



**THOUSAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 9, 2017
4:15 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.thousandoakscdd.org

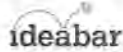
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Northern Palm Beach County Improvement District
359 Hiatt Drive
Palm Beach Gardens, Florida 33418
REGULAR BOARD MEETING
January 9, 2017
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. December 12, 2016 Regular Board Meeting Minutes.....Page 2
- H. Old Business
- I. New Business
 - 1. Discussion Regarding Preserve Area Trimming
 - 2. Discussion Regarding Joint Workshop with the HOA
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

The Palm Beach Post

Palm Beach Daily News



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Thousand Oaks Community Development District will hold Regular Meetings at 4:15 p.m. in the Board Room of Northern Palm Beach County Improvement District, 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, on the following dates:

October 10, 2016
November 14, 2016
December 12, 2016
January 9, 2017
February 13, 2017
March 13, 2017
April 10, 2017
May 8, 2017
June 12, 2017
July 10, 2017
August 14, 2017
September 11, 2017

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT
PUB: The Palm Beach Post 9-26/2016
#5653622

Signed



Radia Vagedes
RADIA VAGEDES, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 2, 2019

Sworn to and subscribed before 09/28/2016.
Who is personally known to me.

THOUSAND OAKS CDD PROOF OF PUBLICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 09/26/2016 and last date of Publication 09/26/2016 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties.
THOUSAND OAKS CDD Ad ID: 1272572 Ad Cost: 278.64

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 12, 2016

A. CALL TO ORDER

District Manager Richard Ellington called to order the December 12, 2016, Regular Board Meeting of the Thousand Oaks Community Development District at 4:15 p.m. at the Northern Palm Beach County Improvement District located at 359 Hiatt Drive, Palm Beach Gardens, Florida 33418.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 26, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established by the presence of Jeffrey Jackson, Kimberly Jackson, Randy Hicks and Corey Smith.

Staff present were: District Manager Richard Ellington of Special District Services, Inc. and District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were Rickena Brown of the HOA; Rance Gaede and Malachi Knowles.

D. SEAT NEW BOARD MEMBERS

Mr. Jackson and Mr. Hicks were seated as the newly re-elected Board Members.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Palen administered the Oaths of Office to Mr. Jackson and Mr. Hicks.

The next item was to consider a replacement on the Board for vacant seat previously held by Brian Coulton. Mr. Ellington indicated that he had received two resumes from Mr. Gaede and Mr. Knowles. The Board asked each of those candidates to give comments on their background and questions were posed to each. Following the introduction of the candidates and the question and answer session, the Board was asked how they wished to proceed in making a selection. It was decided that Mr. Ellington would give out a ballot with the two names on it and that, following the casting of the ballots that he would read aloud into the record who voted for whom after the vote had been conducted. Mr. Ellington then passed out ballots with the two candidates' names on them. Mr. Ellington received the ballots and noted that Ms. Jackson voted for Mr. Gaede; Mr. Jackson voted for Mr.

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Knowles; Mr. Hicks voted for Mr. Gaede; and Mr. Smith voted for Mr. Knowles; thus there was a tie between the two candidates.

A discussion ensued between the Board Members about how to proceed to break the tie and who was worthy of being elected to the Board. Following about a 15 minute discussion, it was suggested by the Board that this matter be put on hold until the end of the meeting and that the rest of the agenda items be taken up.

F. ELECTION OF OFFICERS

- **Chairman**
- **Vice Chairman**
- **Secretary/Treasurer**
- **Assistant Secretaries**

At that point, Mr. Ellington indicated that he thought the election of officers should be put aside for this meeting and that it would be held in January. Ms. Jackson so **moved**, seconded by Mr. Hicks and the **motion** carried 3 to 1 with Mr. Jackson dissenting.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. November 14, 2016, Regular Board Meeting

Mr. Ellington presented the minutes of the November 14, 2016, Regular Board Meeting. Mr. Hicks **moved** approval, Ms. Jackson seconded, and without discussion, the **motion** carried 4 to 0 approving the November 14, 2016, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

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1. Consider Resolution No. 2016-10 – Electronic Approval Process and Authorized Signatories

Mr. Ellington presented Resolution No. 2016-10, entitled:

RESOLUTION NO. 2016-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Smith **nominated** Mr. Jackson to fill that position, Mr. Hicks seconded and upon being put to a vote, the **motion** carried 4 to 0 to adopt Resolution No. 2016-10, as presented.

L. ADMINISTRATIVE MATTERS

Mr. Ellington indicated that he and Ms. Brown were still working on a date for a joint meeting. He also indicated that the Board had received the permit modification whereby they could cut down the overgrown coverage to within 2 feet of the ground.

Mr. Ellington also advised the Board that he would be retiring on April 28, 2017, and that a new member of the SDS staff would be assigned to cover this District, beginning in January, in conjunction with him.

At that point, Ms. Kena Brown asked if she could be heard from the audience and indicated that she would like the Board to consider determining an amount to do some clean-up of the ground cover to conform to the new permit modification so that they could reach the 2 foot level. Mr. Ellington indicated that he was not prepared to address this issue because he had not reviewed the financial aspects and suggested that this matter be taken up at the January meeting. The Board agreed.

Following the conclusion of the agenda items, the Board returned to the discussion regarding who should fill the position of the vacant seat on the Board. All the Board Members gave their reason for whom they initially voted and discussed several different options, including waiting until January to make a final decision, seeing what support may be available in the community to the different candidates or moving forward with a selection at today's meeting. Following these discussions, Mr. Hicks moved that Mr. Gaede be named as a replacement and be elected to the Board, Ms. Jackson seconded. At

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DECEMBER 12, 2016

that point a roll call was called for. Mr. Ellington entered a roll call and asked Mr. Hicks to vote – Mr. Hicks voted for Mr. Gaede; Mr. Jackson voted for Mr. Knowles; Ms. Jackson voted for Mr. Gaede. After considerable deliberation, Mr. Smith voted for Mr. Gaede and it was determined that Mr. Gaede had been elected to serve the unexpired term of Seat #1 until 2018 on a 3 t 1 vote.

Due to the time element, Mr. Palen swore in Mr. Gaede after the meeting and Mr. Ellington gave him a package of information related to his responsibilities and duties as a Board Member following the meeting as well.

M. BOARD MEMBER COMMENTS

There were no comments from the Members of the Board.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Hicks, seconded by Mr. Smith to adjourn the meeting at 5:00 p.m. That **motion** carried 4 to 0.

Secretary/Assistant Secretary

Chair/Vice Chair