



*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  
MARCH 2, 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**

March 2, 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. February 9, 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
  - 3. Update on PBC League of Cities.....Page 4
  - 4. Update on FASD Conference.....Page 9
- I. New Business
- J. Administrative Matters
  - 1. Financial Report.....Page 13
- 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

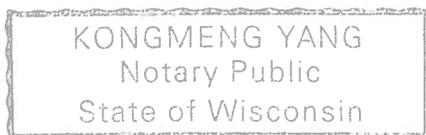
9-3-29

My commission expires

Publication Cost: \$243.02  
Tax Amount: \$0.00  
Payment Cost: \$243.02  
Order No: 11671138 # of Copies:  
Customer No: 730529 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



### 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  
FEBRUARY 9, 2026**

**A. CALL TO ORDER**

The February 9, 2026, 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 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. January 12, 2026, Regular Board Meeting**

A **motion** was made by Mr. Jackson, seconded by Mr. Knowles and unanimously passed approving the minutes of the January 12, 2026, 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 that Ms. Bethel had e-mailed him the scope of work and he had met with BrightView for a proposal. Ms. Bethel stated that she also sent Mr. Russ the scope of work and asked for a proposal. The Board discussed the proposals, a lengthy conversation ensued and the Board agreed with 7-gallon clusias.

A **motion** was made by Mr. Jackson, seconded by Mr. Knowles and unanimously passed approving BrightView's Fenceline Beautification proposal in the amount of \$34,294.14.

## **2. Update on Fountain**

Ms. Bethel stated that she had sent e-mails and left voice messages without any response. Ms. Bethel called Mr. Grimm's office and left a message with a receptionist in the hope of a call back. Mr. Towns stated that he could assist. Ms. Bethel will reach out to him for further assistance.

## **I. NEW BUSINESS**

### **1. Update on PBC League of Cities**

Mr. Gaede stated that he had put this item on the agenda to discuss who would be available to attend the meeting. Mr. Knowles and Mr. Jackson advised that they could attend the February 25<sup>th</sup> meeting.

### **2. 2026 Conferences**

Ms. Bethel advised that the 2026 Annual FASD Conference would be held June 8-11, 2026, in Orlando.

## **J. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

There was no Financial Report at this time.

## **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 4:43 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**From:** Aziza Isles <[AIsles@pbc.gov](mailto:AIsles@pbc.gov)>  
**Sent:** Tuesday, February 17, 2026 4:14 PM  
**To:** Jeriise Hansen <[JHansen@pbc.gov](mailto:JHansen@pbc.gov)>  
**Subject:** 2026 Installation Gala

Good Afternoon League Members!

The Palm Beach County League of Cities cordially invites you to our 2026 Annual Installation Gala on **Wednesday May 27, 2026** at 12:00p.m. (Registration begins at 11:30am) at the Kravis Center in West Palm Beach. Registration with payment is required prior to attendance. Sponsorship opportunities are still available. Please see the attached registration & sponsorship forms with more details.

(Note: this event is in place of our Board & General Membership meeting)

Have a great day!

Thank You,



**Aziza Isles**  
Administrative Assistant  
Palm Beach County League of Cities  
561-355-4484  
[aisles@pbc.gov](mailto:aisles@pbc.gov)  
[palmbeachcountyleagueofcities.com](http://palmbeachcountyleagueofcities.com)





*You are cordially invited to the  
Palm Beach County League of Cities*

2026 ANNUAL

# INSTALLATION *Gala*

MAY

WEDNESDAY

**27**

12:00 PM

2026

**THE KRAVIS CENTER**

701 OKEECHOBEE BLVD, WEST PALM BEACH, FL 33401

**REGISTER NOW!**

**\$120pp**

*Business attire*



# Palm Beach County League of Cities Installation Banquet

**May 27, 2026, 11:00 a.m. Check-In**  
**Kravis Center, 701 Okeechobee Blvd., Cohen Pavilion, West Palm Beach**  
**Registration Form**

*Tickets: \$ 120 per person; \$1,200 for a table of ten.*  
*RSVPs and payment must be received by Friday, May 15, 2026.*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

City/Org. \_\_\_\_\_

E-mail \_\_\_\_\_

*\*Please let us know if anyone in your group has an allergy to nut products or are vegetarian.*

|     | Name | Title | Organization, if different than listed above |
|-----|------|-------|--|
| 1.  |      |       |  |
| 2.  |      |       |  |
| 3.  |      |       |  |
| 4.  |      |       |  |
| 5.  |      |       |  |
| 6.  |      |       |  |
| 7.  |      |       |  |
| 8.  |      |       |  |
| 9.  |      |       |  |
| 10. |      |       |  |

**TOTAL ENCLOSED**

\$ \_\_\_\_\_

*Please make check payable and send to the **Palm Beach County League of Cities, Inc.***  
*We do accept credit card payments (with a 3.7% admin fee added), contact the League office via phone.*



# Palm Beach County League of Cities Installation Banquet

at the

## Kravis Center for the Performing Arts May 27, 2026

11:00 AM Check In ~ 12:00 Noon - 1:30 PM Luncheon & Program

**Individual Banquet Tickets are \$120 per person.** Seating at the luncheon is limited - please order promptly. Send your sponsorship order and check to: Palm Beach County League of Cities, Inc., 301 N. Olive Ave., Suite, West Palm Beach, FL 33401. **Checks must be received by May 15, 2026.** Please submit attendees' names using the Registration Form.

