



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 13, 2025
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 13, 2025
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 9, 2024 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Update on Fountain Installation
 - 2. Update on 1277 Rosegate Blvd. Swale Issue.....Page 5
 - 3. Update Regarding Golf Cart
 - 4. Update Regarding Annual Engineering Report
 - 5. Update Regarding HOA Landscape Maintenance Agreement
 - 6. Update on Logo Trademark
- I. New Business
- J. Administrative Matters
 - 1. Financial Report.....Page 6
- K. Attorney Matters
- L. Board Members Comments
- M. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Thousand Oaks Cdd
Thousand Oaks Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost:	\$267.74	
Tax Amount:	\$0.00	
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Order No:	10583254	# of Copies:
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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.

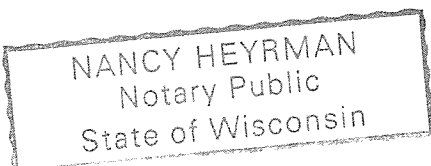
If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony 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
No.10583254

Sept. 24, 2024



**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 9, 2024**

A. CALL TO ORDER

The December 9, 2024, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:19 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 24, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Rance Gaede, Vice Chairman Corey Smith and Supervisors Malachi Knowles, Horace Towns (via telephone) and Jeffery Jackson (via telephone who arrived at approximately 4:30 p.m.)

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 the following:

Sandy Williams-Resident
Brian Gruber- Resident
Ashley - Thousand Oaks HOA Manager

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. November 4, 2024, Regular Board Meeting

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the minutes of the November 4, 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 Fountain Installation

Ms. Bethel indicated that at the last meeting the Board had asked Mr. Banner of Banner Electric to obtain some proposals from his vendors for directional boring. Ms. Bethel followed up with Mr. Banner who stated that he had been swamped and had forgotten but would follow up with her later.

2. Update on 1277 Rosegate Boulevard Swale Issue

Ms. Bethel advised that she had followed up with Statewide Grading and requested a breakdown and a proposal. Presented on Page of the meeting booklet was what the vendor had sent to her. The Board discussed the matter and indicated that they would like Ms. Bethel to reach out to the vendor to request an actual proposal.

3. Discussion Regarding Golf Cart

Ms. Bethel advised that she had Mr. Gaede complete the form for Prime Golf Cars and was now waiting to hear back from them. Mr. Jackson stated that the CDD could sell the golf cart to the HOA if they want to purchase it or find another buyer. Mr. Palen stated that it must be a public sale to satisfy the statutory requirements. Mr. Gaede reiterated for Mr. Knowles that the District's golf cart was on consignment at Prime Golf Cars which satisfies the statutory requirements pursuant to the District's attorney.

4. Discussion Regarding Annual Engineering Report

Ms. Bethel advised that this item was added to the agenda for further discussion. The Board discussed the report and Mr. Gaede requested proposals for the repairs listed such as drainage and curb repairs. Ms. Bethel stated she would follow up with the engineer to obtain proposals for the repairs.

I. NEW BUSINESS

1. Landscape Maintenance Agreement Review

Ms. Gaede, on behalf of the Thousand Oaks HOA, presented information regarding landscape increases (attached hereto and made a part thereof). A lengthy discussion ensued. Mr. Gaede stated that the increase only included District property and did not include the preserve or dry conservation areas. Mr. Palen stated that the current agreement was established around 2004 and that the HOA would present a budget if an increase were needed and the District should create the scope of work. Mr. Palen suggested that a landscape company come out to evaluate the property, create a scope and pricing in comparison to what the HOA has provided.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel gave an update on the fencing project, which has been completed. Mr. Gaede will confirm the work tomorrow.

In addition, Ms. Bethel reminded the Board to please make sure to complete the ethics training. She further noted there were two free two-hour courses listed on the SDS website.

K. ATTORNEY MATTERS

There was no further report from the District's attorney.

L. BOARD MEMBER COMMENTS

Mr. Gaede advised of the HOA's new management company and their representatives, Ashley and Angela.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:09 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

**Statewide Grading, LLC
14954 78th Place N
Loxahatchee, FL 33470**

Bid Proposal

Date: 12/16/2024

Attn: Sylvia

Thousand Oaks HOA

Job: Thousand Oaks

Scope of Work: Curb & Road Repair from Roots

	Price
1 1277 Rose Gate Blvd & 3202 Laurel Ridge Circle	\$ 5,000.00
60 LF of valley gutter replacement & root removal	
2 1281 Rose Gate Blvd	\$ 2,000.00
40 LF of valley gutter replacement & root removal	
3 Asphalt Patching at Curb Repair Areas	\$ 3,900.00
TOTAL:	\$ 10,900.00

Exclusions:

Permits, Testing, Staking, Layout, Damage by Others After Work Completed

Note: Proposal valid for 15 days

Any additional curb quantities required will be invoiced separately at \$65/LF

Price Includes (1) Mobilization

Thank you,

Frank R. Smith, Jr.
President

Thousand Oaks
Community Development District

**Financial Report For
December 2024**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Dec-24	Year To Date Actual 10/1/24 - 12/31/24
REVENUES			
O & M ASSESSMENTS	259,627	183,656	183,656
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	260,449	260,449
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	66,913	66,913
OTHER REVENUES	0	0	0
INTEREST INCOME	420	0	545
Total Revenues	\$ 722,515	\$ 511,018	\$ 511,563
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	2,800
PAYROLL TAXES	960	77	214
AQUATIC/STORMWATER MANAGEMENT	30,000	900	6,547
LAWN/LANDSCAPE MANAGEMENT	46,715	3,172	18,015
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAIN REPAIRS, ETC.)	85,000	0	5,100
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	9,531
SECRETARIAL	4,200	350	1,050
LEGAL	12,000	0	1,193
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	0	0
ARBITRAGE REBATE FEE	1,300	0	0
INSURANCE	6,900	0	7,491
LEGAL ADVERTISING	1,300	0	0
MISCELLANEOUS	1,900	56	187
POSTAGE	500	0	31
OFFICE SUPPLIES	1,075	66	241
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	125	375
ELECTRICITY - FOUNTAINS	0	0	66
Total Expenditures	\$ 285,549	\$ 8,923	\$ 56,834
REVENUES LESS EXPENDITURES	\$ 436,966	\$ 502,095	\$ 454,729
PAYMENT TO TRUSTEE (A1)	(345,880)	(247,535)	(247,535)
PAYMENT TO TRUSTEE (A2)	(88,840)	(63,595)	(63,595)
BALANCE	\$ 2,246	\$ 190,965	\$ 143,599
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	(4,906)	(6,026)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	(20,433)	(20,433)
EXCESS/ (SHORTFALL)	\$ (41,080)	\$ 165,626	\$ 117,140
CARRYOVER FROM PRIOR YEAR	41,080	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 165,626	\$ 117,140

Bank Balance As Of 12/31/24	\$ 684,764.41
Accounts Payable As Of 12/31/24	\$ 317,276.40
Accounts Receivable As Of 12/31/24	\$ 212.08
Available Funds As Of 12/31/24	\$ 367,700.09