



*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  
FEBRUARY 9, 2026  
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**

February 9, 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. January 12, 2026 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
  - 1. Update on PBC League of Cities.....Page 4
  - 2. 2026 Conferences
- J. Administrative Matters
  - 1. Financial Report.....Page 9
- 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

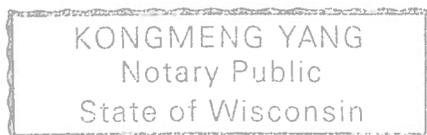
9-3-29

My commission expires

Publication Cost: \$243.02  
Tax Amount: \$0.00  
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Order No: 11671138 # of Copies:  
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**THIS IS NOT AN INVOICE!**

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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  
JANUARY 12, 2026**

**A. CALL TO ORDER**

The January 12, 2026, 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 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 and Supervisors Malachi Knowles, Horace Towns (who arrived at 4:30 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.

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

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

**F. APPROVAL OF MINUTES**

**1. December 8, 2025, Regular Board Meeting**

A **motion** was made by Mr. Knowles, seconded by Mr. Smith and unanimously passed approving the minutes of the December 8, 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 indicated that the holiday season was hectic and he would get with Ms. Bethel to get this prepared for the next meeting.

**2. Update on Fountain**

Ms. Bethel stated that she had called, left voice messages and emailed with no response. Mr. Gaede asked if Mr. Knowles could reach out to his contact to assist with getting the permit updated.

**I. NEW BUSINESS**

There were no New Business items to come before the Board.

**J. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Ms. Bethel stated that she had followed up with the Palm Beach County League of Cities and a decision on the District's application would be made at their January 21<sup>st</sup> meeting.

Mr. Gaede requested that Upcoming Conferences be added to the agenda.

Ms. Bethel reminded the Board to be on the lookout for their Form 1.

**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 4:34 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair



## SAVE THE DATE

### FEBRUARY GENERAL MEMBERSHIP MEETING

**TIME:** 12:00PM

**LOCATION:** RIVIERA BEACH MARINA VILLAGE EVENT CENTER

**ADDRESS:** 190 E. 13<sup>TH</sup> STREET, RIVIERA BEACH, FL 33404

**\*\*RSVP\*\* is required.**



## ASSOCIATE SPOTLIGHT

“Habitat for Humanity has set the stage for families, volunteers, donors and supporters to come together, to build decent homes that provide the foundation for a better life.”

[www.habitatgreaterpbc.org](http://www.habitatgreaterpbc.org)

### COMMITTEE OPENINGS

- Academic Advisory Committee (School District PBC)
- Impact Fee Review
- PBC Water Resources Task Force (Alternate Seat)
- Independent Referendum Oversight Committee (IROC) (School District PBC)

**If you are interested in serving on a committee, contact the League office for more information. 561-355-4484**



# WEEKLY UPDATE



Palm Beach County League of Cities



## 2026 WILLIAM A. CRUICKSHANK SCHOLARSHIP



### About the Scholarship

The Palm Beach County League of Cities is currently accepting applications for the 2026 William A. Cruickshank Scholarship. Please see the attached application for more details.

### Eligibility Criteria

- Palm Beach County High School Senior
- Palm Beach County Municipal Employee

**Postmark/Delivery Deadline: February 13, 2026**

**Apply Now >** Call for more details Visit  
 ☎ +561-355-4484 [www.leagueofcities.org](http://www.leagueofcities.org)

The Palm Beach County League of Cities is currently accepting applications for the 2026 William A. Cruickshank Scholarship. Please see the attached application for more details. **See the attached for more information.**



**NLC CONGRESSIONAL CITY CONFERENCE 2026** March 16-18  
 EXECUTIVE EDUCATION AND PRE-CONFERENCE ACTIVITIES: MARCH 14-15 WASHINGTON, DC

Click [HERE](#) to register.



## **2026 William A. Cruickshank Scholarship Program**

The Palm Beach County League of Cities, Inc. is pleased to announce the **2026 William A. Cruickshank Scholarship** program to promote and provide financial assistance to those pursuing areas of study that benefit municipal government professionalism.

**Who is William A. Cruickshank?** William A. Cruickshank was a former Boca Raton Councilman and President of the Palm Beach County League of Cities, Inc. from 1973-1974. He was the first full-time Executive Director of the (then-named) Palm Beach County Municipal League.

**What is the William Cruickshank Scholarship?** In tribute to Mr. Cruickshank, the League established a scholarship in his name, to promote education in the area of public service. **Study areas eligible for scholarship participation are: Public Affairs, Political Science, Criminal Justice, Public Safety, Public Administration and Urban & Regional Planning (including Engineering associated with these areas).**

**Scholarship Available:** The Cruickshank Scholarship program provides up to \$1,000.00 in individual scholarships for expenses associated with academic endeavors to qualified high school seniors, and municipal employees. **Preferential consideration will be given to individuals demonstrating a dedicated pursuit towards a career in governmental, public service and or public administration, as evidenced by involvement in course of study, work and volunteer service or internships in public, governmental, community and/or legislative environments.**

**Scholarship Awards:** The League's Scholarship Committee reviews all submitted, complete applications and selects a list of finalists for direct interviews. Upon completion of the interviews, the committee makes the final selection(s) of one or more candidates to be awarded scholarships. The selection and awarding, or not, of scholarships is entirely at the discretion of the committee and their decision is final. The committee takes both need and merit into consideration.

