

**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, March 17, 2009 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 Cymant	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Tracy Robin	District Attorney
Tonja Stewart	District Engineer
Karen Ellis (via telephone)	Severn Trent
Elizabeth Langston (via Telephone)	Severn Trent
Nancy Intini	Park Director
Mario Grasso	Field Manager

The following is a summary of the discussions and actions taken at the March 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

Mr. Mendenhall invited comments from the audience on any agenda items. He also explained that there will be two other audience comment segments where audience comments will be heard; the segments are the public hearing on the Tract 5 operations maintenance assessment and audience comments will be heard at the end of the meeting.

There not being any comments at this time, the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the February 17, 2009 Meeting**
- B. Approval of the Financial Statements through February 28, 2009**

Each Board member received a copy of the February 17, 2009 minutes and was asked for any additions, corrections or deletions.

Ms. Feldman questioned Mr. Robin about what area he was referring to on page 3, paragraph 2 of the February 17, 2009 minutes.

Mr. Robin explained he was referring only to the District's wildlife corridor that is located in that area.

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

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

Mr. Mendenhall presented an item to the Board that was not included on the agenda.

He explained Resolution 2009-8 memorializes the reallocation of funds in the budget. It recognizes funds that could come into the District based on matters that will be discussed later in this meeting.

On MOTION by Mr. Cascio seconded by Ms. Davis with all in favor Resolution 2009-8 reallocating funds budgeted to re-appropriate expenses approved during the fiscal year and amending the General Fund Budget according to Exhibit A attached to this resolution was adopted.

FOURTH ORDER OF BUSINESS

Presentation by American Access on Gate Security Cameras

Mr. Mendenhall introduced Ms. Cheryl Kceley from American Access Controls.

Information packets were distributed and highlights from Ms. Keelys' presentation were as follows:

- There would be 3 cameras on aluminum poles.
- The first camera would be at the entrance.
- The next page shows the license plate camera.

- The cameras will be on a pole and connected to a digital video recorder, which will be housed behind the gate.
- It has internet ability in it.

A question and answer discussion ensued regarding the security cameras.

FIFTH ORDER OF BUSINESS

Public Hearing on the Tract 5 Operations and Maintenance Assessments

A. Consideration of Operations and Maintenance Allocation Report, Including the Allocation Methodology for Tract 5, Dated July, 2008

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

Mr. Robin recognized Mr. Brooks who was in attendance representing the Tract 5 landowner.

Mr. Mendenhall referred to the Maintenance Allocation Report, including the Allocation Methodology for Tract 5, Dated July, 2008 that was included in the agenda packages. A motion to approve the report was requested.

Mr. Cyment MOVED to approve the Maintenance Allocation Report and Mr. Paradiso seconded the motion.

Ms. Ellis briefly explained the Maintenance Allocation Report, including the Allocation Methodology. She explained Tract 5 was one of the original four tracts that were not included under the methodology for Oakstead CDD. Now that Tract 5 is becoming a negotiable parcel that would be sold to an end user that would be receiving benefit from the CDD, the Board has requested that this parcel be included as part of the Operations and Maintenance Allocation of the District's budget. The Board took note to make sure they did not assess this parcel for things it would not receive benefit for.

Mr. Brooks explained he has represented DEVCO for a number of years. He referred to the characterization of the history as it is set forth in Resolution 2009-4, which is the resolution declaring operations and maintenance special assessments on Tract 5. It was disputed that the verbiage used in the report prepared by Rizzetta and Company, the initial assessment allocation report of May 23, 2002, which stated that the possible uses of Tract 5 were known but the actual

uses were not known as is still the case at this time. If the actual use of that parcel is not known, it cannot be assessed for any benefit it may receive from the District in the future. The parcel is currently on the market, but the actual use is not known and the resolution is misleading in that regard. It was purported that there is nothing different today than there was in 2002.

