

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, January 13, 2021 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Cove Circle, Wesley Chapel, FL 33544.

Present via teleconference and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Joshua Green	Board Supervisor, Vice Chairman
Andrew Mendenhall	Board Supervisor, Assistant Secretary
Sean Grace	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary

Also present via teleconference were:

Bryan Radcliff	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker (arrived at 7:14 p.m.)
Tonja Stewart	District Engineer, Stantec (arrived at 7:37 p.m.)
Scott Brizendine	Manager District Financial Services Rizzetta & Co.
Theresa Flores	Clubhouse Manager
John Gentilella	Maintenance Manager
Justin Martinjak	Representative, Down to Earth
Rod Bettini	Representative, Public Trust Advisors

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member commented on the placement of crosswalks that will be installed within the District.

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47 An audience member commented on speed tables to be installed within the
48 District and the status of an apartment complex being constructed.

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50 An audience member commented on the CDD installing additional baby swings
51 at the playground in Brookforest.

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53 An audience member commented on the status of the tree trimming and mulch
54 within the District.

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56 **THIRD ORDER OF BUSINESS**

Staff & Landscape Reports

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58 A. Operations Manager

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60 Mr. Gentilella presented his operations report to the Board. Mr. Martinjak
61 presented his report to the Board.

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63 B. Clubhouse Manager

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65 Ms. Flores presented her Clubhouse Manager's Report to the Board.

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67 C. District Counsel

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69 Mr. Babbar updated the Board on the Crown Building and the addendum to
70 Down to Earth's contract.

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72 D. District Engineer

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74 Ms. Stewart presented her report to the Board and discussed HA5 road
75 paving.

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77 E. District Manager

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79 Mr. Radcliff informed the Board that the next regular meeting would be held
80 on Wednesday, February 10, 2021 at 6:30 p.m. at the Seven Oaks
81 Clubhouse. Mr. Radcliff updated the Board on the status of the Geico claim
82 and subsequent claim check being issued to the District.

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84 **FOURTH ORDER OF BUSINESS**

Consideration of Arbitrage Proposals

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On a Motion by Mr. Mendenhall, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the Arbitrage Proposals, for the Seven Oaks Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02;
Transfer of Street Tree Maintenance
Plan**

On a Motion by Mr. Green, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors adopted Resolution 2021-02; Transfer of Street Tree Maintenance in substantial form pending change of effective date, for the Seven Oaks Community Development District.

The Board approved the Street Tree Maintenance letter to residents in substantial form pending correction of typos and change of effective date. The Board requested a mid-year tentative date to send the letter to the residents.

SIXTH ORDER OF BUSINESS

Discussion of Investment Options

Mr. Brizendine and Mr. Bettini presented a report on investment options for the District's funds to the Board. A conversation ensued. The invited Mr. Bettini to return in February along with his partner to present a second report discussing specific data for the District.

SEVENTH ORDER OF BUSINESS

**Discussion of Proposed Apartment
Complex**

The Board reviewed a proposed apartment complex that is being constructed near the District. The Board requested Ms. Stewart provide an analysis of a traffic study for the next meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Regular
Meeting held on December 9, 2020**

Mr. Radcliff presented the meeting minutes for the Board of Supervisors' regular meeting held on December 9, 2020. There were no changes made to the meeting minutes.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 9, 2020 as presented for the Seven Oaks Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Enterprise Fund
Operation and Maintenance
Expenditures for November 2020**

Mr. Radcliff presented the Enterprise Fund Operation and Maintenance Expenditures for November 2020.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved the Enterprise Fund Operation and Maintenance Expenditures for November 2020 (\$6,859.06) as presented for the Seven Oaks Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of General Fund
Operation and Maintenance
Expenditures for November 2020**

Mr. Radcliff presented the General Fund Operation and Maintenance Expenditures for November 2020.

On a Motion by Mr. Mendenhall, seconded by Mr. Christensen, with all in favor, the Board of Supervisors approved the General Fund Operation and Maintenance Expenditures for November 2020 (\$256,403.30) as presented for the Seven Oaks Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

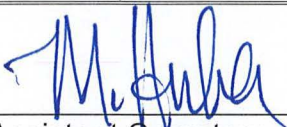
Mr. Christensen commented on the CDD website renovations and ADA compliance.

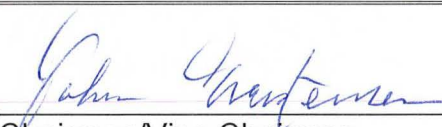
TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Radcliff requested a motion from the Board to adjourn the meeting.

On a Motion by Mr. Green, seconded by Mr. Graff, with all in favor, the Board of Supervisors adjourned the meeting at 9:32 p.m. for Seven Oaks Community Development District.


Assistant Secretary


Chairman/Vice Chairman