### **Eligibility Requirements for High School Seniors:**

1. Applicant must be a graduating senior in a Palm Beach County high school and must maintain a 3.0 cumulative grade point average in academic subjects, demonstrate excellent communication skills, show maturity in judgment and purpose, and have a career objective of management or service in the public service field.
2. Grade transcript (sealed) must be submitted with application or prior to application deadline.
3. Applicant must provide two (2) letters of recommendation: one from the student's guidance counselor and one from a member of the community who is familiar with the applicant's character.
4. Applicant must write a one-page essay as described on the application.
5. Applicant must be available on the date of the interview to be considered for the scholarship.

### **Eligibility Requirements for Municipal Employees:**

1. Applicant must have been employed a minimum of 12 continuous months and currently employed by a municipality in Palm Beach County. Any municipal or associate member of the



Palm Beach County League of Cities can sponsor the applicant or the applicant can apply directly to the Scholarship Committee.

2. Applicant must have received an excellent performance rating in a governmental work environment, demonstrate excellent communication skills, show maturity in judgment and purpose and have a career objective of management or service in the public service field.
3. A current performance evaluation must be submitted with the application.
4. Applicant must provide two (2) letters of recommendation: one from the applicant’s work supervisor and one from a member of the community who is familiar with the applicant’s character.
5. Applicant must provide a copy of the municipality’s tuition reimbursement policy (if any).
6. Applicant must explain in writing how the scholarship will benefit him/her.
7. Applicant must be available on the date of the interview to be considered for the scholarship.

**Incomplete applications will not be forwarded for consideration.**

### **IMPORTANT DATES**

*(\*Note: Selection and Interviews dates are subject to change, please contact the League office with any questions.)*

- February 13, 2026**.....Deadline for receipt of applications (postmarked by)
- TBD**.....Selection of finalist candidates
- TBD**.....Interviews and selection
- May 27, 2026** .....Recognition of recipients at the League of Cities Installation Banquet

**Completed applications can either be mailed to:**

Palm Beach County League of Cities, Inc.  
P.O. Box 1989, Governmental Center  
West Palm Beach  
Florida 33402-1989

**Or submitted electronically in .pdf form to:** [jhansen@pbc.gov](mailto:jhansen@pbc.gov)

For more information, please contact the League office at (561) 355-4484 or [jhansen@pbc.gov](mailto:jhansen@pbc.gov).

cc: *Member Municipalities  
Legislative Delegation  
Palm Beach County Schools*



Applicants must include:
• Application
• Essay
• (2) Reference Letters
• Grade Transcripts (sealed) or Performance Evaluations

2026 William A. Cruickshank Scholarship Application

For Palm Beach County High School Seniors and Municipal Employee Applicants

Please respond to the following questions and provide ALL requested documentation.
Incomplete Applications will not be processed or judged. Attach additional sheets as necessary.

Name: (Last) (First) (Middle)

Home Address:

E-mail address:

Telephone: ( ) Cell phone: ( )

Name of School or Work Organization:

Guidance Counselor or Work Reference: Personal Character Reference:
(Name) (Name)
(School/Work) (Work)
(Address) (Address)
(Phone) (Phone)

Briefly describe all related governmental experience in a school and/or work environment.

List all awards and special recognition you've received.

List college or technical school you plan to attend and briefly describe the planned course of study.

Write a one-page essay in which you:
Describe yourself and your future goals/career plans in public service.
Explain how this scholarship meets your needs.
Explain how your experiences through volunteering or work have helped you understand the importance of public service, and why you believe public service is important to society.

\*Municipal & Employee Applicants indicate if your organization has a tuition reimbursement policy: \_\_\_ Yes \_\_\_ No please attach

Postmark/Delivery Deadline is February 13, 2026

Thousand Oaks  
Community Development District

**Financial Report For  
January 2026**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
<b>REVENUES</b>			
O & M ASSESSMENTS	259,609	7,199	204,879
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	10,498	290,081
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	2,697	74,526
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	565
<b>Total Revenues</b>	<b>\$ 723,277</b>	<b>\$ 20,394</b>	<b>\$ 570,051</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	12,000	800	3,600
PAYROLL TAXES	960	61	275
AQUATIC/STORMWATER MANAGEMENT	30,000	900	9,370
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	25,300
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	18,722
ELECTRICITY - FOUNTAINS	750	333	1,749
ENGINEERING/INSPECTIONS/REPORTS	6,000	1,259	1,259
MANAGEMENT	39,228	3,269	13,076
SECRETARIAL	4,200	350	1,400
LEGAL	12,000	0	3,548
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	59	979
POSTAGE	475	0	0
OFFICE SUPPLIES	1,050	38	686
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	0	0
WEBSITE MANAGEMENT	1,500	126	500
<b>Total Expenditures</b>	<b>\$ 315,838</b>	<b>\$ 13,520</b>	<b>\$ 92,047</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 407,439</b>	<b>\$ 6,874</b>	<b>\$ 478,004</b>
PAYMENT TO TRUSTEE (A1)	(345,880)	(10,072)	(275,795)
PAYMENT TO TRUSTEE (A2)	(88,840)	(2,588)	(70,855)
<b>BALANCE</b>	<b>\$ (27,281)</b>	<b>\$ (5,786)</b>	<b>\$ 131,354</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	(198)	(6,589)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	(629)	(22,582)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (70,605)</b>	<b>\$ (6,613)</b>	<b>\$ 102,183</b>
CARRYOVER FROM PRIOR YEAR	70,605	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,613)</b>	<b>\$ 102,183</b>

Bank Balance As Of 1/31/26	\$ 715,190.79
Accounts Payable As Of 1/31/26	\$ 358,479.18
Accounts Receivable As Of 1/31/26	\$ -
Available Funds As Of 1/31/26	\$ 356,711.61