Mr. Brooks noted that Mr. Sifford, who sat on the Board in 2002, was in attendance at the meeting and he has confirmed the intent of the Board in 2002 regarding this issue.

Additional points reported by Mr. Brooks were:

- There is nothing out there but a plat field with a fence around it.
- There is a set of assessment categories that have allocated the equivalent of 15 single family units to that vacant parcel.
- There is a two prong standard for assessments; there has to be some connection to benefit and it has to be proportional.

Ms. Ellis was questioned by Mr. Brooks about the comment she made regarding the changed condition of the property since it is now for sale and a "negotiable parcel". He asked was that the sole basis for which the benefit was evaluated in the methodology?

Ms. Ellis responded by explaining to Mr. Brooks that he was looking at Rizzetta and Company's report which described the bonds that were taken out to create the infrastructure where this parcel lies within. This parcel has not paid any debt service and the Rizzetta report applies to the bond and debt related to the District and the methodology. Your client is not being assessed for this at all. The District did not go back and re-align the bond debt service assessment and say that since this parcel may become developed, we are now going to attribute an assessment for the debt. That was not done and is not part of this assessment we are negotiating now. The operations and maintenance assessment is a maintenance assessment and this is a methodology that the Board decided to create due to the District's maturity, it has everything that is going to be built is built and this parcel is going to become something that will be receiving benefit of this operations and maintenance.

The parcel is not being assessed for the items within the Rizzetta and Company report, which is the bond and the debt service. The methodology you are looking at for the bonds is a completely different methodology than what the Board has decided they would like to have for the maintenance and operations of the District. This parcel will and is creating certain wear and

tear and receiving certain benefits in the departments of ongoing expenses that the District has to pay for every year.

Mr. Brooks agreed that the assessment he read was for the initial bonds for the construction. He noted it was read to the Board and audience as a statement that indicated what the intent of the prior Board was and the prior management company with regard to the operations and maintenance. He noted he did not hear anyone suggest that a mistake was made by the prior manager or the prior Boards. Over time this intent was carried forward with regard to the operation and maintenance and it has always been intended that when actual use was known, that is when the assessments would begin and Mr. Brooks' client is not disputing that at all, when the property is developed.

Mr. Brooks continued to question the staff extensively and was asked by the Chairman how much time he needed to complete his examination.

Mr. Brooks responded with "he was not exactly sure how long it would be, as he is concerned in terms of the rational that appeared right now; you kind of see the line I am walking down". He noted he would not object to sitting down with Mr. Robin, the Manager and Ms. Stewart to go through the rest of these. It was not his intent to discover what he had in doing this. We may not get to the bottom of his concerns.

Mr. Cascio asked if Mr. Brooks thought he could take this discussion to a conclusion in a short period of time or is more time needed.

Mr. Robin noted it sounds that it would be beneficial to continue the public hearing to a date and time certain. He explained he was under the belief that all of the background information on the matter had been provided to the landowner and Mr. Brooks' questions were invited before the meeting. It appeared that counsel has other questions that were not thought of before this meeting.

Mr. Cascio requested that each Board member comment on this issue before the public hearing is declared continued.

Mr. Cyment suggested that the landowner submit their questions and comments in writing and the Board will consider them.

Mr. Paradiso noted he will reserve his comments until Mr. Brooks and staff get together to further discuss this issue.

Ms. Davis concurred that it is a good idea for the attorney's and Mr. Mendenhall to get together to discuss the issue.

Mr. Robin noted he will work on a meeting date with Mr. Brooks, Mr. Mendenhall and himself in order to answer additional inquiries of Mr. Brooks before the public hearing is continued on April 21, 2009.

On MOTION by Mr. Cascio seconded by Ms. Feldman with all in favor continuing the public hearing, item #5 on the March 17, 2009 agenda to **April 21, 2009 at 2:30 P.M.** prior to the regular CDD Board of Supervisors meeting held at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O'Lakes, Florida was approved.

