
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, February 10, 2021 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Cove Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Joshua Green	Board Supervisor, Vice Chairman
	(via conf. call)
Andrew Mendenhall	Board Supervisor, Assistant Secretary
Sean Grace	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Scott Brizendine	Vice President Operations, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec
Theresa Flores	Clubhouse Manager
John Gentilella	Maintenance Manager
Jerry Mejia	Representative, Down to Earth
Rod Bettini	Representative, Public Trust Advisors
Matt Tight	Representative, Public Trust Advisors
Sara Zare	Representative, MBS Capital Markets
	(via conf. call)

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

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

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SECOND ORDER OF BUSINESS

Audience Comments

An audience asked for high school senior signs to be placed at the roundabouts and wants to do this every year for 1 week.

An audience member commented about dog owners walking their dogs without leashes. The Board suggested contacting the HOA for assistance and possibly putting an notice in the newsletter.

An audience member commented Ancient Oaks that has not been resurfaced and it needs to be addressed. Also gutter and curbs need to be pressure washed.

An audience member commented on the street milling to be done this year and inquired if pressure washing can done this year and then done annually.

THIRD ORDER OF BUSINESS

**Discussion of Possible Refinancing
of Series 2011 A-1 and Series 2011 A-
2 Bonds**

Ms. Zare discussed the refinancing of Series 2011 A-1 and Series 2011 A-2 Bonds with the Board. A discussion ensued.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors authorized District Staff to work with Sara Zare and authorized the Chairman to sign any documents as necessary, for the Seven Oaks Community Development District.

Ms. Zare left the meeting at 7:02 p.m.

FOURTH ORDER OF BUSINESS

Presentation of Investment Options

Mr. Bettini and Mr. Brizendine presented investment options from FLCLASS, authorizing Mr. Mendenhall to work with the investor and sign off on investment options.

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in favor, the Board of Supervisors authorized Mr. Mendenhall to be the designee, for the Seven Oaks Community Development District.

On a Motion by Mr. Graff, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors approved to maintain the FDIC limit of \$250,000 in their operating account, for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Newsletter & Email Blasts

The Board discussed newsletters and email blasts. Mr. Green stated synch with SOPOA and use Constant Contact.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board of Supervisors authorized District Staff to set-up the newsletter through the Constant Contact program, for the Seven Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Staff & Landscape Reports

A. Operations Manager

Mr. Gentilella presented his operations and landscape report to the Board.

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$40,000.00 for District Staff to have the cul-de-sac's reduced at Forrest Edge and Pinecrest, for the Seven Oaks Community Development District.

Mr. Gentilella will send to Mr. Babbar a schedule for Summergate Ancient Oaks Boulevard mill and resurfacing.

On a Motion by Mr. Grace, seconded by Mr. Mendenhall, with all in favor, the Board of Supervisors authorized staff to issue a RFP for milling and resurfacing the remainder portion of Ancient Oaks Boulevard, for the Seven Oaks Community Development District.

The Board directed staff to remove the pavers and replace with asphalt. Mr. Gentilella also stated there was an invoice paid in December for Street Tree Maintenance that a credit needs to be requested. This scope of work was put on hold. Mr. Babbar will check on an addendum to remove the Street Tree Maintenance from Phase I and Phase II from Down to Earth's monthly landscape agreement.

B. Clubhouse Manager

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

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved for the Chairman to work with District Counsel outside of the meeting to issue a stop order to Mr. Potter for renovations, and solicit new bids for completing the work, for the Seven Oaks Community Development District.

Mr. Babbar did not have any additional report and would discuss a few business items that were listed in the Agenda as business items.

D. District Engineer

Ms. Stewart presented her report to the Board and discussed S19 development by Stock Apartments.

E. District Manager

Mr. Huber informed the Board that the next regular meeting would be held on Wednesday, March 10, 2021 at 6:30 p.m. at the Seven Oaks Clubhouse. The Board requested the addition of the Financial Statement in the upcoming Board Member agendas.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors adopted Resolution 2021-04 removing Bryan Radcliff and replacing with Matthew Huber and Taylor Nielsen as Assistant Secretaries, for the Seven Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Update on Workers Comp Audit

The Board tabled the update on workers comp audit and requested further information detailing the cause for the increase in cost.

EIGHTH ORDER OF BUSINESS

Ratification of Egis Bond Renewal

On a Motion by Mr. Mendenhall, seconded by Mr. Graff, with all in favor, the Board of Supervisors ratified the Egis Bond renewal, for the Seven Oaks Community Development District.

NINTH ORDER OF BUSINESS

Discussion of HA5 Road Pond Treatments

Ms. Stewart updated the Board on the HA5 road paving treatments. Ms. Stewart stated the evaluation of all the roads has been done and Copperleaf Villas at Deer Run and Nobel Point will have additional treatments which will be starting in October 2021.

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TENTH ORDER OF BUSINESS

Discussion of S12 and S19

Mr. Green provided an update to the Board. Mr. Babbar will follow-up with Crown on the status of a response relating to S12 correspondence he sent out 2 weeks ago. S19 is moving forward with three meetings scheduled for February 18, 2021 which is a zoom community planning meeting and a planning commission meeting on April 1, 2021 and the Pasco BOCC meeting scheduled for May 4, 2021. Mr. Babbar discussed the correspondence and communications that the District had with Pasco County and owners of S12 and S19 regarding the use of District facilities.

ELEVENTH ORDER OF BUSINESS

Discussion of Adventist Health Apartments

Pasco County has tabled for 60 days and may address in March or April. Mr. Babbar stated that a traffic study would show negative impact to the CDD.

TWELFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 13, 2021

Mr. Huber presented the meeting minutes for the Board of Supervisors' regular meeting held on January 13, 2021. There were no changes made to the meeting minutes.

On a Motion by Mr. Mendenhall, seconded by Mr. Grace, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 13, 2021, as presented for the Seven Oaks Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Enterprise Fund Operation and Maintenance Expenditures for December 2020

Mr. Huber presented the Enterprise Fund Operation and Maintenance Expenditures for December 2020.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board of Supervisors approved the Enterprise Fund Operation and Maintenance Expenditures for December 2020 (\$3,077.61) as presented for the Seven Oaks Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of General Fund Operation and Maintenance Expenditures for December 2020

Mr. Huber presented the General Fund Operation and Maintenance Expenditures for December 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 December 2020 (\$304,669.84) as presented for the Seven Oaks Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

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

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in favor, the Board of Supervisors adjourned the meeting at 9:00 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman