

**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 16, 2010 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

Also present were:

Andrew Mendenhall	District Manager
Tracy Robin	District Attorney
Nancy Intini	Park Director
Mario Grasso	Field Manager

Mr. Mendenhall reported Mr. Cyment has passed along his regrets that he would not be able to attend today's meeting due to his work schedule.

The following is a summary of the discussions and actions taken at the March 16, 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 (7) and
Comments**

Mr. Mendenhall noted there were 3 audience members in attendance.

The record will reflect that in addition to the 3 audience members 4 additional audience members joined the meeting later on.

THIRD ORDER OF BUSINESS

Sagem Access Control Fingerprint Reader Demonstration

Mr. Chuck Bellissimo of HPI Security introduced himself and Mr. Justin Wilmas of Amano who were in attendance to demonstrate an access control solution, the Sagem Biometric Fingerprint Reader.

The presentation concluded with Mr. Bellissimo indicating that if the Board approves the system he would need approximately one month lead time to begin installation and installation would take approximately 2 weeks.

A copy of a quote from HPI is attached hereto and made part of the public record.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the February 16, 2010 Regular Meeting

B. Approval of the Financial Statements through February 28, 2010

Each Board member received a copy of the February 16, 2010 minutes and was asked for any additions, corrections or deletions.

Each Board member received a copy of the financial statements as of February 28, 2010 and was asked for any comments on the financials.

Mr. Cascio MOVED to accept the consent agenda and Mr. Paradiso seconded the motion.

A lengthy discussion ensued regarding the District Attorney's invoice. The discussion concluded with the Board requesting that future invoices from Straley & Robin include indications of all billed or not billed phone calls or correspondence made to Counsel pertaining to the District.

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

FIFTH ORDER OF BUSINESS

Attorney's Report

A. Update on Eminent Domain Case

Mr. Robin noted he contacted Mr. Steve Stanley who said there is nothing to report on the case at this time.

He also noted there has not been any success in obtaining a copy of the variance from the former manager or the engineer of the Groves as previously requested. It was suggested that it might be faster to make a records request for a copy of the variance through the County.

Mr. Robin indicated that Mr. Mendenhall brought with him today an amendment to a couple of maintenance license agreements that the District has with the County. The amount of liability coverage that Pasco County was requiring has been successfully reduced. The amendment has been reviewed by Mr. Robin and he indicated it is in suitable form to be executed if the Board approves.

Mr. Mendenhall gave a brief overview of the amendment and recommended that the Board approve the amendment.

Mr. Paradiso MOVED to approve the amendment and Mr. Cascio seconded the motion.

A discussion regarding the liability insurance ensued.

On VOICE VOTE with all in favor the amendment discussed by Mr. Mendenhall and Mr. Robin were approved.

The record will reflect Mr. Robin left the meeting.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Mendenhall updated the Board on items Ms. Stewart is working on and noted the following:

- A proposal for erosion repair at Weymouth, for \$2,466.84 from Bio Mass Tech.

Mr. Paradiso MOVED and Ms. Davis seconded the motion to approve the proposal from Bio Mass Tech for erosion repair at Weymouth in the amount of \$2,466.84.

A discussion on the erosion repair ensued.

On VOICE VOTE with all in favor the proposal for erosion repair at Weymouth in the amount of \$2,466.84 was approved.

- Aquatic Plantings

Ms. Stewart has put together information on aquatic plantings for resident review. The information on the plantings was forwarded to the Board by Mr. Mendenhall for their review.

- Trees and Sidewalk Repairs

Ms. Stewart has not received a response from Mr. Jim Whitman regarding coordinating an on-site meeting to discuss the trees and sidewalk repair and tree removal variances.

- On-going Pavement Repair

The repair was to have been completed this week.

Ms. Davis expressed her opinion that the quality of the workmanship is not there. She requested that the payment to Mr. Tim Cooney be held up until Ms. Stewart returns

Ms. Davis also indicted that the Sheehan slab that was supposed to be removed (the root was supposed to be fixed some way) was not done; they did not deal with the problem as indicated at the start of this process and the problem still remains.

After some discussion, the consensus of the Board was for Mr. Cooney to complete the work he started and stop any new repair work until Ms. Stewart can look at the work already done and possibly move forward with looking for another contractor.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Update on the Pool Project

Mr. Mendenhall reported Carl is working on getting the information submitted to the County. As of Friday the plans have been submitted to the County for permitting. There should not be any approval issues.

B. Update on Clubhouse Expansion

Mr. Mendenhall referred to an email sent out by Ms. Intini regarding the walk-thru and finalizing some items.

The renewal for the PACA organization is due if the Board wishes to continue the membership.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor renewing the PACA membership was approved.

Mr. Mendenhall also noted that staff review results are usually presented in April and he will review and discuss the review of Mr. Grasso and Ms. Intini at the April meeting. Forms for Board input regarding the review will be emailed to each Supervisor.

The HPI presentation was discussed and consensus of the Board was to defer a decision until other projects have been completed.

A Tanglewyld residents request to plant 3 trees behind his house, on CDD property was discussed.

Mr. Cascio requested to see a copy of the formal request so that an appropriate response can be crafted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso reported Florida Gates took care of all the battery back-up issues we had during the power outage.

It was also reported that two pedestrian gates have been removed from Hillington and Marchmont.

The M1 area was also discussed.

The new lighting was also discussed.

B. Park Director

Ms. Intini briefly reported on the following:

- Two new flat screen TV's at the fitness center – the Board was asked if the funds to pay for the TV's should come from the bond funds or from Ms. Intini's budget and the Chairman indicated it should come from the bond funds as they are improvement items.