Mr. Cascio commented that Mr. Brooks mentioned that the prior board had expressed intentions that the land would be treated differently and it is his understanding that each board has its own set of perspectives and responsibilities. Although he did not attend all of the board meetings under the first board, there were several items voted on that were perceived to be obvious conflicts of interest. Those board members should have excluded themselves from the vote. He expressed his hopes that the issue will be resolved.

The record will reflect Mr. Brooks left the meeting.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Robin reported there have been several requests from Mr. Cyment for a copy of the agreement with Simanco 54 and Barnard and Highway 54 about the drainage, commercial parcels up at the front. The question raised by Mr. Cyment was which of those commercial properties has the right to drain in to the District's system. It appears that both parcels on the east and west side of Oakstead Boulevard, the area that is currently developed and the parcel in the east that is not developed, both have the District's system under this agreement.

A copy of the agreement was distributed to the Board by Mr. Robin. The letter that was prepared to clarify the exhibits is attached to the agreement and was explained by Mr. Robin.

A copy of the letter from Mr. Robin to Simanco 54 LLC, Highway 54 West, LLC and Barnard, LLC and the Agreement as discussed in the previous paragraph is attached hereto and made part of the public record.

The record will reflect Ms. Ellis and Ms. Langston disconnected from the meeting.

Mr. Robin also reported he looked at the contract for the pool salt system and found some issues. It does not adequately describe the specifications for the system or even the model number and whether or not the District would be able to purchase the equipment in order to save the sales tax on it. It may be worth while for the District to purchase the equipment directly. Mr. Robin continues to be in contact with Sharper Image to work out adjustments to the contract. It will be submitted to the Chairman for execution.

Mr. Cascio asked that in the future he would like to review contracts before or along with them being forwarded to Mr. Robin.

Mr. Paradiso asked if in the future all contracts would be forwarded to the Board members for their comments and they will respond to Mr. Mendenhall who will forward the Board comments and contracts to Mr. Robin.

Mr. Robin explained the usual contract review process.

Ms. Feldman asked Mr. Robin to clarify a previous discussion, under the Third Order of Business on today's agenda regarding the wildlife corridor. She asked Mr. Robin to clarify that the County is the one who has that piece of land.

Mr. Robin explained the County had to take some property. The conveyance of the District's little strip of wildlife corridor that is in that property has not occurred yet.

Ms. Feldman explained that as previously discussed, we would not convey the land to the County until they informed the Board that they were taking over the roads, which was debatable. The residents should be aware that they have taken over the wildlife corridor and any resident's complaints should go to the County.

Mr. Thurston submitted copies of plans showing the wildlife corridor being taken over by the County; the plans are dated February 19, 2008. A tape of a confrontation Mr. Thurston had with Mr. Jim Witman, where he asked if he took the land by eminent domain was also submitted. On the tape Mr. Witman was also asked if he contacted the CDD on this matter and he responded that he did not.

Mr. Thurston noted he was before this Board for the last couple of years and asked them to please pay attention to the wildlife corridor and his statements fell on deaf ears. The County

recognized the District's inaction and took over the land. It is Mr. Thurston's opinion that the CDD Board has allowed the County to do this.

Mr. Cascio noted the Board is interested in conveying to the County and it is their strong desire and even disappointment that the corridor has not been maintained and that by court order they have the same obligation that the District had when it was a District responsibility.

Mr. Cyment brought up the subject of District personnel. He expressed his opinion that statements made regarding performance of an employee should be included in their personnel file.

Mr. Robin responded that from a human resources stand point, an employees file should be documented with good as well as derogatory comments along with contractual agreements and benefits.

Mr. Cyment responded that it has not happened and he was told by Severn Trent that this Board has to act to make that happen.

