

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on February 21, 2012 at 2:30 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

Norman Keith	Chairman
Barbara Feldman	Vice Chairman
Diane Davis	Assistant Secretary
Fred Krauer	Assistant Secretary
Sal Paradiso	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Mario Grasso	Field Director
Nancy Intini	Park Director
Audience Members (3)	

The following is a summary of the discussions and actions taken at the February 21, 2012, Oakstead Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Keith called the meeting to order and Mr. Mendenhall called the roll.

SECOND ORDER OF BUSINESS

**Audience Attendance Count (6) and
Comments**

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

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the January 17, 2012 Minutes**
- B. Approval of the Financial Statements through January 31, 2012**

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

Attorney's Report

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Davis inquired about an opinion from Ms. Stewart on the gate house.

Mr. Mendenhall noted he corresponded with Ms. Stewart via email and she indicated she felt it is District property, although she has not looked at the specific plat map. In order to do so, she would need approval of the Board as money would be expended to research the matter.

Mr. Keith noted that should not be necessary.

Mr. Krauer report he talked to the county and they said it was never permitted and it was never inspected; there was never a final inspection.

Mr. Paradiso will research the guard house ownership further.

SIXTH ORDER OF BUSINESS

Manager's Reports

Mr. Mendenhall requested the Board start thinking about projects for next year as they pertain to the budget for the next fiscal year. Items for the budget should begin to be discussed in April. The typical budget template will be presented to the Board in May.

Mr. Paradiso asked if the audit will be on time and Mr. Mendenhall indicated it should be.

Ms. Davis suggested putting discussion of prospective budget items on the next workshop agenda.

Mr. Mendenhall suggested just bringing general thoughts to the meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso mentioned the following items:

- Bay Area Environmental did repairs on Saturday the 18th and the paving will be done on March 2nd.
- The 2 skimmers that have to be replaced were checked; Ms. Tonja Stewart was alerted and she will follow through with it.
- Pond plantings are scheduled for the first warm stretch of weather, slightly before spring.
- Roads behind the village gates.

Mr. Keith noted we will handle road problems as they come up and we are building road reserves to handle the issues.

- Brazilian Pepper removal continues.
- We worked with Greenbriar on the issue of installing a filtration system on the reclaimed. The answer from Mr. Bruce Kennedy was there is no need for it; it is not their problem on their end. The Board was asked if they want to pursue this. The water will be tested and the results will be reported to the Board.
- Landscaping.

Ms. Davis suggested Mr. Grasso not accompany OLM when they perform their landscape inspection. He should accomplish his own inspection to check on whether OLM is doing the inspection correctly.

Mr. Paradiso noted if Mr. Grasso accompanies OLM on the inspection, he should not comment.

Ms. Davis reported behind the gates in Strathmore, there hasn't been Bahia grass there for five years. The only thing there is mounds of fire ants. Children who run across there are screaming because their feet get covered with fire ants. Can something be done?

Mr. Grasso noted there is no water there to initially make the Bahia set.

Ms. Davis recommended this be discussed at a workshop meeting.

She also reported between Brenford and Strathmore the linear path, the big boulders, someone has moved them and they are destroying the grass. Maybe we need to add a few of the boulders on the grass so they can't get by with the golf carts.

Mr. Paradiso suggested putting in a gate, so a golf cart can't fit through it.

Ms. Davis agreed that might be a solution.

Mr. Keith and Mr. Grasso will review the issue, report and make recommendations to the Board.

Ms. Davis also reported the following issues to Mr. Grasso:

- Moss growing on an Oak tree in the center island on Oakstead Boulevard.
- When will the white fence in the whole development be power washed?

Mr. Paradiso asked why the District doesn't have its own power washer.

Ms. Davis agreed it is a good investment.

Mr. Krauer reported Sams Club sells a solution to put in a sprayer and you spray it on the fence to clean it.

Mr. Keith directed Mr. Grasso to investigate the possibility of a solution you could hook up to a power sprayer to put on the back of a vehicle.

Ms. Davis noted we need to get an estimate on how much it would cost to have someone come out to do the power washing.

Mr. Grasso was directed to research the power wash options and report back to the Board on the most efficient, cost effective method.

- The gate spray painting is scheduled for the end of this month for the quarterly inspection. People need to stop putting taped signs on the gate and the paint will stop peeling. This will also be noticed in the Newsletter.

B. Park Director

Ms. Intini reported the following:

- A resident who signed a contract for the use and clean up of the clubhouse has refused to do the clean up. Her deposit check is being held and she will probably fight it.
- Park & Pool proposal for 100 club chairs, 50 lounges and 2 tables as discussed at the last workshop meeting.

