



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
& PUBLIC HEARING
JUNE 10, 2024
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 & PUBLIC HEARING

June 10, 2024
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Moment of Silence
- D. Reorganization of Board
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- E. Establish Quorum
- F. Additions or Deletions to Agenda/ Board Member Disclosures
- G. Approval of Minutes
 - May 13, 2024 Regular Board Meeting Minutes.....Page 3
- H. Comments from the Public for Items Not on the Agenda
- I. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 8
- J. Old Business
 - 1. Update on Newsletter and Website.....Page 15
 - 2. Update on Fountain Installation.....Page 16
 - 3. Update on 1277 Rosegate Blvd. Swell Issue
 - 4. Update on Preserve/Dry Conservation Project
 - 5. Update on 2024 Conferences
 - Florida League of Cities August 15th – 17th 2024
 - 6. Update Regarding Encroachment Issue
 - 7. Update on Irrigation along Congress
 - 8. Update on SLB General Contracting Rip Rap Project
- K. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 20
- L. Administrative Matters
 - 1. Financial Report.....Page 22
- M. Attorney Matters
- N. Board Members Comments
- O. 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

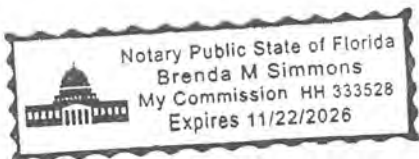
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

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 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:

- 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 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

9/29 23-03/0000685721P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 13, 2024**

A. CALL TO ORDER

The May 13, 2024, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:16 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 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.; and Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were: John Russ of Russ Total Lawn Maintenance, LLC; Jason Levis of Palm Beach Aquatics; and Ray Wells of Ray Wells Home Services, LLC

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Bethel noted that Consider Acceptance of Resignation of Mr. Jackson would be added under New Business.

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the addition to the agenda.

F. APPROVAL OF MINUTES

1. April 8, 2024, Regular Board Meeting

The minutes of the April 8, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and passed unanimously approving the minutes of the April 8, 2024, 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

Ms. Bethel advised that at the last meeting the Board requested that a tracker be put on the District's website and the results are on Page 7 of the meeting book. The tracker revealed there has not been any traffic since the tracker was added to the website. Mr. Gaede indicated that we would leave this on the agenda for one more meeting.

Mr. Smith asked if the District sent out newsletters and Mr. Jackson indicated they normally send one out annually.

2. Update on Fountain Installation

Ms. Bethel advised that Mr. Levis of Palm Beach Aquatics would join the meeting via telephone.

Mr. Levis stated that he had been in the business for over 20 years and believed that the area in the middle of the homes was common area. He stated that the neighbor next door confirmed he was ok with moving the electric to his property. Mr. Palen stated there was not an easement on the neighbor's property, unless approved. Mr. Palen further stated that they could do a license but it would only be good for life of the life of the person living there. Mr. Levis stated he does have costs for the removal of the electric wiring, and it would cost upwards of \$7,500. Mr. Knowles stated that this should never have been done. Mr. Levis stated all permits were approved and FPL deemed that transformer's power accessible to run a fountain. Mr. Jackson stated the Board would have never approved of running electricity through a homeowner's yard. A lengthy discussion ensued. Mr. Knowles suggested giving Counsel some time to investigate all options. The Board agreed. Mr. Palen will investigate some options.

3. Update on 1277 Rosegate Boulevard Swale Issue

Ms. Bethel stated that the vendor had someone who would complete the work once he gets in to complete the project.

4. Update on Preserve/Dry Conservation Project

Ms. Bethel stated that Mr. Jackson wanted this on the agenda because he wanted to follow up with Mr. Russ. Mr. Jackson stated that he would get with Mr. Russ to follow up on the items of concern.

5. Update on 2024 Conferences

Mr. Bethel stated that she verified that no one would be attending the FASD conference and the Florida League of Cities has not yet opened registration. Mr. Knowles inquired about how the Board would fulfill its requirements. Mr. Gaede stated that SDS offers free training on their website and this was self-reporting. Mr. Towns asked Ms. Bethel to send the information via email to the Board.

