



The Thousand Oaks Community Development District is a special purpose unit of local government created under Florida Law, chapter 190, for the purpose of financing, constructing, operating, and maintaining community-wide infrastructure, improvements, and services for the benefit of the properties within its boundaries.



**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 8, 2023
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
Thousand Oaks HOA Office
1034 Center Stone Lane
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
January 8, 2024
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Moment of Silence
- D. Establish Quorum
- E. Additions or Deletions to Agenda/ Board Member Disclosures
- F. Approval of Minutes
 - 1. December 11, 2023 Regular Board Meeting Minutes.....Page 3
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Update on Newsletter and Website
 - 2. Update on Fountain Installation
 - 3. Update Regarding Encroachment Issue
 - 4. Update on 1277 Rosegate Blvd. Swell Issue
 - 5. Update on Fence Line Maintenance (Northen/Western)
 - 6. Update Tree Trim Project along Congress
 - 7. Update on Pressure Cleaning of Sidewalk along Congress
 - 8. Update Regarding Fountain Repairs
 - 9. Update on Preserve/Dry Conservation Project
 - 10. Update on 2024 Conferences
- I. New Business
- J. Administrative Matters
- K. Attorney Matters
- L. Board Members Comments
- M. Adjourn

PALM BEACH

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, of 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
FISCAL YEAR 2023/2024 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., ETC.

in the XXXX Court,
was published in a newspaper by print in the issues of Palm
Beach Daily Business Review f/k/a Palm Beach Review on

09/29/2023

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

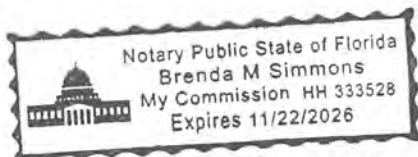
Angelina Garay

Sworn to and subscribed before me this
29 day of SEPTEMBER, A.D. 2023

[Signature]

(SEAL)

ANGELINA GARAY personally known to me



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Thousand Oaks Community Develop-
ment 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:

October 9, 2023
November 13, 2023
December 11, 2023
January 8, 2024
February 12, 2024
March 4, 2024
April 8, 2024
May 13, 2024
June 10, 2024
July 8, 2024
August 12, 2024
September 9, 2024

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

9/29 23-03/0000685721P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 11, 2023**

A. CALL TO ORDER

The December 11, 2023, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:17 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 September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Vice Chairman Rance Gaede and Supervisors Malachi Knowles, Horace Towns and Corey Smith.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Knowles requested the addition of a Fountain Repair Update to the agenda. Mr. Jackson added an Update on Fountain Repairs under Old Business.

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the addition of an Update on Fountain Repairs under Old Business.

F. APPROVAL OF MINUTES

1. November 13, 2023, Regular Board Meeting

The minutes of the November 13, 2023, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Gaede, seconded by Mr. Smith and passed unanimously approving the minutes of the November 13, 2023, Regular Board Meeting, as presented.

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

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

H. OLD BUSINESS

1. Update on Newsletter and Website

Mr. Jackson advised they would keep this item on the agenda, but that there were other items that need to be completed first. Mr. Knowles would like to reach out to a young lady about the website. Mr. Jackson was okay with that action.

2. Update on Fountain Installation

Ms. Bethel stated that the vendor normally waited until they were done with inspections before ordering the fountain and having it sit at their location. The order was placed last week and the company is closed due to the holidays so the fountain will be ready after the holiday.

Mr. Knowles inquired about vendor communication and documents, asking if the Board receives these documents? Mr. Jackson indicated that was what the management company was for; to handle all documents and communication with the vendors. If you would like any of this information, you can request it from the management company.

3. Update Regarding Encroachment Issue

Ms. Bethel indicated that Mr. Wells was close to completing this project.

