



Rizzetta & Company

Seven Oaks Community Development District

Board of Supervisors' Meeting November 9, 2022

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.sevenoakscdd.com

**SEVEN OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Seven Oaks Clubhouse, 2910 Sports Core Circle, Wesley Chapel, FL 33544

Board of Supervisors	Jack Christensen	Chairman
	Sean Grace	Vice Chairman
	Tom Graff	Assistant Secretary
	Lauren O'Donnell	Assistant Secretary
	Andrew Mendenhall	Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Greg Woodcock	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD, SUITE 100 • WESLEY CHAPEL, FL 33544
MAILING ADDRESS • 3434 COLWELL AVE, STE 200 • TAMPA, FL 33614

WWW.SEVENOAKSCDD.COM

November 1, 2022

Board of Supervisors
**Seven Oaks Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors' of Seven Oaks Community Development District will be held on **Wednesday, November 9, 2022 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
 - A. Field Operations Manager Report..... Tab 1
 - B. Clubhouse Manager
 1. Presentation of Clubhouse Report Tab 2
 2. Discussion on Replacement Awnings Tab 3
 3. Discussion on Existing Policy for Replacing burnt out Lights on the Basketball and Tennis Courts
 4. Discussion on Open Play for the Basketball Courts
 5. Discussion on Increasing Hourly Rates for Bilingual Employees
 6. Discussion on Paying Hourly Employees if they were to be scheduled on Holidays the Clubhouse is Closed
 - C. District Counsel
 - D. District Engineer
 1. Consideration of Change Order #1 Tab 4
 - E. District Manager
 1. Review of District Manager Report..... Tab 5
 2. Review of Financial Statement..... Tab 6
- 4. BUSINESS ITEMS**
 - A. Discussion on Covid Policy Tab 7
 - B. Consideration of Resolution 2023-01, Amended FY 22-23 Budget Tab 8
- 5. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on October 12, 2022 Tab 9
 - B. Consideration of the Minutes of the Continued Meeting held on October 19, 2022..... Tab 10

- C. Consideration of O&M, Enterprise Fund, September 2022 USC
- D. Consideration of O&M, General Fund, September 2022... USC

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Jayna Cooper
District Manager

RESOLUTION 2023-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Seven Oaks Community Development District (the “**District**”) previously adopted its budget for fiscal year 2021/2022;

WHEREAS, the Board desires to relocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2021/2022 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2021/2022.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Seven Oaks Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2021”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2021/2022, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted this 9th day of November, 2022.

Attest:

**Seven Oaks
Community Development District**

Name: _____
Secretary/Assistant Secretary

Jack Christensen
Chair of the Board of Supervisors

Exhibit A: 2021/2022 Amended Budget

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Seven Oaks Community Development District (the “**District**”) previously adopted its budget for fiscal year 2021/2022;

WHEREAS, the Board desires to relocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2021/2022 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2021/2022.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Seven Oaks Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2021”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2021/2022, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted this 9th day of November, 2022.

Attest:

**Seven Oaks
Community Development District**

Name: _____
Secretary/Assistant Secretary

Jack Christensen
Chair of the Board of Supervisors

Exhibit A: 2021/2022 Amended Budget

Exhibit A

**Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022**

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
1			
2	REVENUES		
3			
14	Special Assessments		
15	Tax Roll*	\$ 3,610,571	\$ 3,610,571
31			
32	TOTAL REVENUES	\$ 3,610,571	\$ 3,610,571
33			
34	Balance Forward from Prior Year	\$ -	\$ 100,000
35			
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 3,610,571	\$ 3,710,571
37			
40	EXPENDITURES - ADMINISTRATIVE		
41			
42	Legislative		
43	Supervisor Fees	\$ 18,000	\$ 18,000
44	Financial & Administrative		
45	Administrative Services	\$ 9,700	\$ 9,700
46	District Management	\$ 44,025	\$ 44,025
47	District Engineer	\$ 32,000	\$ 32,000
48	Disclosure Report	\$ 7,000	\$ 7,000
49	Trustees Fees	\$ 10,000	\$ 10,000
50	Assessment Roll	\$ 5,250	\$ 5,250
51	Financial & Revenue Collections	\$ 5,250	\$ 5,250
52	Accounting Services	\$ 28,500	\$ 28,500
53	Auditing Services	\$ 4,800	\$ 4,800
54	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000
59	Public Officials Liability Insurance	\$ 3,848	\$ 3,848
60	Legal Advertising	\$ 2,000	\$ 2,000
62	Dues, Licenses & Fees	\$ 2,000	\$ 2,000
64	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150
66	Website Hosting, Maintenance, Backup (and Email)	\$ 3,158	\$ 3,158

**Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022**

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
67	Legal Counsel		
68	District Counsel	\$ 40,000	\$ 40,000
72	Special Litigation Services/Legal Mediation	\$ 50,000	\$ 50,000
73			
74	Administrative Subtotal	\$ 266,681	\$ 266,681
75			
76	EXPENDITURES - FIELD OPERATIONS		
77			
78	Law Enforcement		
79	Deputy	\$ 10,000	\$ 10,000
89	Security Monitoring Services	\$ 3,000	\$ 3,000
90	Electric Utility Services		
92	Utility - Street Lights	\$ 240,000	\$ 240,000
93	Utility - Recreation Facilities	\$ 70,000	\$ 70,000
95	Utility - Irrigation & Landscape Lighting	\$ 39,000	\$ 39,000
96	Gas Utility Services		
97	Utility Services	\$ 510	\$ 510
99	Garbage/Solid Waste Control Services		
100	Garbage - Recreation Facility	\$ 5,000	\$ 5,000
101	Solid Waste Assessment	\$ 7,000	\$ 7,000
103	Water-Sewer Combination Services		
104	Utility Services	\$ 37,000	\$ 37,000
106	Utility - Reclaimed	\$ 34,000	\$ 34,000
107	Utility - Fountains	\$ 2,000	\$ 2,000
111	Stormwater Control		
112	Stormwater Assessment	\$ 6,000	\$ 6,000
113	Aquatic Maintenance	\$ 53,400	\$ 53,400
115	Lake/Pond Bank Maintenance	\$ 30,000	\$ 30,000
117	Mitigation Area Monitoring & Maintenance	\$ 6,500	\$ 6,500
118	Aquatic Plant Replacement	\$ 15,000	\$ 15,000
119	Stormwater System Maintenance	\$ 5,000	\$ 5,000
125	Other Physical Environment		

**Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022**

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
126	Employee - Salaries	\$ 206,010	\$ 206,010
127	Employee - Payroll Taxes	\$ 26,000	\$ 26,000
128	Employee - Workers Comp	\$ 17,200	\$ 17,200
130	Employee - Health Stipend	\$ 40,800	\$ 40,800
131	General Liability/Property Insurance	\$ 17,525	\$ 17,525
132	Pressure Washing	\$ 65,000	\$ 65,000
134	Entry & Walls Maintenance	\$ 4,000	\$ 4,000
135	Landscape Maintenance	\$ 850,000	\$ 850,000
138	Clock Tower Maintenance	\$ 600	\$ 600
140	Tree Trimming Services	\$ 70,000	\$ 70,000
141	Community Park Equipment	\$ 25,000	\$ 25,000
142	Holiday Decorations	\$ 20,000	\$ 20,000
144	Irrigation Repairs	\$ 25,000	\$ 25,000
145	Landscape - Mulch/Annuals	\$ 210,000	\$ 210,000
146	Landscape Light Maintenance	\$ 4,000	\$ 4,000
147	Landscape Replacement Plants, Shrubs, Trees	\$ 150,000	\$ 150,000
148	Tree Removal	\$ 130,000	\$ 130,000
151	Miscellaneous Expense	\$ 10,000	\$ 10,000
153	Road & Street Facilities		
158	Sidewalk Repair & Maintenance	\$ 50,000	\$ 50,000
160	Street Sign Repair & Replacement	\$ 55,000	\$ 55,000
161	Roadway Repair & Maintenance	\$ 60,000	\$ 60,000
162	Parks & Recreation		
163	Employee - Salaries	\$ 270,900	\$ 270,900
164	Employee - Payroll Taxes	\$ 25,000	\$ 25,000
165	Employee - Workers Comp	\$ 8,658	\$ 8,658
167	Employee - Health Stipend	\$ 31,200	\$ 31,200
171	Maintenance & Repair	\$ 38,700	\$ 38,700
172	Facility Supplies	\$ 5,000	\$ 5,000
174	Vehicle Maintenance- Golf Carts/Truck	\$ 5,000	\$ 5,000
179	Fitness Equipment Maintenance & Repairs	\$ 5,000	\$ 5,000
180	Clubhouse - Facility Janitorial Service	\$ 45,000	\$ 45,000