**Please print:**

Contact Name: \_\_\_\_\_

City/Org./Company: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Check Amount: \$ \_\_\_\_\_

Sponsorship Level: \_\_\_\_\_

**Sponsorship Information:** I hereby agree to participate as a sponsor in the PBC League of Cities Gala Installation event. I will receive benefits outlined within your benefit package.

Signature (authorizing): \_\_\_\_\_ Date: \_\_\_\_\_

**Platinum Sponsorship:** *(Limited to one sponsor)*

**\$ 9,000**

- Principle Sponsor
- 20 - Banquet Tickets (Two Dedicated Table)
- Prominent name displayed at event (inside & out)
- Organization listed as sponsor in press release
- Organization Logo & full Page Ad in program
- Principal Sponsor Introduction at podium

UNAVAILABLE

**Gold Sponsorship:**

**\$ 6,000**

- 10 - Banquet Tickets (One Dedicated Table)
- Principal Sponsor Introduction at podium
- Name displayed on signage at the event
- Organization Logo & Half Page Ad in program

**Silver Sponsorship:**

**\$ 4,500**

- 6 - Banquet Tickets
- Name displayed on signage at the event
- Acknowledgement in program

**Bronze Sponsorships:**

**\$ 3,500**

- 4 - Banquet Tickets
- Acknowledgement in program





Step behind the mask and into the enchantment of the Florida Association of Special Districts 2026 Annual Conference, where curiosity shimmers in the air and every corridor holds a secret waiting to be discovered! Join us June 8–11, 2026, at the Hyatt Regency Grand Cypress for a spellbinding gathering filled with illuminating sessions, captivating speakers, and extraordinary opportunities to connect with fellow district leaders. Dive into the magic, embrace the mystery, and let the wonder of collaboration guide your journey.

**"Don't Get Left Outside the Carnival—Book Your Hotel Today!"**

## HOTEL INFORMATION

## Hyatt Regency Grand Cypress Resort

1 Grand Cypress Blvd

Orlando, FL 32836

(407) 239-1234

**Group Rate:** \$203.00 plus tax

**Group Cut-Off Date:** May 17, 2026

**Parking:** *Complimentary self-parking:* \$30 with in/out privileges

*Valet parking:* \$45 with in/out privileges

\*\*Rates above are subject to sales tax, currently at 6.5%

## FASD 2026 Annual Conference

**Date:** June 8-11, 2026

**Location:** Hyatt Regency Grand Cypress Resort

**NOTE:** The Ethics Training, June 7, 2026, are available once you've selected your Registration Option. Please select one before you Check Out & Confirm your Registration.

**Register today to secure your spot!**

**NOTE:** If you are planning to bring a guest, you will need to contact

Angela Weeks-Samanie at [angela@fasd.com](mailto:angela@fasd.com)

AGENDA AT A GLANCE

## KEYNOTE SPEAKERS



**Tuesday, June 9, 9:00 AM - 10:00 AM**

**Aron Ralston** grew up far from the wilderness, but after moving to Colorado he became an avid outdoorsman. In 2003, while hiking alone in Utah’s canyon country, a falling boulder trapped his right hand. After six days, he made the unimaginable decision to free himself and hike to safety—an experience that became the basis for his bestselling book *Between a Rock and a Hard Place* and the Oscar-nominated film *127 Hours*.

Since then, Aron has shared his story around the world, returned to climbing and skiing with prosthetic arms he helped design, and continued exploring the outdoors. Now living in Boulder, he advocates for wilderness protection and embraces his greatest adventure yet: raising his two children.



**Wednesday, June 10, 9:00 AM - 10:00 AM**

**Trina Pulliam** brings over 25 years of experience helping government agencies build smarter teams, stronger systems, and more effective operations—expertise that directly supports the work of Florida’s special districts. As the founder of Trainnovations and a former Senior Lead Examiner for the National Baldrige Performance Excellence Program, she delivers practical strategies that strengthen organizational capacity and long-term success.

A University of Florida Economics graduate with a passion for public-sector excellence, Trina offers FASD attendees clear, actionable insights to improve performance and adapt to change. Her energetic, ultra-marathon mindset inspires leaders to think boldly and build districts ready for the future.

