



**THOUSAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 11, 2020
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
Join by URL for VIDEO ACCESS at:
<https://zoom.us/j/98198687063>
Meeting ID: 981 9868 7063
REGULAR BOARD MEETING & PUBLIC HEARING
May 11, 2020
4:15 p.m.

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**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the Thousand Oaks Community Development District (the “District”) will hold a Regular Board Meeting (the “Meeting”) on May 11, 2020, at 4:15 p.m. to be conducted by video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*, for the purpose of addressing any business that may properly come before the Board.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting and provide questions or comments by utilizing the video access login information provided on the District’s website at:

www.thousandoakscdd.org

In addition, participants are strongly encouraged to submit any questions and comments to the District Manager at akarmeris@sdsinc.org by May 5, 2020, at 5:00 p.m. in order to help facilitate the Board’s consideration of such questions and comments during the Meeting.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or akarmeris@sdsinc.org (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager’s Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Committee with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: PALM BEACH DAILY BUSINESS REVIEW 05/01/20

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
RULES OF PROCEDURE FOR CONDUCT OF MEETINGS
USING COMMUNICATIONS MEDIA TECHNOLOGY (CMT)
DURING THE COVID-19 EMERGENCY**

1. **AUTHORIZATION TO USE CMT TO CONDUCT BOARD MEETINGS:** During the term of the Emergency, Board Meetings may be held using Communications Media Technology (“CMT”), as defined in Chapter 28-109, F.A.C., as provided defined herein. The specific CMT to be used will be ZOOM, a cloud-based video conference tool, which may be accessed on the Internet at www.zoom.us. Participation in a Zoom video conference is free to the Public.

2. **Quorum:** Pursuant to Executive Order 2020-69, as amended, a quorum of the Board of Supervisors is not required to be physically present at a defined location during the term of the COVID-19 Emergency. A quorum of the Board of Supervisors shall continuously attend the Zoom Meeting. “Attendance” shall mean being logged in to the Zoom Meeting.

3. **Manager as “Host”.** The Manager shall serve as “Host” of a Zoom Meeting.

4. **Rule 8 (Order of Business).** Upon joining the Zoom Meeting, all attendees will be muted. The Host will “unmute” attendees as follows:
 - i. Board Members, Staff and Professional Consultants shall constitute the Board’s “Virtual Dais. The Virtual Dais will be unmuted by the President/Host as each participant joins the Zoom Meeting.
 - ii. Upon joining the Zoom Meeting, members of the Public shall remain “muted” until the Agenda indicates Public Comment is appropriate.

5. **Addressing the Board of Supervisors; Public Participation in a Zoom Meeting).**
 - i. If a member of the Public attending the Zoom Meeting wishes to speak, they may click the “Raise Hand” button provided by Zoom. This will alert the Host of the request, who will unmute the speaker when public comment is appropriate.
 - ii. Unless additional time is allotted by the Host, Speakers will have a maximum of three (3) minutes to comment, at the end of which period the Host will resume the Speaker’s “mute”. District In the absence of Comment Cards, the Manager will record a summary of each Speaker’s comments for the Official Record.

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 9, 2020**

A. CALL TO ORDER

The March 9, 2020, Regular Board Meeting of the Thousand Oaks Community Development District was called to order at 4:18 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 October 4, 2019, as part of the District's Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

Staff present were: District Manager Jason Pierman of Special District Services, Inc; and General 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. February 10, 2020, Regular Board Meeting

The minutes of the February 10, 2020, Regular Board Meeting were presented for approval.

Mr. Gaede **moved** approval, seconded by Mr. Smith, approving the February 10, 2020, Regular Board Meeting minutes, as presented. That **motion** carried unanimously.

G. OLD BUSINESS

1. Discussion Regarding Villa Rosa Fence

Mr. Pierman noted that they were still monitoring the fence situation. Ms. Jackson stated that she had heard that there were some tears in the fence that needed investigating.

2. Discussion Regarding Wetland Preserve Erosion

Mr. Palen explained that the District Engineer had been onsite and noted that the wall was entirely on HOA property and did not pose a threat to CDD interests. He further noted that he has suggested to the HOA that they check into their liability, and that they check with Riviera Beach to find out if they need permits for the wall. Mr. Gaede noted that the wall has been reduced and that dirt had been pushed over wall to cover it, and showed pictures.

