



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
DECEMBER 8, 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
1-800-743-4099 Access 3101013
REGULAR BOARD MEETING
December 8, 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. November 3, 2025 Regular Board Meeting.....Page 2

G. Comments from the Public for Items Not on the Agenda

H. Old Business

 1. Update on Beautification on Congress (along fence line)

I. New Business

 1. Consider Approving Form of Resolution Expressing Condolences.....Page 5

J. Administrative Matters

 1. Financial Report.....Page 6

K. Attorney Matters

L. Board Member 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 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:

WPB Palm Beach Post 09/22/2025
WPB palmbeachpost.com 09/22/2025

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 09/22/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$243.02

Tax Amount: \$0.00

Payment Cost: \$243.02

Order No: 11671138

Customer No: 730529

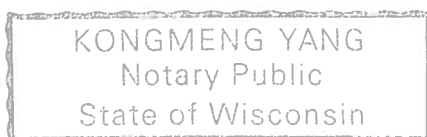
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THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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 6, 2025

November 3, 2025

December 8, 2025

January 12, 2026

February 9, 2026

March 2, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

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 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
9/22/25 11671138

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 3, 2025**

A. CALL TO ORDER

The November 3, 2025, 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 22, 2025, as part of the District’s Fiscal Year 2025/2026 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 and Horace Towns.

Staff present was District Manager Sylvia Bethel (S. Bethel) of Special District Services, Inc; District Counsel Frank Palen and Frances Bethel (F. Bethel via phone) of Caldwell Pacetti Edwards Schoech & Viator LLP.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Gaede requested the addition of a Discussion Regarding the Conference Call-In Line under New Business.

A **motion** was made by Mr. Smith, seconded by Mr. Knowles and passed unanimously adding a Discussion Regarding the Conference Call-In Line under New Business.

F. APPROVAL OF MINUTES

1. October 6, 2025, Regular Board Meeting

A **motion** was made by Mr. Towns, seconded by Mr. Smith and unanimously passed approving the minutes of the October 6, 2025, Regular Board Meeting with the correction of resolutions of condolences.

The Board requested that this be added to the next agenda.

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 Logo Trademark

Mr. Gaede stated that this was a process and would take some time. He requested the removal of this item from the agenda until we have an update. Mr. Palen will follow up with the attorney regarding this matter.

2. Update on Beautification on Congress (along fence line)

Ms. S. Bethel advised that she had spoken with the vendor, and he provided a new proposal after the meeting with Mr. Jackson. Mr. Gaede stated that they should revisit the initial contract to see if they must continue to move forward with this vendor. A lengthy discussion ensued. The Board would like to stop the current work order and follow-up with Mr. Jackson to get the scope of work to present at next meeting.

3. Update on Evaluation Tool of District Vendors – Malachi Knowles

Mr. Gaede asked Mr. Knowles if he had any information to present. Mr. Knowles indicated that he did not. Mr. Gaede suggested removing this item from the agenda until Mr. Knowles is ready to present.

4. Consider Preserve/Conservation Maintenance Proposals

Following discussion, a **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the Russ Total Lawn Maintenance proposal for the fence line in the amount of \$4,500.

Following further discussion, a **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the Russ Total Lawn Maintenance proposals for the Preserve in the amount of \$25,500 and the Conservation area in the amount of \$7,850.

I. NEW BUSINESS

1. Discussion Regarding Conference Call-In Line

Mr. Gaede asked Ms. S. Bethel if anyone had been calling in to which she stated there had not been except for this meeting, as the attorney was on the line. Mr. Gaede stated he believed they should discontinue the line after December, and the Board agreed.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the discontinuing of the conference call-in line after December.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. S. Bethel reminded the Board that their ethics training must be completed by December 31, 2025.

Mr. Towns requested that management send information regarding upcoming training and/or conferences.

K. ATTORNEY MATTERS

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

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:48 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-00

**A RESOLUTION OF CONDOLENCES OF THE BOARD
OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of Thousand Oaks Community Development District wishes to express their condolences on the passing of *, who departed this life on *; and

WHEREAS, * was the *family relationship* of Supervisor * and is remembered with respect and gratitude by those who knew her; and

WHEREAS, the Board wishes to express its support for Supervisor * and the surviving family during their time of grief;

BE IT RESOLVED that Thousand Oaks Community Development District, its Board of Supervisors, each individual member thereof, and its officers and staff hereby express their sincere condolences to the family of * and extend their deepest sympathy during this difficult time.

BE IT FURTHER RESOLVED that this Resolution be made a part of the permanent records of the District and copy thereof to be duly signed and delivered to his/her Family.

Dated this * day of * 2025.

**THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT, An independent
Special District of the State of Florida**

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

Thousand Oaks
Community Development District

**Financial Report For
November 2025**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
NOVEMBER 2025**

	Annual Budget 10/1/25 - 9/30/26	Actual Nov-25	Year To Date Actual 10/1/25 - 11/30/25
REVENUES			
O & M ASSESSMENTS	259,609	0	0
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	0	0
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	0	0
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	21
Total Revenues	\$ 723,277	\$ -	\$ 21
EXPENDITURES			
SUPERVISOR FEES	12,000	800	1,800
PAYROLL TAXES	960	61	138
AQUATIC/STORMWATER MANAGEMENT	30,000	900	3,723
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	12,650
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	16,675	18,722
ELECTRICITY - FOUNTAINS	750	289	1,116
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	0
MANAGEMENT	39,228	3,269	6,538
SECRETARIAL	4,200	350	700
LEGAL	12,000	0	998
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	0
ARBITRAGE REBATE FEE	1,300	0	0
INSURANCE	7,900	0	7,908
LEGAL ADVERTISING	1,300	0	0
MISCELLANEOUS	1,900	60	122
POSTAGE	475	0	0
OFFICE SUPPLIES	1,050	277	571
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	125	250
Total Expenditures	\$ 315,838	\$ 29,131	\$ 58,911
REVENUES LESS EXPENDITURES	\$ 407,439	\$ (29,131)	\$ (58,890)
PAYMENT TO TRUSTEE (A1)	(345,880)	0	0
PAYMENT TO TRUSTEE (A2)	(88,840)	0	0
BALANCE	\$ (27,281)	\$ (29,131)	\$ (58,890)
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	0	(1,120)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	0	0
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (29,131)	\$ (60,010)
CARRYOVER FROM PRIOR YEAR	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (29,131)	\$ (60,010)

Bank Balance As Of 11/30/25	\$ 223,904.77
Accounts Payable As Of 11/30/25	\$ 29,386.83
Accounts Receivable As Of 11/30/25	\$ -
Available Funds As Of 11/30/25	\$ 194,517.94