**Amended Budget
Seven Oaks Community Development District
General Fund
Fiscal Year 2021/2022**

	Chart of Accounts Classification	Budget for 2021/2022	Amended Budget for 2021/2022
182	Pool Service Contract	\$ 45,600	\$ 45,600
183	Pool Repairs	\$ 5,000	\$ 5,000
184	Fountain Service & Maintenance	\$ 15,000	\$ 15,000
189	Telephone, Fax, Internet	\$ 7,000	\$ 7,000
194	Clubhouse Office Supplies	\$ 6,000	\$ 6,000
195	Furniture Repair/Replacement	\$ 8,500	\$ 8,500
201	Athletic/Park Court/Field Repairs	\$ 10,000	\$ 10,000
208	Miscellaneous Expense	\$ 20,000	\$ 20,000
210	Tennis Court Maintenance & Supplies	\$ 7,500	\$ 7,500
211	Basketball Court Maintenance & Supplies	\$ 4,000	\$ 4,000
214	Special Events		
215	Special Events	\$ 10,000	\$ 10,000
218	Contingency		
220	Miscellaneous Contingency		\$ 100,000
222	Capital Outlay	\$ 170,537	\$ 170,537
223			
224	Field Operations Subtotal	\$ 3,343,890	\$ 3,443,890
227			
228	TOTAL EXPENDITURES	\$ 3,610,571	\$ 3,710,571
229			
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -
231			

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, October 12, 2022 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman <i>(via phone)</i>
Sean Grace	Board Supervisor, Vice Chairman
Lauren O'Donnell	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary
Andrew Mendenhall	Board Supervisor, Assistant Secretary <i>(via phone)</i>

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Jayna Cooper	District Manager, Rizzetta & Co., Inc.
Theresa DiMaggio	Clubhouse Manager
John Gentilella	Maintenance Manager
Vanessa Steinerts	Attorney, Straley, Robin & Vericker
Greg Woodcock	District Engineer, Stantec
Josh & Charlie	Juniper Landscape
Chelsea Waller	Waller Law <i>(via phone)</i>

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding landscaping, support for appealing the BOCC 19 decision, golf carts, and café table repair/replacement options.

THIRD ORDER OF BUSINESS

Update on S-19 Parcel

Ms. Waller reviewed two types of appeals with the Board. A lengthy discussion ensued.

Mr. Steinerts advised the Board on advertising requirements for a special meeting, shade meeting and continued meeting. The Board elected to continue the meeting to 10/19/2022 at 6:30 p.m.

FOURTH ORDER OF BUSINESS

Staff & Landscape Reports

A. Field Operations Update

Mr. Gentilella reviewed his report with the Board and provided updates and timeline for County inspection for the pool heater.

The Board directed John to review the area in The Laurels in need of sod replacement which was brought up during audience comments.

B. Clubhouse Manager

Ms. DiMaggio reviewed her report and advised that a new fryer may be needed soon.

The Board directed Ms. DiMaggio to only advertise fundraisers that benefit or are facilitated by the District.

The Board tabled the awning replacement proposals to the November meeting and appointed Ms. O'Donnell as Board liaison to work with Ms. DiMaggio on the selection of a color/pattern for the new awnings.

C. District Counsel

District Counsel advised they had no further report.