Mr. Palen suggested that the District Engineer review what had been done, because there could be issues with runoff into the CDD's preserve. He further noted that that the HOA cannot slope onto CDD property without a permit from the CDD. Mr. Pierman added that the CDD has permits with SFWMD requiring certain slopes. Following discussion, the Board determined that there had been poor communication between the CDD and the HOA, and directed staff to have the District Engineer review the situation, and to contact the HOA for the contractor information in the hopes of having one contractor perform the work on both the HOA and the CDD sides.

H. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Mr. Pierman presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Mr. Pierman explained that the preserve erosion repair line item had been decreased from \$100,000 to \$20,000. Following discussion, in light of the issues surrounding the preserve, the Board decided to keep the line item at \$100,000 and consider reducing it at the public hearing.

A **motion** was made by Mr. Smith, seconded by Mr. Jackson and passed unanimously adopting Resolution No. 2020-01, amended to reflect \$100,000 for the erosion repair line item, setting the Public Hearing for May 11, 2020.

I. ADMINISTRATIVE MATTERS

Mr. Palen advised that, during their onsite review, it was noted that residents had planted in the preserve, and distributed a letter that had been used in 2012 for notifying residents that planting in the preserve was not allowed. The Board consensus was for Mr. Palen to send the letter to the offending resident and give them ten days to remove the plantings.

J. BOARD MEMBER COMMENTS

Ms. Jackson noted that there was a shrine at the front of the community for a child who was killed by a car, and asked whose responsibility it was to maintain it. Mr. Palen explained that if it is on CDD property, it would not be allowed. Following discussion, Mr. Jackson offered to speak with Kena and look into it.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Smith, seconded by Mr. Jackson to adjourn the meeting at 4:557 p.m. That **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2020-02

A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.

WHEREAS, the Thousand Oaks Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 11th day of May, 2020.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks
Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O & M ASSESSMENTS	324,079
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
TOTAL REVENUES	\$ 786,547
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	28,400
LAWN/LANDSCAPE MANAGEMENT	46,715
PRESERVE EROSION REPAIR	100,000
MAINTENANCE CONTINGENCY	32,725
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	34,428
SECRETARIAL	4,200
LEGAL	8,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,600
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,356
LEGAL ADVERTISING	1,350
MISCELLANEOUS	1,700
POSTAGE	600
OFFICE SUPPLIES	1,025
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL	1,900
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 304,634
REVENUES LESS EXPENDITURES	\$ 481,913
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 47,193
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,731)
DISCOUNTS FOR EARLY PAYMENTS	(31,462)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	219,441	324,113	324,079	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	372,682	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	95,747	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
TOTAL REVENUES	\$ 687,870	\$ 786,581	\$ 786,547	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2019/2020 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	24,253	28,400	28,400	No Change From 2019/2020 Budget
LAWN/LANDSCAPE MANAGEMENT	45,111	41,715	46,715	\$5,000 Increase From 2019/2020 Budget
PRESERVE EROSION REPAIR	0	100,000	100,000	No Change From 2019/2020 Budget
MAINTENANCE CONTINGENCY	17,066	40,000	32,725	\$7,275 Decrease From 2019/2020 Budget
ENGINEERING/INSPECTIONS/REPORTS MANAGEMENT	7,664 33,036	4,750 33,660	6,000 34,428	\$1,250 Increase From 2019/2020 Budget CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2019/2020 Budget
LEGAL	7,916	8,000	8,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2019/2020 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2019/2020 Budget
INSURANCE	5,000	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	688	1,400	1,350	\$50 Decrease From 2019/2020 Budget
MISCELLANEOUS	1,595	1,500	1,700	\$200 Increase From 2019/2020 Budget
POSTAGE	1,083	600	600	No Change From 2019/2020 Budget
OFFICE SUPPLIES	1,413	1,050	1,025	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2019/2020 Budget
TRAVEL	1,627	1,900	1,900	No Change From 2019/2020 Budget
WEBSITE MANAGEMENT	1,000	1,500	1,500	No Change From 2019/2020 Budget
TOTAL EXPENDITURES	\$ 180,514	\$ 304,666	\$ 304,634	
REVENUES LESS EXPENDITURES	\$ 507,356	\$ 481,915	\$ 481,913	
BOND PAYMENTS (SERIES 2016 A1)	(356,045)	(345,880)	(345,880)	2021 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(91,472)	(88,840)	(88,840)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 59,839	\$ 47,195	\$ 47,193	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,567)	(15,732)	(15,731)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(24,311)	(31,463)	(31,462)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 31,961	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 31,961	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income (A-1)	8,212	75	100	Projected Interest For 2020/2021
Interest Income (A-2)	2,170	75	100	Projected Interest For 2020/2021
NAV Tax Collection (A-1)	356,045	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	91,472	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 457,899	\$ 434,870	\$ 434,920	
EXPENDITURES				
Principal Payments (A-1)	205,000	210,000	215,000	Principal Payment Due In 2021
Principal Payments (A-2)	50,000	50,000	55,000	Principal Payment Due In 2021
Bond Redemption (A-1)	0	1,715	3,540	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	3,395	100	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	144,160	134,240	127,440	Interest Payments Due In 2021
Interest Payments (A-2)	37,920	35,520	33,840	Interest Payments Due In 2021
Total Expenditures	\$ 437,080	\$ 434,870	\$ 434,920	
Excess/ (Shortfall)	\$ 20,819	\$ -	\$ -	

