



**THOUSAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MAY 10, 2021  
4:15 P.M.**

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

[www.thousandoakscedd.org](http://www.thousandoakscedd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
Thousand Oaks HOA Office  
1034 Center Stone Lane  
Riviera Beach, Florida 33404  
**REGULAR BOARD MEETING**  
May 10, 2021  
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. April 12, 2021 Regular Board Meeting Minutes.....Page 3
- H. Old Business
  - 1. Discussion Regarding Settlement Crack
- I. New Business
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**PALM BEACH DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT - 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 THOUSAND OAKS HOA OFFICE LOCATED AT 1034, ETC

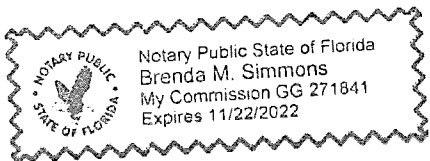
in the XXXX Court,  
was published in said newspaper in the issues of

11/02/2020

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) 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 or 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 the said newspaper.

*Angelina Garay*  
Sworn to and subscribed before me this  
2 day of NOVEMBER, A.D. 2020  
*[Signature]*

(SEAL)  
ANGELINA GARAY personally known to me



**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT REVISED 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 Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404, on the following dates:

- November 9, 2020
- December 14, 2020
- January 11, 2021
- February 8, 2021
- March 8, 2021
- April 12, 2021
- May 10, 2021
- 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 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  
11/2 20-33/0000496117P

**From:** KIMBERLY JACKSON <[jackson0802@comcast.net](mailto:jackson0802@comcast.net)>

**Sent:** Monday, April 26, 2021 5:26 PM

**To:** Andrew Karmeris <[akarmeris@sdsinc.org](mailto:akarmeris@sdsinc.org)>

**Subject:** CDD Board

Hello Andrew,

I will tender my resignation at the next CDD board meeting. I have sold my home and relocated to another county. It was a pleasure working with you and I will see you at the next meeting.

Thank you.

Kimberly Jackson

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 12, 2021**

**A. CALL TO ORDER**

The April 12, 2021, Regular Board Meeting of the Thousand Oaks Community Development District (the "District") was called to order at 4:15 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

**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 November 2, 2020, as part of the District's Fiscal Year 2020/2021 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established by the presence of Chairman Jeff Jackson (who arrived at 4:19 p.m.), Vice Chairman Randy Hicks and Supervisors Kimberly Jackson (via phone), Rance Gaede and Corey Smith.

Staff present included District Manager Andrew Karmeris of Special District Services, Inc.; General Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP; and District Engineer Jeff Schnars of Schnars Engineering Corporation.

Also present was Todd Olsen of AVC (via phone) and District residents, the Johnson family.

**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. March 8, 2021, Regular Board Meeting**

The minutes of the March 8, 2021, Regular Board Meeting were presented for approval.

Mr. Gaede **moved** approval, seconded by Mr. Smith, approving the March 8, 2021, Regular Board Meeting minutes, as presented. That **motion** carried unanimously.

**G. OLD BUSINESS**

**1. Consider Proposals for Preserve Maintenance**

Mr. Olsen went over the benefits of grass crape, as well as reproduction, restocking, etc.

Grass carp do not reproduce. They control vegetation and can get as large as 35 pounds and live six to seven years. Mr. Olsen stated that they lowered the number of fish to 126 per six to seven acres, which lowers the proposal price. Mr. Hicks asked how soon before they start seeing results. Mr. Olsen indicated six months.

A **motion** was made by Mr. Gaede, seconded by Mr. Hicks, and unanimously passed approving the Aquatic Vegetation Control, Inc. proposal in the not to exceed amount of \$1,400.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2021-01 – Adopting a Fiscal Year 2021/2022 Proposed Budget**

Resolution No. 2021-01 was presented, entitled:

**RESOLUTION NO. 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Gaede, seconded by Mr. Jackson and passed unanimously adopting Resolution No. 2021-01, as presented, setting the Public Hearing for June 14, 2021.

**2. Discussion Regarding Settlement Cracks**

Mr. Johnson voiced his concern about the settlement cracks in their home Mr. Schnars explained that the settlement cracks in his home were not being caused by erosion of the preserve, but it could be from water drainage from the roof.

Mr. Jackson indicated he would like for the Board Members to stop by the resident’s house after the meeting to look at the settlement cracks.

The Board, Messrs. Jackson, Hicks, Gaede, and Smith, along with Mr. Karmeris and Mrs. Bethel walked the property with District Engineer Jeff Schnars and it was determined that it was an HOA issue.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Smith to adjourn the meeting at 4:49 p.m. Mr. Hicks seconded and the **motion** passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice Chair