- Florida League of Cities - August 15-17, 2024
- FASD - June 10-13, 2024

6. Update on Logo Trademark

Mr. Gaede advised that this would take a while for completion, so he'd like to keep in on the agenda.

7. Update Regarding Encroachment Issue

Ms. Bethel advised that Mr. Wells was in attendance. Mr. Gaede stated he had not been able to connect with Mr. Wells due to his work schedule, but they will get together after today's meeting.

8. Update on Irrigation along Congress

Mr. Russ stated that he was waiting on the City of Riviera Beach to confirm whether he needs a permit before he starts the project. He stated he does not believe they need one, but he would like to be sure.

9. Update on SLB General Contracting Rip Rap Project

Ms. Bethel advised that they had a scheduling conflict with the HOA. Comcast started a project that will take 6 to 8 months to complete and they are using the area that SLB wanted to utilize for set up. The vendor will stop by today or tomorrow to see if he can still set up in the same location as Comcast. Mr. Gaede asked to please be sure to communicate with the HOA and Ms. Bethel stated that she had been in constant with the HOA and would continue to do so.

10. Review Engineer's Report

Mr. Gaede stated that this was the second time this item was on the agenda and he hoped everyone has had time to review it as it is straight forward and very similar to years past. He asked if anyone had any questions. Mr. Smith asked about Page 17 B - did the CDD have someone contracted to take care of this? Mr. Towns asked if this was cleaned last year. Mr. Gaede asked Ms. Bethel to check. Mr. Gaede stated on Page 16 A, does the HOA or CDD own the signage? Staff will check to see who owns the signage.

11. Review Aquatic Contract

Mr. Gaede asked if anyone had any questions. There were none.

I. NEW BUSINESS

1. Consider Resignation of Mr. Jackson

Mr. Palen stated that there was no need to accept or vote. The Board just needs to acknowledge the resignation. Mr. Jackson addressed the Board. The Board wished him well.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel requested that if any of the Board Members had any questions, to please let her know.

Ms. Bethel then distributed a handout from South Florida Water Management District indicating that Thousand Oaks was in compliance. There was, however, an oyster plant that should be removed. The Board inquired about where it was located to which Ms. Bethel indicated she would follow up with an address.

K. ATTORNEY MATTERS

Mr. Palen stated that there was a new requirement for the Board to come up with a strategic plan.

Mr. Smith asked if Form 6 applied to Board Members to which Mr. Palen replied that it did not.

L. BOARD MEMBER COMMENTS

Mr. Knowles inquired about the organization of the Board. Ms. Bethel stated that they could do a reorganization of the officers at the next Board meeting.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:53 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

Notice of Public Hearing
and Regular Board Meeting of the
Thousand Oaks Community
Development District

The Board of Supervisors of the Thousand Oaks Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on June 10, 2024, at 4:15 p.m., or as soon thereafter as can be heard, in the Thousand Oaks HOA office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website (www.thousandoakscdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Thousand Oaks Community Development District
www.thousandoakscdd.org
May 21, 28, 2024 #10187415

