



*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 12, 2025  
4:15 P.M.**

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

**[www.thousandoakscdd.org](http://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**  
January 12, 2026  
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 8, 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)

    2. Update on Fountain

I. New Business

J. Administrative Matters

    1. Financial Report.....Page 5

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

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Order No: 11671138

Customer No: 730529

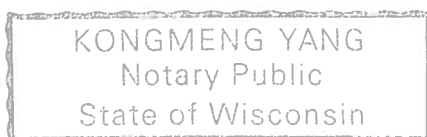
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### THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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  
DECEMBER 8, 2025**

**A. CALL TO ORDER**

The December 8, 2025, 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 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, Horace Towns (who arrived at 4:18 p.m.) and Jeffery Jackson.

Staff present was District Manager Sylvia Bethel of Special District Services, Inc; District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present was District resident Brian Gruber.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

New Business I. Number 2. Discussion Regarding Palm Beach County League of Cities, Inc.  
Old Business H. Number 2. Update on Fountain

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

Mr. Jackson disclosed he was a member of The Thousand Oaks HOA and also of the Thousand Oaks Community Development District.

**F. APPROVAL OF MINUTES**

**1. November 3, 2025, Regular Board Meeting**

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the minutes of the November 3, 2025, 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 Beautification on Congress (along fence line)**

Mr. Jackson advised he had had a busy week but would work on it and asked Ms. Bethel to create a scope of work.

### **2. Update on Fountain**

Ms. Bethel advised that Mr. Grimm of the City of Riviera Beach was asking about the permit and fountain specifications. All information was emailed to Mr. Grimm and we are awaiting a reply. Mr. Gruber commented on the noise level of the fountain and asked the Board if there was anything else that could be done about it. A lengthy discussion ensued. Mr. Palen stated this was a decision made by the City of Riviera Beach approving the fountain noise level.

## **I. NEW BUSINESS**

### **1. Consider Form of Resolution Expressing Condolences**

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and passed unanimously approving a form of Resolution Expressing Condolences.

### **2. Discussion Regarding Palm Beach County League of Cities**

Mr. Knowles explained why joining the Palm Beach County League of Cities would benefit the District. Mr. Gaede stated let the record reflect that Mr. Knowles and Mr. Jackson confirmed that the Thousand Oaks Community Development Board are the only ones counted as members, not the Special District Services' staff.

A lengthy discussion ensued. Mr. Palen stated that the District qualified to join.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed approving submission of the Palm Beach County City League of Cities, Inc. membership application.

## **J. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel advised that the trademark had been completed. Mr. Palen would like the registration filed with the minutes from tonight's meeting.

Mr. Russ contacted the HOA, and he was given the okay to start the preserve/conservation/fence line project at his earliest convenience. Mr. Russ stated he would begin on Monday or Tuesday of this week.

The Board was reminded to complete their ethics training by December 31<sup>st</sup>. Please remember the date completed for next year's Form 1's completion.

Ms. Bethel stated lastly that the conference call line was approximately \$3 and some change for last month and one person called in which was the attorney. Mr. Gaede stated that he thought it was more but for \$3.00 they would keep the conference line.

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving to receive and file a copy of the trademark with the meeting minutes.

**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 4:46 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair

Thousand Oaks  
Community Development District

**Financial Report For  
December 2025**

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

	<b>Annual Budget 10/1/25 - 9/30/26</b>	<b>Actual Dec-25</b>	<b>Year To Date Actual 10/1/25 - 12/31/25</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	259,609	168,448	168,448
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	239,429	239,429
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	61,512	61,512
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	546
<b>Total Revenues</b>	<b>\$ 723,277</b>	<b>\$ 469,389</b>	<b>\$ 469,935</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	12,000	0	1,800
PAYROLL TAXES	960	0	138
AQUATIC/STORMWATER MANAGEMENT	30,000	900	6,546
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	18,975
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	18,722
ELECTRICITY - FOUNTAINS	750	300	1,416
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	0
MANAGEMENT	39,228	3,269	9,807
SECRETARIAL	4,200	350	1,050
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	744	866
POSTAGE	475	0	0
OFFICE SUPPLIES	1,050	77	648
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	125	375
<b>Total Expenditures</b>	<b>\$ 315,838</b>	<b>\$ 12,090</b>	<b>\$ 72,924</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 407,439</b>	<b>\$ 457,299</b>	<b>\$ 397,011</b>
PAYMENT TO TRUSTEE (A1)	(345,880)	(227,556)	(227,556)
PAYMENT TO TRUSTEE (A2)	(88,840)	(58,462)	(58,462)
<b>BALANCE</b>	<b>\$ (27,281)</b>	<b>\$ 171,281</b>	<b>\$ 110,993</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	(4,506)	(5,626)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	(18,773)	(18,773)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (70,605)</b>	<b>\$ 148,002</b>	<b>\$ 86,594</b>
CARRYOVER FROM PRIOR YEAR	70,605	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 148,002</b>	<b>\$ 86,594</b>

<b>Bank Balance As Of 12/31/25</b>	<b>\$ 640,429.55</b>
<b>Accounts Payable As Of 12/31/25</b>	<b>\$ 299,305.99</b>
<b>Accounts Receivable As Of 12/31/25</b>	<b>\$ -</b>
<b>Available Funds As Of 12/31/25</b>	<b>\$ 341,123.56</b>