Mr. Cascio questioned whether two new TV's are necessary and suggested purchasing one TV for now.

The record will reflect Ms. Intini left the meeting for a phone call.

NINTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Ms. Davis expressed her opinion that the front entrance does not look professionally done; this color but it is very shabby. She suggested going with Mr. Grasso to look at the area.

She also suggested putting a notice in the Newsletter making residents aware that there are numbers on the light poles in the villages and also suggested an article on the new pool opening including proper attire rules for the pool.

Staff Reports (continued)

B. Park Director (continued)

Ms. Intini returned to the meeting and asked Magnavox or Vizio?

The response was Vizio.

The Board directed Ms. Intini to purchase one Vizio flat screen TV and a wall mount for the fitness center.

- The Rest of the Gym Equipment – Ms. Intini noted she really likes the equipment they have at Lexington Oaks.

She proposed the following to the Board: “If you give me an allotment of \$15,000 I think I can do better than what these quotes are. Right now all these quotes are for new equipment but he has some floor models and if they are still available I can get the same equipment at cheaper prices”.

She asked the Board that rather than the \$25,000 that was originally allocated, she believes she can shop a lot better with the approval of an amount less than \$25,000.

The Board was amenable to Ms. Intini’s suggestion of using a blanket amount of \$15,000 to shop and purchase at her discretion new or used fitness center equipment.

Mr. Paradiso offered the use of his vehicle if the equipment is purchased from a local vendor and transporting the equipment is an issue.

- Quotes to re-plumb the bathrooms and get the pipes back in the walls – Motts quote \$4,873 and RS Spears quote \$5,300. Bonel re-quoted it for \$2,437 including re-patching the walls, re-spackling and painting the walls when finished.

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor the quote from Bonel in the amount of \$2,437 to re-plumb the restrooms, men's and ladies rooms, including finishing the walls when the work has been completed was approved.

Ms. Intini reported that having the playground cut off the way it is from the outside has caused a new problem inside; there are infants running toward the pool deck. Installing a gate would cost \$1,043 or another gate option that would cost \$1,256.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor installation of a gate at the playground to keep children from entering the pool deck area at a cost of \$1,256.98, utilizing bond funds was approved.

Ms. Intini reported the next event is the pancake breakfast on Sunday. An Easter Egg Hunt is scheduled and an art sale will be held on the same day

C. Committee Reports

Mr. Cascio noted committee assignments will be discussed at the next workshop meeting.

Supervisor Comments (continued)

Ms. Feldman reported seeing a black sedan at a specific District location on various occasions. She was advised to contact the police to report any suspicious vehicles in the future.

Mr. Paradiso reported on Twitter and noted the following:

- Twitter is a social networking site.
- It has short versed messages, 140 characters.
- We use it to upload information to the CDD website.
- It can be used for such things as informing and updating residents of community utility outages and issues.
- From Twitter the message would go on the CDD website as an announcement.

- Announcements could scroll over several days or be set to renew every 7 or 14 days.
- The CDD would have to open its own Twitter account.
- Anything posted on Twitter as an announcement would be automatically posted to the CDD website.
- Posting items directly to the CDD website costs the District money. Once the Twitter account and the CDD website are linked together whatever is posted to the website would be free.
- You can set the time frame for how long the message stays on Twitter.

Mr. Cascio requested that Mr. Paradiso develop a set of guidelines on how the District could use Twitter, who the staff members would be and time constraints and bring this information to the workshop meeting.

He also requested items for the next workshop agenda as follows: the security system, the capital projects list, list of CDD assets and estimated time for repair or longevity to help with the long term budget process, the Brazilian Pepper removal issue, committee assignments and the Twitter guideline issue.

Mr. Paradiso suggested setting up a separate line item in the budget specifically addressing road repairs and indicated we need to establish a line item and every year add to that specific line item.

Mr. Cascio suggested getting Mr. John Witmer's input on structuring the budget; he is willing to continue to support us.

Mr. Paradiso asked when the Board would be seeing the District's 2009 financial audit and Mr. Mendenhall noted he will find out when it will be ready for presentation.

TENTH ORDER OF BUSINESS

Audience Comments

Ms. Frohnhoefer asked Mr. Grasso for an update on the sonar algae control system and he responded the system is not feasible; it does not cover enough for algae's.

She also mentioned her email regarding the golf cart on the nature trail and Mr. Cascio noted he will write a newsletter article again on that along with tree trimming and something on the roadways and sidewalks.

Mr. Fred Krauer reported the Oakstead HOA website can also send out bulletins through emails as long as residents register at the counter or they can register on line.

He also reported a lot of the communities are having the street tree problem and he gave examples of what is happening in Lakeland and Hillsborough. The Seven Oaks community has indications in their documents that all trees and sidewalks are the resident's responsibility; they have to take care of their sidewalks and the maintenance of their trees.

Ms. Intini brought up the sign for the yard sale and Mr. Cascio noted he supports Ms. Intini's idea of where she intends to place the sign. She intends to obtain a permit for the sign.

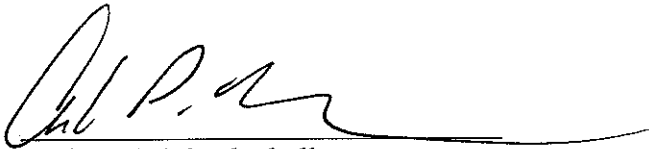
Ms. Intini reported on an incident regarding a Pasco County employee who entered the Clubhouse yesterday and took pictures for no apparent or explained reason.


TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Andrew P. Mendenhall
Secretary


Joseph Cascio
Chairman