Series 2016A-1 Bond Refunding Information

Original Par Amount =	\$4,875,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2035		

Par Amount As Of 1/1/20 = \$4,300,000

Series 2016A-2 Bond Refunding Information

Original Par Amount =	\$1,275,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2036		

Par Amount As Of 1/1/20 = \$1,135,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Townhomes	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50
Single-Family Attached (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50
Single-Family Detached (Thousand Oaks)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 656.48	\$ 656.48	\$ 656.48	\$ 656.48
	Sub-Total For Single-Family Detached	\$ 898.94	\$ 898.66	\$ 1,017.81	\$ 1,017.78
Single-Family Attached (Sierra Bay)	O & M	\$ 242.46	\$ 242.18	\$ 361.33	\$ 361.30
	<u>Debt</u>	\$ 470.20	\$ 470.20	\$ 470.20	\$ 470.20
	Sub-Total For Single-Family Attached	\$ 712.66	\$ 712.38	\$ 831.53	\$ 831.50

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Townhomes (Thousand Oaks)	244
Attached Single Family (Thousand Oaks)	231
Detached Single Family (Thousand Oaks)	221
<u>Attached Single Family (Sierra Bay)</u>	<u>201</u>
Total Units	897

Attached Single Family Home (Thousand Oaks) Information

Total Units	231
<u>Prepayments</u>	<u>1</u>
Billed For Debt	230

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Thousand Oaks Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of May, 2020.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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 12, 2020
November 9, 2020
December 14, 2020
January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021f
June 14, 2021
July 12, 2021
August 9, 2021
September 13, 2021**

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 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

PUBLISH: PALM BEACH DAILY BUSINESS REVIEW 00/00/20



Residential Contract

5/5/2020

Agreement #

11098

Thousand Oaks Community Deveoplment Distr
 c/o Special District Services, Inc
 2501 Burns Road
 Suite A
 Palm Beach Gardens, FL 33410

Common areas

	Per Month	Total
This contract is for a period of two (2) years and includes mowing, fertilization, pest management, trimming, detail, and mulch maintenance as specified below.	1,100.00	13,200.00
The Invoicing for this contract is monthly. \$1100. per month		0.00
The District specifications attached are to be considered as part of the proposal.		0.00
This contract may be canceled by either party with a thirty day written notice. Terracon Services, Inc. reserves the right to cease services without notice if the Owner's account becomes thirty (30) days past due. If any party breaches this agreement and litigation results, the prevailing party shall be entitled to reasonable attorney's fees and costs. This includes fees and costs which may be incurred by Terracon Services, Inc. in collection proceedings. This contract shall be governed by the laws of the State of Florida.		0.00
All work will be performed with supervision. A supervisor will be available for walk around inspections as deemed necessary by the customer. Any repairs or extra work done outside the specifications of this agreement will be done at an additional charge.		0.00
Terracon Services, Inc. as a business is licensed and qualified to spray lawns and ornamentals in the State of Florida. Terracon Services, Inc. is licensed by Palm Beach County to perform irrigation work.		0.00
Terracon Services, Inc. agrees to maintain general liability and workers compensation insurance. Copies of our current certificates of insurance are available upon request.		0.00

DO NOT PAY - PROPOSAL TOTAL \$13,200.00

In acceptance of this contract, please sign below and return.

Customer Signature _____ Date _____

Customer Signature _____ Date _____

P.O. Box 2766 • Jupiter, FL 33468 • 561-743-1129 • Fax 561-743-1079