RESOLUTION NO. 2024-02

A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Thousand Oaks Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 2024/2025 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 10th day of June, 2024.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	259,627
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 722,515
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
MAINTENANCE CONTINGENCY	85,000
CURB REPAIRS	0
FOUNTAINS	0
GOLF CART	0
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	38,124
SECRETARIAL	4,200
LEGAL	12,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,300
MISCELLANEOUS	1,900
POSTAGE	500
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
TRAVEL/TRAINING	10,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 285,549
REVENUES LESS EXPENDITURES	\$ 436,966
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 2,246
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)
EXCESS/ (SHORTFALL)	\$ (41,080)
CARRYOVER FROM PRIOR YEAR	41,080
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	269,011	268,638	259,627	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,671	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,459	94,511	94,511	Bond Payments/.94
OTHER REVENUES	350	0	0	
INTEREST INCOME	11,276	0	420	Projected At \$35 Per Month
TOTAL REVENUES	\$ 742,767	\$ 731,106	\$ 722,515	
EXPENDITURES				
SUPERVISOR FEES	11,600	12,000	12,000	No Change From 2023/2024 Budget
PAYROLL TAXES	887	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	35,430	30,000	30,000	FY 23/24 Expenditure Through Jan 2024 = \$9,370
LAWN/LANDSCAPE MANAGEMENT	69,977	46,715	46,715	FY 23/24 Expenditure Through Jan 2024 = \$20,612
WETLAND PRESERVE BUFFER MAINTENANCE	0	10,800	10,800	No Change From 2023/2024 Budget
MAINTENANCE CONTINGENCY	93,680	79,500	85,000	\$5,500 Increase From 2023/2024 Budget
CURB REPAIRS	80,675	0	0	Fiscal Year 2022/2023 Expenditure
FOUNTAINS	23,291	0	0	Fiscal Year 2022/2023 Expenditure
GOLF CART	16,580	0	0	Fiscal Year 2022/2023 Expenditure
ENGINEERING/INSPECTIONS/REPORTS	5,388	6,000	6,000	No Change From 2023/2024 Budget
MANAGEMENT	35,952	37,020	38,124	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	19,613	10,000	12,000	\$2,000 Increase From 2023/2024 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2023/2024 Budget
INSURANCE	6,608	6,900	6,900	FY 23/24 Expenditure Was \$7,024
LEGAL ADVERTISING	476	1,400	1,300	\$100 Decrease From 2023/2024 Budget
MISCELLANEOUS	2,730	1,700	1,900	\$200 Increase From 2023/2024 Budget
POSTAGE	76	500	500	No Change From 2023/2024 Budget
OFFICE SUPPLIES	1,116	1,000	1,075	\$75 Increase From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	3,700	3,600	\$100 Decrease From 2023/2024 Budget
TRAVEL/TRAINING	854	8,000	10,000	\$2,000 Increase From 2023/2024 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 427,408	\$ 275,270	\$ 285,549	
REVENUES LESS EXPENDITURES	\$ 315,359	\$ 455,836	\$ 436,966	
BOND PAYMENTS (SERIES 2016 A1)	(350,667)	(345,880)	(345,880)	2025 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,088)	(88,840)	(88,840)	2025 P & I Payments Less Earned Interest
BALANCE	\$ (125,396)	\$ 21,116	\$ 2,246	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,560)	(14,622)	(14,442)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(26,896)	(29,244)	(28,884)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (156,852)	\$ (22,750)	\$ (41,080)	
CARRYOVER FROM PRIOR YEAR	0	22,750	41,080	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (156,852)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
Interest Income (A-1)	18,285	200	600	Projected Interest For 2024/2025
Interest Income (A-2)	5,088	100	300	Projected Interest For 2024/2025
NAV Tax Collection (A-1)	350,667	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,088	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 464,128	\$ 435,020	\$ 435,620	
EXPENDITURES				
Principal Payments (A-1)	230,000	240,000	245,000	Principal Payment Due In 2025
Principal Payments (A-2)	55,000	60,000	60,000	Principal Payment Due In 2025
Bond Redemption (A-1)	0	480	3,640	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	460	2,580	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	116,800	105,600	97,840	Interest Payments Due In 2025
Interest Payments (A-2)	31,200	28,480	26,560	Interest Payments Due In 2025
Total Expenditures	\$ 433,000	\$ 435,020	\$ 435,620	
Excess/ (Shortfall)	\$ 31,128	\$ -	\$ -	

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 1/1/24 = \$3,420,000

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 1/1/24 = \$920,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Townhomes (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 289.44
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Townhomes	\$ 769.77	\$ 769.74	\$ 769.69	\$ 759.64
Single-Family Attached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 289.44
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 769.77	\$ 769.74	\$ 769.69	\$ 759.64
Single-Family Detached (Thousand Oaks)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 289.44
	<u>Debt</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>	<u>\$ 656.48</u>
	Sub-Total For Single-Family Detached	\$ 956.05	\$ 956.02	\$ 955.97	\$ 945.92
Single-Family Attached (Sierra Bay)	O & M	\$ 299.57	\$ 299.54	\$ 299.49	\$ 289.44
	<u>Debt</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>	<u>\$ 470.20</u>
	Sub-Total For Single-Family Attached	\$ 769.77	\$ 769.74	\$ 769.69	\$ 759.64

