mendenhall explained once the tax certificate is sold that is when the District receives the money and the interest is earned by the person who bought the tax certificate by the time they get the actual payment from whoever owns the property. Potentially if certificates are sold, instead of the District getting the money by March, we usually have to wait until June or July by the time it is all settled.

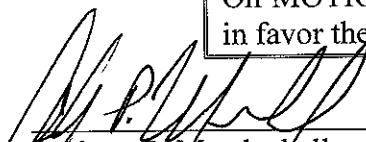
Mr. Paradiso thanked Mr. Krauer for his assistance in getting the bridge agreement moved to the top of the County's priority list.

TENTH ORDER OF BUSINESS


Adjournment

There being no further business,

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



Andrew P. Mendenhall
Secretary



Joseph Cascio
Chairman