Mr. Mendenhall explained that is not what he or Severn Trent said. He clarified by noting the only point he brought up as far as documentation on employee files and it is at the Board's discretion to use this policy or to develop a policy, being the manager of your staff it would be at the manager's discretion. In other words, if any one Supervisor calls every day and says I want this in the file, I will have to use some discretion to determine whether or not it should go in the file, as the Manager.

Mr. Cyment noted, however, we have files with nothing in them.

Mr. Mendenhall did not agree.

Mr. Cascio asked to consider this matter as a topic for discussion at a future workshop.

Ms. Davis noted that being in human resources for over 18 years, most places will speak to the employee depending on the degree of the offense. The details of the issue do not necessarily go in the employee file. It depends on where they are at with their superior and whether or not it warrants it.

Mr. Cascio note he would like to capitalize on Ms. Davis's experience and have her volunteer to draft an outline on what the personnel file guidelines might be and the draft can be discussed at a future workshop. Ms. Davis and Mr. Mendenhall will work together on the guideline draft.

SEVENTH ORDER OF BUSINESS

**Engineer's Report – Discussion of
Damage Done by Oak Trees**

Ms. Stewart reported on the following:

- Bracken Engineering Proposal – Last month the proposal was clarified to include the entry monuments. The clarification is as noted in the proposals second paragraph on page one under Scope. The walls will be inspected by in-house (WilsonMiller) personnel. The estimated cost of the report is \$2,925.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor the Bracken Engineering proposal to provide a structure condition assessment report at an estimated cost of \$2,925 was approved.

A copy of the executed Bracken Engineering proposal/agreement is attached hereto and made part of the public record.

- Reserve Study Analysis – This report gives KMS's report of the roadways. Upon the Board's review, Ms. Stewart will answer questions on the report at the next meeting. The report states that the District roads are in very good shape and a few game plans have been included on forecasting future costs.

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor payment to KMS and Associates, Inc. for the Road Inventory/Inspection and Maintenance Strategy Report in the amount of \$1,572.50 was approved.

- A 50 page document regarding curbs and sidewalks was discussed. Ms. Stewart will reduce the document into a few pages worth of recommendations and the full copy will be forwarded to the Board and Mr. Grasso.
- The Board was asked to give Ms. Stewart direction on how to respond and interact with Ms. Frohnhoefer on her note regarding the ponds at Tanglewylde. She reported that the Board would be receiving a letter within the next 30 days from her with recommendations for aquatic plantings throughout all the ponds. An addendum was forwarded to the manager regarding the lake management companies being more responsible for doing any improper spraying or improper

treatment and that they will have to be responsible for any loss of vegetation on the slopes whether it is just grass or aquatic vegetation.

As a result of Ms. Stewart's inquiry of how to handle and respond to the note that was given to her by Ms. Frohnhoefer, a lengthy discussion regarding Ms. Frohnhoefer's handling of pond issues ensued.

Mr. Paradiso reiterated what he said last month, the Adopt-A-Pond program should continue with the Board running and overseeing the program.

Ms. Davis recommended sending a written message to Ms. Frohnhoefer stating that she must go through the CDD Board or the Manager, Mr. Mendenhall with her pond concerns.

A resident from Tanglewylde explained a Tanglewylde water retention pond (#55) problem and noted the problem has existed for two years and nothing has been done.

Mr. Cascio noted there is an outstanding need to have Ms. Frohnhoefer's pond responsibilities outlined and Mr. Cymment was requested to prepare the outline. The request to Mr. Cymment was extended to the next workshop where the Board could review the drafted outline before being forwarded to Ms. Frohnhoefer.

Mr. Cymment commented that Ms. Frohnhoefer was told at the last meeting that the CDD would assume responsibility for the pond. Anything she does beyond that, she is doing as a private citizen. She was told at a public meeting that she was not to interfere with functions of the staff assigned by the CDD to spray, mow and maintain the pond. We cannot ask her not to wade waist deep in the pond if that is what she chooses to do. He noted he can send her a letter telling her not to contact the staff except Mr. Mendenhall with regard to pond issues; beyond that she is a citizen and can do what she wants.