On MOTION by Ms. Feldman seconded by Ms. Davis with all in favor the proposal from Park & Pool for 100 club chairs, 50 lounges and 2 tables was approved.

- Sharper Image proposal for pool motor repair and cleaning of the bottom of the pool.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor the estimate from Sharper Image for pool motor repair and cleaning rust from the bottom of the pool was approved.

- Bids from Evergreen Contractors and Zach Horl's Painting Service
A lengthy discussion regarding the bids received for replacing and recapping wood posts ensued.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor the proposal from Evergreen Contractors in the amount of \$21,645 to replace the wood that needs to be replaced and to cap 5 beams that need to be replaced, re-cap 66 of the posts, caulking and painting was approved.

Mr. Keith noted Mr. Robert Townsend who addressed the Board at the January 17th meeting was invited to return to the February 14th workshop meeting, but he did not attend. He was also not in attendance at today's meeting therefore, no further action will be taken regarding his proposal to publish a magazine and website for Oakstead.

C. Finance Committee

There being no report, the next item followed.

D. Newsletter Committee

Mr. Paradiso reported he will reach out to Kelly at the St. Pete Times regarding color pages. She previously explained to him one or two color pages are doable at the current advertising rates. If a full or half color newsletter is requested, the advertising rates will go up.

Mr. Krauer expressed his opinion he would like to have the front page in color.

Mr. Paradiso also reported the website is going well. There is some talk of integrating HOA information with CDD information. We can work out the cost when the time comes.

Mr. Krauer indicated he would like to see the HOA and the CDD under one website and Mr. Paradiso agreed.

Mr. Mendenhall recommended considering a Facebook page.

Board consensus was to have Mr. Paradiso set up a Facebook page for Oakstead CDD information in addition to the current website.

EIGHTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Paradiso reported on his findings, after research, regarding the issue of Full Time employment or Part Time employment; the designation policy can be decided by an individual employer. In the case of this CDD, the Board will adopt a policy to determine an employee's full time or part time status.

Ms. Davis initiated a discussion on the matter of Mr. Grasso requesting a two week vacation. She noted if the time off goes under the guidelines of accrued time off, you have to earn it before you can use it.

A lengthy discussion ensued and it was decided to further discuss the issue at a workshop meeting.

Ms. Feldman addressed Mr. Paradiso regarding a travel item for the Newsletter.

Mr. Krauer noted the following:

- There was only one complaint about the open gates at Tanglewylde. The open gate was temporary for one month. Do not consider the gates as the ultimate in security. A decision will be made on what to do about the gates at the end of the month.
- Requested the evening CDD meeting schedule be changed to all afternoon meetings at 2:30 P.M. except for two budget meetings to be held at 6:30 P.M. He also requested the workshop meetings be cut back as most of them are not needed; the expense to the homeowner's is unnecessary.
- It was also suggested by Mr. Krauer the Board go out and look for long-range plans to save the community. He suggested having trees planted; let certain areas go back to nature to cut back on landscaping. This will cut back on overall costs for fertilizing and weeding. We should look for places where trees can be removed and planted in certain other areas and let the county know this is what we are doing. The county wanted us to do this.
- The Board should go out and start doing some articles on what they accomplished in the last few years. People in the community have no idea what has been accomplished. This Board has done more for the community than previous Boards.
- Golf carts must be stopped; Pasco County law states any motor vehicle with four wheels must have a license plate and insurance.
- Bicycles are not supposed to be on the sidewalk; only in the street.
- A more efficient method of checking on employees requested time off, such as vacation, needs to be discussed at a workshop meeting.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Ellis reported at the Weymouth board meeting last week there was a discussion about the gates and the consensus of 12 to 15 homeowners was most people bought here because it is a gated community recognizing it is definitely not a security blanket.

Mr. Keith explained the process the Board would follow in order to find the best approach to the gate issue and other community issues.

Mr. Ross Fischer noted keeping the gates open during busy morning and evening hours is a way to save the wear and tear of the gate motors.

Mr. Paradiso noted he will try to work on a survey either by phone or by handing it out at the clubhouse.

Mr. Ross Fischler also asked who is responsible if someone is hurt on the large property that is for sale.

The responsible party is DEVCO.

A resident, Mr. Sharp, refuted Mr. Krauer's report that there was only one complaint on the open gate trial as he and his wife have complained and he knows of another resident who has complained.

Mr. Krauer reiterated only one complaint was submitted to the CDD.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Andrew P. Mendenhall
Secretary

Norman Keith
Chairman