



**THOUSAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JULY 10, 2017  
4:15 P.M.**

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

[www.thousandoakscdd.org](http://www.thousandoakscdd.org)

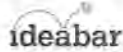
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
Board Room of Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418  
**REGULAR BOARD MEETING**  
July 10, 2017  
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. June 12, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
  - 1. Consider Approval of Proposals for Preserve Area.....Page 6
- H. New Business
- I. Administrative Matters
- J. Board Members Comments
- K. 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  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 12, 2017

**A. CALL TO ORDER**

Mr. Pierman called to order the June 12, 2017, Regular Board Meeting of the Thousand Oaks Community Development District at 4:23 p.m. in the Board Room of 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 Chairman Jeff Jackson, Vice Chairman Randy Hicks and Supervisors Kimberly Jackson (via conference call) and Rance Gaede.

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

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. May 8, 2017, Regular Board Meeting**

Mr. Pierman presented the minutes of the May 8, 2017, Regular Board Meeting. Mr. Hicks moved approval, seconded by Mr. Gaede, and without discussion, the **motion** carried 4 to 0 approving the May 8, 2017, Regular Board Meeting minutes, as presented.

Mr. Pierman then recessed the Regular Board Meeting and called to order the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 12, 2017

Proof of publication was presented that notice of the Public Hearing had been published in *The Palm Beach Post* on May 23, 2017, and May 30, 2017, as legally required.

**2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget**

There was no public comment on the Fiscal Year 2017/2018 Final Budget.

**3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018**

Mr. Pierman presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE THOUSAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR  
2017/2018 BUDGET.**

The Board discussed the “Miscellaneous Maintenance” line item, which was reduced to \$0. Mr. Pierman noted that there was still \$40,000 budgeted in “Maintenance Contingency”, which should be enough to cover any maintenance items that could arise. He also noted that none of the previous year’s maintenance contingency funds had yet been expended, so those funds could be carried over, if left unused.

A **motion** was made by Mr. Hicks, seconded by Mr. Gaede and passed unanimously to adopt Resolution No. 2017-03, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

**1. Update and Discussion Regarding Preserve Area Trimming**

Mr. Pierman stated that he and Kena Brown had met with a representative from South Florida Water Management District about the preserve area, and that they now have an understanding of what can be trimmed and maintained in the preserve areas. Mr. Pierman explained that he had met with two service providers so far, and is expecting proposals in time for the next meeting, breaking out both wetland preserves, and the upland preserve tree trimming.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Pierman presented Resolution No. 2017-04, entitled:

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 12, 2017

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pierman pointed out that there were two typos on the meeting dates: It should read November 13<sup>th</sup> and February 12<sup>th</sup>. A **motion** was made by Mr. Gaede, seconded by Mr. Hicks and passed unanimously to adopt Resolution No. 2017-04, as amended.

**2. Accept Maintenance Reports from Aquatic Vegetation**

Mr. Pierman presented the Aquatic Vegetation Report, noting that the Board had asked for them to be included in meeting material as a record of the maintenance performed.

**J. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that Mr. Palen had sent a letter to Villa Rosa's attorney, which prompted a call from their Secretary/Treasurer, Brian Crane. Mr. Pierman explained that he had spoken to Mr. Crane about the irrigation issue, and that Villa Rosa had a new irrigation pump delivered, and is hoping to have it installed this week. There is concern that the system is not sufficiently designed, and might need an irrigation engineer to review it so the new pump does not fail. Mr. Pierman noted that he would contact the District's engineer to inquire about that service.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Gaede, seconded by Mr. Hicks to adjourn the meeting at 4:39 p.m. That **motion** carried 4 to 0.

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 12, 2017

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**CONSIDER APPROVAL OF PROPOSALS  
FOR PRESERVE AREA**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**