Mr. Paradiso made the point that the same rule used for restricting fishing in the ponds should apply to anyone going waist deep in the pond.

Mr. Cascio noted if Mr. Cymment elects not to be the liaison between Ms. Frohnhoefer and the Board, a new volunteer will be appointed.

Mr. Cymment agreed to prepare a draft of the guidelines for the next workshop meeting.

Ms. Feldman requested that Ms. Frohnhoefer be informed that she cannot contact the District Engineer or District Attorney. She must communicate through Mr. Mendenhall.

Mr. Cascio asked the District Engineer to verify that the practices being used by the current lake maintenance company are the appropriate ones for the District's water resources.

- Damage done by Oak Trees – Procedures for maintenance that may help reduce the impact that the root systems are having on the trees is being sought after from Mr. Heath and OLM. Since the trees are still young, it is more of a management issue than it is a removal issue.

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

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Consideration of Resolution 2009-7 Designating a Treasurer and Assistant Treasurer

For the record, Mr. Mendenhall clarified part of the previous discussion where contracts and the form of contracts and responsibilities were discussed. He reiterated that it is his responsibility to look at the contracts and match them to specifications making sure they have what the Board wants. We were specifically discussing the wall painting contract and it was insinuated that my responsibility was not carried out for this contract. The contract was reviewed by Mr. Mendenhall and it was a four page document with over 25 very detailed specifications. There were a couple of items of concern that could have been in the contract. Overall, in reviewing this contract there were no major issues found. We spent nearly 6 months before starting this project.

Mr. Mendenhall requested that contract be brought to his attention before being presented for approval. Regarding this wall painting contract, a lot of the specific specifications were discussed at a workshop that Mr. Mendenhall did not attend and did not receive notes from.

Mr. Cyment noted that unless a contract is distributed to every Board member in advance and it is presented to the Chairman for execution just before or at a meeting, the contract will be signed without being reviewed.

Mr. Mendenhall urged the Board not to consider any documents that are not presented to them by the Friday before a meeting. The item will be placed on the agenda for the next month's meeting, unless it is an emergency. It is not recommended that the Board accept anything the day of the meeting as that is not ample time for review and not enough time for residents to be aware of something that may be voted on.

Ms. Davis explained in regard to the Motts contract, they did what she considered to be correct. The contract was reviewed and brought to the Boards attention.

Mr. Mendenhall reported on a follow up item from the last meeting; investment options for District excess funds in order to receive a better interest rate than a checking account.

Mr. Cascio suggested discussing the investment options at the next workshop meeting.

Mr. Mendenhall reported on the clubhouse area parking issues and the following was noted:

- You are able to have vehicles towed, should you decide on this option.
- A towing company would be contracted with and the company would designate who would be their contact.

Mr. Cascio suggested the parking issues be added to the discussion items for the next workshop meeting.

Mr. Mendenhall recommended that the Board consider moving up the various committee reports that are listed on the meeting agenda, under Staff Reports. Since the committees consist of resident volunteers they might not want to wait until the end of the meeting to give their reports. This change might encourage more residents to be involved.

Ms. Feldman dictated to Mr. Mendenhall a list of bond items discussed at the last workshop meeting and she explained that the Board wishes to vote on these items. The list consisted of the following:

- The Board agreed to vote on the trash cans; six 32 gallon trash cans with plastic domes.
- Park and pool for \$1,928.83
- Accurate Awnings \$11,489
- Admiral Benches \$2,951 – Renaissance Benches
- 6 Backless Benches \$1,557 – for the tennis court
- 15 Chaise lounges, 23 chairs, 5 tables \$6,879.52

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor the items listed above were approved.

