

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The recessed Oakstead Community Development District Board of Supervisors meeting held on April 21, 2009 reconvened on Tuesday, April 28, 2009 at 9:00 A.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:

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 April 28, 2009 Oakstead Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Feldman called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Discussion of Bond Projects

Ms. Feldman explained the purpose of this meeting is to discuss capital improvement projects and Ms. Stewart was to let the Board know which projects to go forward with, which projects will be discussed at a later date and which projects should be deleted all together.

Ms Intini introduced Mr. Sam Liberatore of G.B. Collins Engineering who discussed the wading pool project.

A debate on the depth of the proposed pool ensued.

Ms. Stewart offered to make opening remarks on the capital improvement projects as follows:

- This is the only bond series that she has that the amount of money that was approved equals the projects. This District is in a good position right now to get all the things done that are on the improvement projects list.
- The wading pool project needs to be done.

The record will reflect Mr. Cascio joined the meeting.

The subject of the pool depth resumed.

It was concluded that Mr. Liberatore will present alternative wading pool plans to the Board for their consideration.

Mr. Paradiso MOVED to accept the proposal submitted by Mr. Liberatore for the design services of the wading pool in the amount of \$4,400 and Mr. Cascio seconded the motion.

Mr. Cascio requested that the design options be cognizant of safety and code requirement issues.

Mr. Paradiso noted that as he discussed with Mr. Mendenhall, the design services cost will be paid from the general fund as a time saving issue and the general fund will be reimbursed from the bond funds.

On VOICE vote with all in favor the previous motion was approved.

A barely audible discussion regarding a storage area ensued. The issue was introduced by Mr. Cascio and a gentleman (Brian) from an architectural firm presented additional facts. The following is the only dialogue that could be transcribed from this section of the recording:

- Brian has looked at our expansion.
- Combined storage and office space for Mario.
- In this area a 6x7 or whatever is necessary to provide a small
- There will be an external door to provide
- I would like to discuss as part of this project the enclosure of the playground because right now there is a small fence, an iron fence.
- Ms. Stewart stated I am listening.

- Also like to see entry from the restrooms from an outside
- That is beyond the scope of the project.
- I have always said that it is a good idea because when I bring my family up here we come walking through a very slippery flooring and if entering from outside you do not have that problem nor maintenance or
- What kind of square footage are we talking about?
- Ms. Davis stated I would like to know what is the maximum space that we can use outside.
- I think there is a requirement for a 5 foot strip around the building.
- As long as it is in our budget I would like to go down to the sidewalk if possible. Nancy has zero storage that she can have accessible to her at a moments notice without walking down to the trailer.
- What about the air conditioning system, is the current system big enough to handle the added office space?
- Can you give us 2 alternate options?
- Ms. Stewart “that is why I was on the \$150,000 range”.
- If he needs additional civil engineer services there will be an additional cost as well as Mr. Robin will
- I am going to give you an example of an experience we had at Northwood. They made us go back and reinvestigate the original permitting.
- Once you decided on what you want then we could take it from there.

The record will reflect Brian left the meeting.

- The good news is I am hearing the pool and the storage facility so you are probably looking at \$200,000 to \$250,000 because \$400,000 was left.

The bond projects discussion continued with a discussion on furniture. The audio recorded from this meeting continued to be barely audible and anything transcribed will only be snippets from the discussions.

- Are we locked into \$5,000?

Nancy has a presentation she wants to give us.

- The fiberglass chairs. The total came out to \$2,217.97.

- Are we going to do the door replacement as part of this project?

A discussion of the doors ensued.

- Are we going to do the carpet?
- Yes.

A discussion on the swipe cards ensued.

Fence replacement along the linear path.

Ms. Stewart noted the following:

Right now we have been able to establish very substantial priorities and you still have money left. Today we have been able to hit another 8 line items.

Now we can start taking some of these little things like the pool furniture, the enhancement of the entry monuments and all of the gates. Those are things that can now fall under different categories.

The expansion of the building is a combination of multi-purposes. That is obviously part of the bond money. If you want to try to incorporate the mini-mobile, I will go out on the limb and say yes.

Do you have any kind of presentation for the hardscape?

You are saying hardscape is about \$45,000 and an additional landscape lighting is \$2,200. I am going to issue priorities because at some point you will have 2 or 3 things at the bottom of the list that will not happen. You will have to decide as a group what you want to use the O&M funds for.

Ms. Davis explained something regarding the current subject but it was inaudible.

Mr. Cascio requested that the discussion get back on track.

Fountains were discussed.

Ms. Stewart noted she would prefer to keep fountains out of it.

She noted she estimated the building expansion and the wading pool to be \$200,000 to \$250,000 that would include your soft costs which would be architecture, engineering, review fees and that leaves you with \$150,000 to \$200,000 left.

Clubhouse security, kitchen enhancement, gym equipment, entry hardscape, additional landscape lighting, mini mobile, security cameras.

Ms. Feldman asked an inaudible question.

Ms. Feldman asked about shutters for the doors, should we have that in our budget? In case of a hurricane we do not have protection.

Ms. Stewart responded you need to include that in this coming year's budget.

Adding all this stuff up, you are going to be utilizing all of your bond funds and you will probably have to eliminate one or two of these projects.

Do you suggest getting shutters?

Ms. Stewart responded absolutely.

A discussion on furniture ensued.

A discussion on security cameras and supporting equipment was initiated by Mr. Paradiso.

Ms. Stewart will send a letter to the Board today.

Ms. Stewart asked Ms. Intini to send all the paper work to Severn Trent's office.

Ms. Stewart stated she will go ahead and sign off on the furniture with the understanding that the things we are doing are things that are going to be done. I am glad we did this.

The record will reflect Ms. Stewart left the meeting.

Mr. Cascio explained what he would like to happen next but his statement was inaudible.

The record will reflect a break was taken.

The following are additional snippets from the remainder of the discussions after the break was taken:

- Starting at the top, wading pool is Sal Paradiso.
- The third item is the clubhouse furniture; that is Nancy and Ms. Feldman.

What is the status on that? Inside and outside clubhouse furniture I am not discussing the seating and the places where you read and watch TV. Clubhouse furniture consisted of the pool area and these things, all these tables and chairs.

Kitchen enhancements; the range and the cabinets.

Ms. Feldman noted we had to change this quote, the original quote only called for table tops but Ms. Stewart did not approve that because it was replacement. She said we had to get new; she knows about the quote and she approved it just a few minutes ago. Do I make a motion to accept the new quote for the outside furniture?

On MOTION by Ms. Feldman seconded by Mr. Cascio with all in favor adding the purchase of the following items to the bond projects list was approved; 50 classic chaise lounges, 23 classic club chairs, 29 forty-two inch fiberglass tables (whole) for a total of \$8,010.88.

Ms. Davis MOVED and Mr. Paradiso seconded the approval of the furniture for the clubhouse inside, which consists of the chairs, table and sofa at a cost of \$2,272.93 which also includes the delivery and 5 year protection plan.

Mr. Cyment wanted to make sure the 5 year protection plan is valid..

Ms. Davis made an amendment to the previous motion regarding the protection plan but it was inaudible. What ever the amendment was, it was approved by all in favor.

The meeting continued but the subject of the discussions were impossible to decipher.


Doors, cameras and security were discussed again.

Swipe cards were discussed.

Now we are up to 7, 8 and 9.

Kitchen enhancements were discussed.

The recording abruptly ended after 122 minutes.


Diane Davis
Assistant Secretary


Joseph Cascio
Chairman