

**MINUTES OF MEETING  
OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on November 29, 2016 at 6:30 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

Norman Keith	Chairman
Fred Krauer	Vice Chairman
Joe Cascio	Assistant Secretary
Sal Paradiso	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Nancy Intini	Site Manager
Tracy Robin	District Counsel
Ed Bulleit	MBS Capital Markets, LLC
Steve Sanford	Bond Counsel

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Mendenhall called the meeting to order and the roll was called. Four Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office of Newly Elected Supervisors**

Mr. Mendenhall, being a Notary of the State of Florida, administered the oath of office to the two recently re-elected District Supervisors Mr. Joe Cascio and Mr. Sal Paradiso. A copy of the signed oaths were forwarded to the State of Florida Division of Elections and a copy will be made part of the public record.

**B. Election of Officers – Resolution 2017-05**

A consensus of the Board was to retain the current slate of officers.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor Resolution 2017-05, which appoints Mr. Keith to serve as Chairman, Mr. Krauer to serve as Vice Chairman, Ms. Feldman, Mr. Cascio and Mr. Paradiso serving as Assistant Secretaries, Mr. Mendenhall, Secretary, Mr. Stephen Bloom, Treasurer, and Mr. Robert Koncar, Assistant Treasurer was adopted.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the October 18, 2016 Regular Meeting**
- B. Approval of the Financial Statements through October 31, 2016**

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

**FIFTH ORDER OF BUSINESS**

**Public Hearing Relating to the Proposed  
Special Assessment Revenue Refunding  
And Improvement Bonds, Series 2016**

Mr. Mendenhall briefly explained to the audience the purpose and process for the public hearing. He noted if approved, this refunding transaction will be done without any increase to any resident's assessment and there would not be any extension of the current bond.

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

Several audience members asked questions and the Chairman, Board Members, Mr. Mendenhall and Mr. Ed Bulleit of MBS Capital Markets responded and answered the inquiries and concerns.

*The record will reflect Mr. Steve Sanford, Bond Counsel, joined the meeting via phone.*  
Audience questions continued and responses were offered.

On MOTION by Mr. Paradiso seconded by Mr. Krauer with all in favor the public hearing was closed.

**C. Consideration of the Hancock Bank Term Sheet for Bond Refunding**

Mr. Mendenhall indicated he handed out a copy of the term sheet for Board consideration.

Mr. Mendenhall updated the Board regarding a Ballastone resident's issue regarding preserve areas at the back of his home. The invoice sent to the owner has not been paid yet. A consensus of the Board was to forward the information on this issue to District Counsel to determine the next step.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Site Manager**

Ms. Intini reported on the following:

- We were cleared on the M5 mitigation from SWFWMD.
- A claim was submitted to the insurance company regarding the accident in Brenford
- Landscape projects will be discussed at the next workshop meeting.
- We are almost finished with all the power washing in the community.
- We have a *Meet Santa* this Sunday from 12 to 2 and a Frank Sinatra impersonator for New Year's Eve at \$30 per person.

**C. Newsletter Committee**

Mr. Paradiso noted the last issue was thinner than normal, advertising was less.

**TENTH ORDER OF BUSINESS**

**Supervisors' Reports and Comments**

Mr. Paradiso stated he spoke to someone at Pasco County Road regarding how traffic can be slowed down on Oakstead Boulevard. He will reach out to him again.

Mr. Krauer suggested that the representative from the vendor who proposed LED lights should attend a workshop meeting to discuss. He also inquired about gate maintenance and it was noted it would also be discussed at the next workshop meeting.

Mr. Cascio requested to add a discussion on the irrigation systems to the next workshop meeting agenda. He would like to consider having a different irrigation system criterion for grading the performance.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

A resident of Brenford inquired about the lighting in the villages; large Oak trees are blocking the lighting. Mr. Keith noted it is the responsibility of the homeowner to trim his tree. The right-turning lane on Tuckerman and the fountain issue petition was discussed.

On MOTION by Mr. Paradiso seconded by Mr. Krauer with all in favor the Term Sheet for Bond Refunding document provided by Hancock Bank was accepted.

**A. Consideration of Resolution 2017-03 –Equalizing, Approving, Confirming and Levying Special Assessments**

On MOTION by Mr. Paradiso seconded by Mr. Krauer with all in favor Resolution 2017-03 authorizing the refinancing and construction of certain capital improvement; authorizing the refunding of the capital improvement and revenue refunding bonds Series 2006A-1 and Series 2006-A-2 Bonds was adopted.

**B. Consideration of Resolution 2017-04 – Delegation**

On MOTION by Mr. Paradiso seconded by Mr. Krauer with all in favor Resolution 2017-04 authorizing the issuance of not exceeding \$5,500,000 Special Assessment Revenue Refunding and Improvement Bonds for the purpose of currently refunding all of the outstanding Oakstead capital improvement and refunding revenue bonds series 2006A-1 and financing a portion of a capital paving project and the issuance of not exceeding \$5,000,000 special assessment revenue refunding and improvement bonds, Series 2017A and together with the Series 2016A Bonds was adopted.

Mr. Bulleit noted we are planning on pre-closing the deal on December 13, 2016 and all documents will be signed for both transactions. We will close on the A1 Bonds on December 15<sup>th</sup> and the A2 Bonds are scheduled to close on January 12, 2017.

Mr. Robin indicated the adoption of the resolutions also authorizes the Chairman or the Vice Chairman to execute the documents.

*The record will reflect Mr. Sanford disconnected from the meeting.*

*The record will reflect Mr. Bulleit and Mr. Robin left the meeting.*

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

There was nothing addition to report.

**SEVENTH ORDER OF BUSINESS**

**Engineer’s Report**

There was nothing additional to report.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

Mr. Paradiso MOVED seconded by Mr. Krauer to approve the change in Ms. Nancy Intini's position and salary based on discussions at the previous workshop meeting

On VOICE Vote with Mr. Paradiso, Mr. Krauer and Mr. Keith voting Aye and Mr. Cascio abstaining, the motion made above was approved.

Mr. Cascio abstained from voting on the motion above due to his absence at the previous workshop meeting where the subject was discussed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

  
Chairman