Copies of awning proposals from Abbott Accurate Awnings, Creighton Awning & Sign Company and Hoover Canvas Products Co. are attached hereto and made part of the public record. Copies of 2 invoices from Admiral Manufacturer of Commercial Outdoor Furniture are also attached hereto.

Mr. Paradiso noted regarding the budget and in an attempt to lower or at least to maintain the landowner's assessments, this Board should be looking at ways to bring exterior monies in to supplement the budget in order to not burden the residents with increased fees.

The Board was asked by Mr. Paradiso if they are interested in having him look into communications companies who may be interested in contracting with the District for possible leasing of District property for the purpose of installing communication cell towers.

Mr. Cymment remarked that he would not be opposed to it.

Mr. Cascio noted that this item should have been introduced under the agenda item Supervisors Comments in order to expedite the meeting.

Mr. Mendenhall reported on the item that was listed on the agenda under Manager's Report; Consideration of Resolution 2009-7 Designating a Treasurer and Assistant Treasurer.

He noted the previous Treasurer of the District has left Severn Trent to pursue other interests and this resolution memorializes the appointment of a new Treasurer, Mr. Robert Koncar who is the General Manager of all the management services in Florida.

On MOTION by Mr. Paradiso seconded by Mr. Cymment with all in favor resolution 2009-7 designating Mr. Robert Koncar as Treasurer and Mr. Stephen Bloom as Assistant Treasurer was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso introduced Mr. Dave Bechtel from Creative Landscape Lighting who gave a presentation on community lighting.

Mr. Cymment questioned the timing of this presentation since there is only one proposal.

Ms. Davis explained that the Board asked Mr. Bechtel to bring the proposal to today's meeting.

A package of drawings of the entranceway of each community was distributed and discussed.

Mr. Cascio noted if any Supervisor has questions or comments regarding the number or placement of the lights they should convey their thoughts to Mr. Grasso and the Landscape Committee will review them.

The record will reflect Mr. Bechtel left the meeting.

Mr. Grasso reported on the quote from Mobile Mini, Inc. for one 10'6" x 25' container with premium doors on both ends. It was recommended to the Board to accept the quote in the amount of \$9,995. It was noted that the \$125 additional charge would be deleted.

On MOTION by Mr. Cascio seconded by Ms. Davis with all in favor the quote submitted by Mobile Mini, Inc. for the container in the amount of \$9,995 was approved.

Regarding the signs proposals Mr. Grasso recommended the acceptance of the proposal from Signs Now 284. This item was tabled to allow Mr. Grasso time to request a damage clause from the two other bidders.

Mr. Grasso reported on a proposal to replace a Queen Palm tree at the Brenford wall, at a cost of \$1,150.

On MOTION by Mr. Paradiso seconded by Mr. Cymment with all in favor the proposal to replace a Queen Palm tree at the Brenford wall, at a cost of \$1,150 was accepted.

A discussion on the Oak Tree trimming ensued. The proposals from Greenbriar Landscape for Oak Tree trimming will be discussed further at the next workshop meeting.

The Board discussed a proposal for gate operators.

On MOTION by Mr. Paradiso seconded by Ms. Davis with Ms. Feldman, Mr. Cascio, Mr. Paradiso and Ms. Davis voting Aye and Mr. Cymment voting Nay the American Access proposal for 12 gate operators in the amount of \$34,767.57, contingent on the Chairman's approval of where the funds will be taken from to pay for this expenditure was approved.

Ms. Davis reported that she turned over the gatehouse key to the Mr. Grasso. The gatehouse has been cleaned out and can be used as a storage area if that is the wish of the Board. The painting of the gatehouse remains undone.

Mr. Cascio explained that the gatehouse requires additional discussion and will be discussed at a future workshop meeting.

B. Park Director

The pancake breakfast was held this weekend and a profit of \$4.00 was made.

Ms. Intini noted that Mr. Heath would be presenting information on items the architect will be quoting on.