4. Update on 1277 Rosegate Boulevard Swell Issue

Ms. Bethel advised that Mr. Jackson had met with a vendor early last week and she followed up with the vendor several times and he has not yet provided the proposal. That Friday, Mr. Smith met with another vendor and the vendor stated that this was a project for an engineer. Ms. Bethel stated that she thinks that she should follow up with the District Engineer to see if he has another vendor besides StateWide Grading. Mr. Jackson stated he was okay with this action.

5. Update on Fence Line Maintenance (Northern/Western)

Ms. Bethel stated that she and Mr. Jackson had discussed this via telephone, and it was discovered that this was owed by Thousand Oaks HOA. Mr. Jackson stated that they still need to know who owns the embankment, how they can maintain Wal-Mart's side and not Thousand Oaks HOA side. These are questions that need to be asked. A lengthy discussion ensued. Mr. Towns stated that they should start with Mr. Mock Ross first. Mr. Jackson asked Ms. Bethel to get the response in writing and forward it to the Board.

6. Update on Tree Trimming Project along Congress

Ms. Bethel stated that Only Trees began the project today and it will run through December 13th. Mr. Jackson stated they were doing a really good job. However, they are adjusting their proposal by removing trees that have Christmas lights and adding a tree to be cut. Mr. Jackson asked that the revised contract be brought to the Board.

7. Update on Pressure Cleaning of Sidewalk along Congress

Ms. Bethel advised she had spoken with the vendor and he indicated that he had spoken with CJ from the HOA, and she told him she would let him know when he could start the project, after the HOA meeting, because both projects needed to be done at the same time. Mr. Jackson asked Ms. CJ for clarification, and

she stated that was correct; after the HOA meeting tonight, she will contact the vendor to let him know he could move forward with the project and e-mail Ms. Bethel with the start dates.

8. Update Regarding Fence Repair/Replacement along Walmart Side

Ms. Bethel advised that she had followed up with the vendor, however this was not CDD property, therefore, they did not move forward with this project. Mr. Jackson agreed that was correct- this is HOA property and he asked Ms. Bethel to follow up with a phone call to Mr. Ross and the HOA will take it from there.

9. Update on Fountain Repairs

Ms. Bethel advised that she had contacted the vendor about the lights. He came out and indicated that the issue was due to daylight savings, so he reset all the timers. Mr. Knowles contacted Ms. Bethel about the fountain again, and she reached out to the vendor and the vendor came back out and stated that the lights were down, but they were under warranty. The order was placed and it should be fixed before the holidays. Mr. Knowles stated he was not satisfied with the service or tracking. For tracking purposes he would like e-mail correspondence going forward.

I. NEW BUSINESS

1. Consider Preserve/Dry Conservation Area Proposals

Ms. Bethel advised that she had followed up with Mr. Russ and he revised his proposal for the Preserve and he advised that he had spoken with Mr. Jackson about the Dry Conservation proposal. Mr. Jackson stated that he walked the area with Mr. Russ, and it is a lot more work than last year. This proposal covers more area than last year. Mr. Knowles asked if we received other proposals. Mr. Jackson advised that “Only Trees” did not want to bid the project. Ms. Bethel stated that she suggested to the board a few meetings ago to get a proposal from Mr. Russ, due to his previous experience and knowledge of requirements, and the board agreed.

A **motion** was made by Mr. Gaede, seconded by Mr. Towns, and unanimously passed approving the Preserve/Dry Conservation Area proposals with Russ Total Lawn Maintenance, LLC in the amount of \$23,500.00 Preserve/\$18,500.00 Dry Conservation.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. ATTORNEY MATTERS

There were no Attorney Matters.

L. BOARD MEMBER COMMENTS

Mr. Knowles asked Mr. Jackson if he found an organization: the League of Cities or Palm Beach County Days that he would recommend. Mr. Jackson suggested both. Mr. Jackson stated that Mr. Towns and himself will attend Palm Beach County Days and Mr. Knowles will provide dates for the League of Cities.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:54 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair