



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
JULY 13, 2026
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
July 13, 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. May 11, 2026 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Update on Fountain
- I. New Business
 - 1. Discussion Regarding District Ownership
 - 2. Discussion Regarding Restock of Carp in District Lakes
 - 3. Discussion Regarding Lake Erosion
 - 4. Discussion Regarding Conferences
- 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

Payment Cost: \$243.02

Order No: 11671138

Customer No: 730529

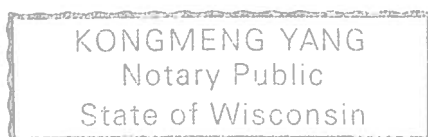
of Copies:

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
MAY 11, 2026**

A. CALL TO ORDER

The May 11, 2026, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:20 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 included District Manager Sylvia Bethel of Special District Services, Inc.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Jackson disclosed that he was on the Thousand Oaks CDD and the Thousand Oaks HOA Boards.

F. APPROVAL OF MINUTES

1. April 13, 2026, Regular Board Meeting

A **motion** was made by Mr. Jackson, seconded by Mr. Smith and unanimously passed approving the minutes of the April 13, 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 Fountain

Ms. Bethel stated that she was able to get a hold of someone there who will add the fountain to the permit. Once this has been completed the permit can be closed. Ms. Bethel will follow up to make sure this is completed.

2. Update on FASD Conference

Ms. Bethel stated that she had the paperwork and checks for the conference and would go over the information at the end of the meeting for those Board Members who are attending the conference.

I. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel reminded the Board that they had requested some additional information at the last meeting and presented the same for review. The Board decided to spread the increase over the next couple of years.

Following discussion, a **motion** was made by Mr. Jackson, seconded by Mr. Knowles and unanimously passed adopting Resolution 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget, adjusting the carryover to \$35,000 and setting the public hearing for August 10, 2026.

Messrs. Jackson and Smith stated that the letters sent to the residents included information about the District lowering assessments and the length of time they were lowered.

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

Mr. Jackson asked if counsel could prepare information concerning dissolving the District, identifying the date of last bond payment as well as the pros and cons of dissolution for the next meeting.

Mr. Knowles asked the Board for support for his sock campaign and provided information for donations.

Mr. Knowles shared that he had lost his brother earlier this month.

Mr. Jackson shared details about the League of Cities' event that he and Mr. Knowles had attended.

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.

Secretary/Assistant Secretary

Chair/Vice Chair

Thousand Oaks
Community Development District

**Financial Report For
June 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
REVENUES			
O & M ASSESSMENTS	259,609	1,789	256,333
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	2,617	365,303
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	672	93,851
OTHER REVENUES	0	0	3,571
INTEREST INCOME	1,200	0	2,645
Total Revenues	\$ 723,277	\$ 5,078	\$ 721,703
EXPENDITURES			
SUPERVISOR FEES	12,000	0	7,200
PAYROLL TAXES	960	0	551
AQUATIC/STORMWATER MANAGEMENT	30,000	900	23,486
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	78,100
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	51,452
ELECTRICITY - FOUNTAINS	750	311	3,358
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	1,356
MANAGEMENT	39,228	3,269	29,421
SECRETARIAL	4,200	350	3,150
LEGAL	12,000	0	7,583
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	3,600
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	7,900	0	7,908
LEGAL ADVERTISING	1,300	0	0
MISCELLANEOUS	1,900	13	1,276
POSTAGE	475	0	150
OFFICE SUPPLIES	1,050	73	1,033
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	3	3,500
TRAVEL	10,000	0	4,680
WEBSITE MANAGEMENT	1,500	125	1,126
Total Expenditures	\$ 315,838	\$ 11,369	\$ 230,405
REVENUES LESS EXPENDITURES	\$ 407,439	\$ (6,291)	\$ 491,298
PAYMENT TO TRUSTEE (A1)	(345,880)	(2,591)	(348,480)
PAYMENT TO TRUSTEE (A2)	(88,840)	(666)	(89,529)
BALANCE	\$ (27,281)	\$ (9,548)	\$ 53,289
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	(51)	(8,031)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	0	(26,249)
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (9,599)	\$ 19,009
CARRYOVER FROM PRIOR YEAR	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,599)	\$ 19,009

Bank Balance As Of 6/30/26	\$ 298,236.75
Accounts Payable As Of 6/30/26	\$ 24,699.02
Accounts Receivable As Of 6/30/26	\$ -
Available Funds As Of 6/30/26	\$ 273,537.73