Mr. Heath distributed information on design services with regard to the Kiddy Pool. The information outlines the scope of services, site analysis, a schematic layout, conceptual design and provides for 3D rendering, which was handed out by Mr. Heath.

A lengthy discussion on landscape ensued, namely the height of the hedges along the wall. Mr. Heath explained he is looking for a decision from the Board on what option they want him to pursue.

The Board agreed on a 12 and then 24 inch step from the top of the wall. This length will be tried and if it is found to be unsuitable it will be corrected.

C. Clubhouse Committee

There not being a report, the next item followed.

D. Landscape Committee

This item was previously discussed.

E. Newsletter Committee

Mr. Paradiso reported April 1st is the deadline.

TENTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Paradiso reported on a previous workshop discussion to expand the clubhouse and or gym. It was decided that this project may not be of value to the community at this time. Mr. Paradiso expressed his opinion that the project needs to be looked into again.

The Board was again asked if they wish Mr. Paradiso to work with Mr. Mendenhall to explore the possibility of contracting with a communications company regarding cell towers.

Mr. Cascio responded that there is no harm in getting information on this subject.

Mr. Paradiso expressed his concern on the number of items that were on the last workshop agenda and the number of items that were actually discussed. He suggested that all the items on the agenda be discussed no matter how long the meetings may last.

Mr. Cascio noted he sees no problem with that as long as the time is used appropriately, which has been the problem. The Board should strive to accomplish more and be more proficient in the way they accomplish their tasks.

Ms. Feldman reminded the other Board members that they said they are there to work or provide the residents with the things they were voted on to do and we keep putting a lot of things on the workshop agenda and a lot of the capital improvement projects were left out at the last meeting and we should try to get one or two projects on the next workshop agenda.

Ms. Davis suggested adding more projects to be discussed at the next workshop meeting

Mr. Mendenhall suggested as a meeting expediency point, if someone would give him brief comments on the issues discussed at the workshop he will include the notes in the agenda package for the next regular meeting.

ELEVENTH ORDER OF BUSINESS Audience Comments

Mr. Thurston expressed his concern over the possibility of allowing a communications cell tower in the District.

A resident asked what is the next step for pond 55 and when?

Mr. Grasso noted there was a washout between the two homes there and it is dry right now but when the rainy season comes the washout will get bigger. Ms. Stewart will investigate it further. She previously reported she is combining the erosion on 55 and 54 in one bill and the bill has already been paid, so they will come out to do the work at no charge. She is also waiting for pond 54 to drop a little bit lower.

Mr. Krauer reported that resident users of the clubhouse work out room have complained to him that the room is too small and confined. He also inquired about accent lighting for the clubhouse noting his opinion that the accent lighting previously discussed at this meeting is a big waste. The mercury lights should be taken out and low voltage lighting should be put on each sign for the communities and call it quits and use the District money for something better. The accent lighting drawings presented tonight appear to favor Strathmore and Brenford and everyone else is still in the dark, with only 3 to 8 lights.

Mr. Balboni reported on the following items:

- Pond washout – can the developer be approached to pick up some of the costs for correcting the problem?

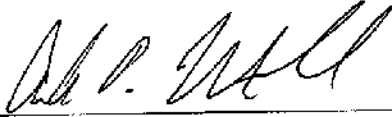
- Rectangular swimming pool – It was requested that the Board consider heating the pool and covering it at night. This might extend the swimming season.

Mr. Cascio and Ms. Feldman noted this item was not included on the original project list, but it will be discussed at the next workshop meeting.


TWELFTH ORDER OF BUSINESS

Continuation

There being no further business at this time, the meeting was continued to April 21, 2009 at 2:30 P.M. at which time the public hearing on the Tract 5 consideration of the Operations and Maintenance Assessments will continue and be completed before the agenda items for the regular meeting are discussed.



Andrew P. Mendenhall
Secretary


Joseph Cascio
Chairman