* 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

General Stats	
User Online	0
Total Page Views	0
Total Visitors	0
Page Views Per Visit	0.00
Last Hits Time	08:43:46 31 May 2024

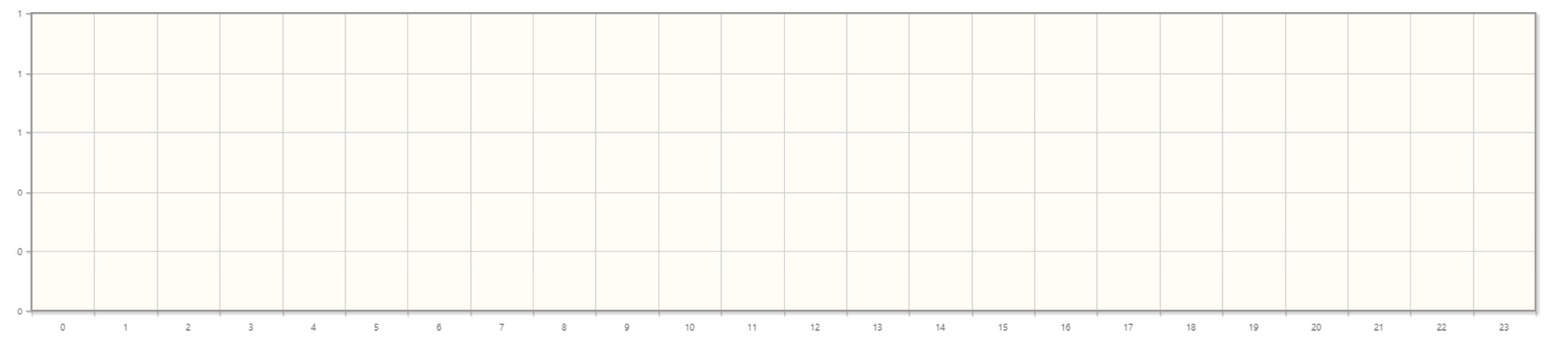
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From: Brian Gruber <bgruber44@gmail.com>
Sent: Wednesday, March 27, 2024 8:23 AM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: Re: New fountain in Thousand Oaks at Congress

And actually I was just thinking that the meter should not be placed on my property either. It needs to be put in the utility easement as well. This is standard practice.

Thanks,
Brian Gruber

On Wed, Mar 27, 2024 at 8:14 AM Brian Gruber <bgruber44@gmail.com> wrote:
Your vendor is 100% incorrect. He trenched directly down the middle of my yard as shown in this picture (my house is on the right, my property line goes to my neighbors fence post to the left of the shrub in the center):



Honestly, I don't care if it's underground, it was run through my property without notification or approval from the owner. You guys need to use a utility easement. I have included the plat below so you can see where it needs to be moved to. I also have my survey from when I bought my house to show my property line goes up to my neighbor's property line with no sort of easement between them.



I also have some other concerns that need to be addressed.

- 1) My name is on the permits for the electrical installation. This needs to be changed because I don't want any sort of risk of a lien being placed on my property for something I had no control over and wanted no part of.
- 2) You need to use a different address on your FPL account for this fountain. Any credit check is going to affect me even though you used different suite information. Riviera Beach can assign a different number to the meter, and if they won't do it then FPL will. I know this because I deal with addressing at my work and FPL tries to do this in my city all the time.

Please take care of these new two new issues and get back to me with proof they have been changed.

Thanks,
Brian Gruber
2220 Oakmont Drive

On Wed, Mar 27, 2024 at 7:07 AM Sylvia Bethel <sbethel@sdsinc.org> wrote:
Good morning Brian,

I spoke with the vendor and he is looking into a quitter nozzle for the fountain. I also mentioned the power cable. I was told the power cable is not directly on your property. It runs along the side from the FPL box to the lake and is underground, therefore it will not affect you installing a fence or pavers. As mentioned, I will bring this to the boards attention at the meeting on April 8th at 4:15pm.