Thousand Oaks  
Community Development District

**Financial Report For  
February 2026**

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

|   | Annual<br>Budget<br>10/1/25 - 9/30/26 | Actual<br>Feb-26   | Year<br>To Date<br>Actual<br>10/1/25 - 2/28/26 |
|---|---------------------------------------|--------------------|--|
| <b>REVENUES</b>                               |                                       |                    |  |
| O & M ASSESSMENTS                             | 259,609                               | 0                  | 204,880  |
| DEBT ASSESSMENTS (SERIES 2016 A1)             | 367,957                               | 0                  | 290,082  |
| DEBT ASSESSMENTS (SERIES 2016 A2)             | 94,511                                | 0                  | 74,526   |
| OTHER REVENUES                                | 0                                     | 0                  | 0  |
| INTEREST INCOME                               | 1,200                                 | 0                  | 565  |
| <b>Total Revenues</b>                         | <b>\$ 723,277</b>                     | <b>\$ -</b>        | <b>\$ 570,053</b>                              |
| <b>EXPENDITURES</b>                           |                                       |                    |  |
| SUPERVISOR FEES                               | 12,000                                | 1,000              | 4,600  |
| PAYROLL TAXES                                 | 960                                   | 77                 | 352  |
| AQUATIC/STORMWATER MANAGEMENT                 | 30,000                                | 900                | 12,193   |
| LAWN/LANDSCAPE MANAGEMENT                     | 65,000                                | 5,250              | 30,550   |
| WETLAND PRESERVE BUFFER MAINTENANCE           | 20,000                                | 0                  | 0  |
| MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.) | 85,000                                | 21,175             | 39,897   |
| ELECTRICITY - FOUNTAINS                       | 750                                   | 0                  | 1,749  |
| ENGINEERING/INSPECTIONS/REPORTS<br>MANAGEMENT | 6,000                                 | 0                  | 1,259  |
| SECRETARIAL                                   | 39,228                                | 3,269              | 16,345   |
| LEGAL   | 4,200                                 | 350                | 1,750  |
| ASSESSMENT ROLL                               | 12,000                                | 0                  | 6,368  |
| AUDIT FEES                                    | 8,000                                 | 0                  | 0  |
| ARBITRAGE REBATE FEE                          | 3,600                                 | 0                  | 0  |
| INSURANCE                                     | 1,300                                 | 0                  | 0  |
| LEGAL ADVERTISING                             | 7,900                                 | 0                  | 7,908  |
| MISCELLANEOUS                                 | 1,300                                 | 0                  | 0  |
| POSTAGE                                       | 1,900                                 | 64                 | 1,043  |
| OFFICE SUPPLIES                               | 475                                   | 0                  | 0  |
| DUES & SUBSCRIPTIONS                          | 1,050                                 | 62                 | 748  |
| TRUSTEE FEES                                  | 175                                   | 0                  | 175  |
| TRAVEL  | 3,500                                 | 0                  | 3,500  |
| WEBSITE MANAGEMENT                            | 10,000                                | 0                  | 0  |
|   | 1,500                                 | 125                | 625  |
| <b>Total Expenditures</b>                     | <b>\$ 315,838</b>                     | <b>\$ 32,272</b>   | <b>\$ 129,062</b>                              |
| <b>REVENUES LESS EXPENDITURES</b>             | <b>\$ 407,439</b>                     | <b>\$ (32,272)</b> | <b>\$ 440,991</b>                              |
| PAYMENT TO TRUSTEE (A1)                       | (345,880)                             | 0                  | (258,025)                                      |
| PAYMENT TO TRUSTEE (A2)                       | (88,840)                              | 0                  | (70,855)                                       |
| <b>BALANCE</b>                                | <b>\$ (27,281)</b>                    | <b>\$ (32,272)</b> | <b>\$ 112,111</b>                              |
| COUNTY APPRAISER & TAX COLLECTOR FEE          | (14,441)                              | 0                  | (6,589)  |
| DISCOUNTS FOR EARLY PAYMENTS                  | (28,883)                              | 0                  | (22,582)                                       |
| <b>EXCESS/ (SHORTFALL)</b>                    | <b>\$ (70,605)</b>                    | <b>\$ (32,272)</b> | <b>\$ 82,940</b>                               |
| CARRYOVER FROM PRIOR YEAR                     | 70,605                                | 0                  | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>                | <b>\$ -</b>                           | <b>\$ (32,272)</b> | <b>\$ 82,940</b>                               |

|                                   |               |
|-----------------------------------|---------------|
| Bank Balance As Of 2/28/26        | \$ 410,963.04 |
| Accounts Payable As Of 2/28/26    | \$ 73,496.25  |
| Accounts Receivable As Of 2/28/26 | \$ -          |
| Available Funds As Of 2/28/26     | \$ 337,466.79 |