



**THOUSAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 9, 2019  
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**  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418  
**REGULAR BOARD MEETING**  
September 9, 2019  
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. August 12, 2019 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Old Business
  - 1. Discussion Regarding Villa Rosa Fence.....Page 6
  - 2. Discussion Regarding Wetland Preserve
- H. New Business
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## PROOF OF PUBLICATION STATE OF FLORIDA

## PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 09/28/2018 and last date of Publication 09/28/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in 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 he/she 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 said newspaper.

THOUSAND OAKS CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000426195
Ad Cost:	\$271.76
Paid:	\$0.00
Balance Due:	\$271.76

Signed

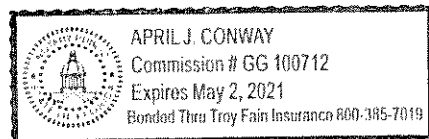
Suzanne Casey  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 28th day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

April J. Conway  
(Notary)

Please see Ad on following page(s).



THOUSAND OAKS CDD  
2501 BURNS RD  
STE A  
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**THOUSAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
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 8, 2018  
November 19, 2018  
December 10, 2018  
January 14, 2019  
February 11, 2019  
March 11, 2019  
April 8, 2019  
May 13, 2019  
June 10, 2019  
July 8, 2019  
August 12, 2019  
September 9, 2019

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 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 meetings 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  
9-28/2018

0000426195-01

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 12, 2019**

**A. CALL TO ORDER**

The August 12, 2019, Regular Board Meeting of the Thousand Oaks Community Development District was called to order at 4:20 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 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established by the presence of Chairman Jeff Jackson (via phone), Vice Chairman Randy Hicks and Supervisors Kimberly Jackson, Rance Gaede and Corey Smith.

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

Also present were Brian Kring, Villa Rosa HOA Treasurer; and District resident Celena Johnson.

**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. July 8, 2019, Regular Board Meeting**

The minutes of the July 8, 2019, Regular Board Meeting were presented for approval.

Ms. Jackson **moved** approval, seconded by Mr. Smith, approving the July 8, 2019, Regular Board Meeting minutes, as presented. That **motion** carried unanimously.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in *The Palm Beach Post* on July 223, 2019, and July 30, 2019, as legally required.

## **2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget**

There was no public comment on the Fiscal Year 2019/2020 Final Budget.

## **3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget**

Resolution No. 2019-02 was presented, entitled:

### **RESOLUTION NO. 2019-02**

#### **A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.**

Ms. Jackson referred to the Legal Advertisements line item and asked staff to determine if there were more cost-effective alternatives.

A **motion** was made by Mr. Smith, seconded by Mr. Hicks and passed unanimously to adopt Resolution No. 2019-02, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

## **H. OLD BUSINESS**

### **1. Update Regarding Villa Rosa Fence**

Mr. Karmeris updated the Board on the ongoing request for police records. He then presented the Terracon landscape installation, which was provided in the meeting books.

Brian Kring of the Villa Rosa HOA asked the Board about the Villa Rosa Fence project and whether that project was moving forward. The Board explained that a process had to be followed before putting in a new fence that could cost over \$200,000 to the CDD. That process includes gathering police reports regarding break-ins, installing additional vegetation, and fence repair.

A **motion** was made by Ms. Jackson, seconded by Mr. Gaede, to repair the damaged fence areas for an amount not to exceed \$2,000. The **motion** carried 5 to 0.

A **motion** was then made by Mr. Gaede, seconded by Mr. Smith, to accept Terracon's Option 4 proposal for \$6,750. The **motion** carried 5 to 0.

### **2. Discussion Regarding Wetland Preserve**

Mr. Karmeris advised the Board regarding the wait for a new proposal from the contractor.

## **I. NEW BUSINESS**

### **1. Discussion Regarding Upper Dry Land Preserve**

Mr. Karmeris presented the pictures provided in the agenda packet. The Board concluded that this was an HOA clean up item, not a CDD item.

**2. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule**

Resolution No. 2019-03 was presented, entitled:

**RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Smith, seconded by Ms. Jackson and passed unanimously to adopt Resolution No. 2019-03, amended to reflect a November 18, 2019, Regular Meeting date.

**J. ADMINISTRATIVE MATTERS**

District resident Celena Johnson had questions about the letter she received regarding an increase in assessments. The assessment process was explained to her.

**K. BOARD MEMBER COMMENTS**

Mr. Gaede directed staff to request proposals to cut the trees in the wetland preserve.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Smith, seconded by Mr. Gaede to adjourn the meeting at 4:55 p.m. That **motion** carried 5 to 0.

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Secretary/Assistant Secretary

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Chair/Vice Chair



INC.

c/o CPM 3307 Northlake Blvd., Suite 107, Palm Beach Gardens, FL 33403  
OFFICE: (561) 840-9935 FAX: (561) 840-9931 CPM OFFICE: 561-626-2778  
Villa Rosa Website - Home page: <http://www.villarosafl.com>

Thousand Oaks Community Development District  
2501 Burns Road, Suite A  
Palm Beach Gardens, Florida 33410  
561 630-4922  
Jeffrey Jackson Chairman

Re: April 9, 2019 letter to Residents;

Dear Thousand Oaks Board,

It has been brought to our attention The TOCDD has not passed a resolution to proceed with the Villa Rosa fence/wall project along congress. As our residents have gone to considerable expense and time in the planning of this project we respectfully request to be notified at your soonest convenience of this action.

We were somewhat confused by your most recent letter of notification of a large tax increase to repair the preserve water retention area. We initially believed this to be for our Security project, but apparently it is not. It is our understanding the project will indefinitely increase each homeowners' taxes by over \$100. The letter states this expense is for work designed by a civil engineer and we would ask why a Landscape Architect would not be the better choice for this project? Second, it only affects the Public areas for 84 units out of the total approximate 900 units in the TOCDD. As your engineer points out the Watershed is the joint responsibility of the TOCDD and the TOHOA, we do not feel Villa Rosa has any use of this property and respectfully wish to decline from participation in the bond sharing as an HOA. We have been paying an addition tax to pay for the Thousand Oaks fence, which has been paid for many times as the increased one-time tax was never reduced, we do not wish to participate in any further improvements that do not include our side of Congress avenue and CDD property.

Thank you for your interest in Villa Rosa

Sincerely

The Board of the Villa Rosa Home Owners Association