Best Regards,

Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
P: 561-630-4922 ext 227
F: 561-630-4923

www.sdsinc.org

BOARD MEMBERS: Please do not use the “Reply All” feature of your e-mail, as it may be deemed a violation of the Sunshine Law. Please reply only to the management office. Thank you!

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

-----Original Message-----

From: Brian Gruber <bgruber44@gmail.com>
Sent: Monday, March 25, 2024 2:28 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: New fountain in Thousand Oaks at Congress

Ms. Bethel,

I was given your number by the Thousand Oaks HOA to reach out about some concerns I have about the new fountain that has been installed in the NE corner of Thousand Oaks.

1) This fountain is directly behind my house and it is so loud I can hear it throughout my entire house. Using my back patio is now impossible because of the noise coming from the fountain. Opening windows is now out of the question as well. I would assume these fountains need to conform to noise ordinances and I'm guessing the noise is way over the amount allowed.

2) The power cable was trenched through my property. My property is not a utility easement and I request it be re-routed to an actual utility easement. In the future I plan to fence my yard and put pavers out there and your power cable is run under where I would need to work.

We are not against a fountain there, but the noise issue and the trenching through my yard needs to be remedied.

Please give me a call as soon as possible to discuss this matter.

Thank you,
Brian Gruber
2220 Oakmont Drive
(561)531-2976

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2024.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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:

October 7, 2024
November 4, 2024
December 9, 2024
January 13, 2025
February 10, 2025
March 3, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025

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 00/00/2024

Thousand Oaks
Community Development District

**Financial Report For
May 2024**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual May-24	Year To Date Actual 10/1/23 - 5/31/24
REVENUES			
O & M ASSESSMENTS	268,638	1,601	264,110
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	2,185	361,050
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	562	92,758
OTHER REVENUES	0	0	0
INTEREST INCOME	0	0	5,485
Total Revenues	\$ 731,106	\$ 4,348	\$ 723,403
EXPENDITURES			
SUPERVISOR FEES	12,000	800	7,200
PAYROLL TAXES	960	61	551
AQUATIC/STORMWATER MANAGEMENT	30,000	0	16,940
LAWN/LANDSCAPE MANAGEMENT	46,715	2,097	28,999
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	79,500	1,075	65,180
ENGINEERING/INSPECTIONS/REPORTS	6,000	269	379
MANAGEMENT	37,020	3,085	24,680
SECRETARIAL	4,200	350	2,800
LEGAL	10,000	0	3,787
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,900	3,300	3,300
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	6,900	0	7,024
LEGAL ADVERTISING	1,400	0	0
MISCELLANEOUS	1,700	56	1,662
POSTAGE	500	0	35
OFFICE SUPPLIES	1,000	88	498
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,700	0	3,500
TRAVEL	8,000	0	3,747
WEBSITE MANAGEMENT	1,500	125	1,000
ELECTRICITY - FOUNTAINS	0	37	224
MISCELLANEOUS MAINTENANCE	0	0	914
FOUNTAINS	0	900	21,970
Total Expenditures	\$ 275,270	\$ 12,243	\$ 195,865
REVENUES LESS EXPENDITURES	\$ 455,836	\$ (7,895)	\$ 527,538
PAYMENT TO TRUSTEE (A1)	(345,880)	(2,164)	(343,901)
PAYMENT TO TRUSTEE (A2)	(88,840)	(556)	(88,352)
BALANCE	\$ 21,116	\$ (10,615)	\$ 95,285
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,622)	(43)	(8,171)
DISCOUNTS FOR EARLY PAYMENTS	(29,244)	0	(27,178)
EXCESS/ (SHORTFALL)	\$ (22,750)	\$ (10,658)	\$ 59,936
CARRYOVER FROM PRIOR YEAR	22,750	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (10,658)	\$ 59,936

Bank Balance As Of 5/31/24	\$ 373,979.63
Accounts Payable As Of 5/31/24	\$ 14,647.18
Accounts Receivable As Of 5/31/24	\$ 552.08
Available Funds As Of 5/31/24	\$ 359,884.53