D. District Engineer

Mr. Woodcock updated the Board on District signage review and will keep the Board apprised with any updates.

Mr. Woodcock updated the Board that he will schedule a walk-through in mid-November with Finn Outdoor and coordinate the scheduling of the pond repairs.

E. District Manager

Mr. Nielsen informed the Board the next regular meeting will be held on Wednesday, November 9, 2022 at 6:30 p.m. at the Seven Oaks Clubhouse.

1. Review of District Management Report

Mr. Nielsen presented the District Management Report to the Board.

Mr. Nielsen advised that the new seats for Seven Oaks CDD will be taken in the December meeting.

Mr. Nielsen also advised transition to Jayna Cooper as 1st Chair District Manager for Seven Oaks CDD.

Mr. Grace clarified that police are addressing any and all traffic violations while onsite, not just golf carts.

FOURTH ORDER OF BUSINESS

Consideration of Cash Drawer Proposal

Ms. Cooper presented the Cash Drawer Proposal to the Board.

On a Motion by Mr. Graff, seconded by Ms. O'Donnell, with all in favor, the Board approved the purchase of a second cash drawer for the café for \$1,797.00 with a monthly software fee of \$9.95.00, for the Seven Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Café Table Replacement

Mr. Nielsen opened a discussion on the Café Table Replacement to the Board.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board approved Lauren O. to coordinate the repair of the café table with Theresa and JFC Restoration and pay for the repair directly, for the Seven Oaks Community Development District.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

October 12, 2022 – Meeting Minutes

Page 4

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board Supervisors' Meeting held on September 14, 2022 and O&M Enterprise Fund for August 2022 & O&M General Fund for August 2022

Mr. Cooper presented the Minutes of the Board of Supervisors' Meeting held on September 14, 2022 and the O&M Enterprise Fund for August 2022 and the O&M General Fund for August 2022 to the Board to the Board.

On a Motion by Mr. Graff, seconded by Mr. Grace, with all in favor, the Board approved the Minutes of the Board Supervisors' Meeting held on September 14, 2022 and the O&M Enterprise Fund for August 2022 (\$8,371.37) and the O&M General Fund for August 2022 (\$145,784.26), for the Seven Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Supervisor O'Donnell requested the Covid policy be revisited at the November meeting.

Supervisor Christensen directed the District Management to continue the meeting to October 19, 2022 at 6:30 p.m. in the theater room of the Clubhouse for further discussion of the S19 parcel and appeal options.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Cooper requested a motion from the Board to continue the meeting on 10/19/2022 at 6:30 p.m.

On a Motion by Mr. Grace, seconded by Ms. O'Donnell, with all in favor, the Board of Supervisors adjourned the meeting at 8:36 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman

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 continued meeting of the Board of Supervisors of Seven Oaks Community Development District was held on **Wednesday, October 19, 2022 at 6:30 p.m.** at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Christensen	Board Supervisor, Chairman
Sean Grace	Board Supervisor, Vice Chairman
Lauren O'Donnell	Board Supervisor, Assistant Secretary
Tom Graff	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Jayna Cooper	District Manager, Rizzetta & Co., Inc.
Vanessa Steinerts	Attorney, Straley, Robin & Vericker
Chelsea Waller	Waller Law

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Update on Parcel S19

Ms. Cooper presented the Irrigation Proposals to the Board.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board approved the Ewing Irrigation proposal for \$35,413.31 and Integrated Irrigation Services proposal for \$6,385.00, for the Seven Oaks Community Development District.

SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

October 19, 2022 – Meeting Minutes

Page 2

Ms. Cooper updated the Board on the S19 Parcel. A lengthy discussion ensued. The Board advised it was an open session and heard and responded to audience comments throughout. Ms. Waller advised the Board on different types of appeals, including benefits and drawbacks. She also advised likely outcomes. Ms. Steinerts advised on the Boards' use of District funds for this matter.

On a Motion by Mr. Grace, seconded by Mr. Graff, with all in favor, the Board approved not to pursue an appeal of the BOCC decision in regard to the S19 Parcel, for the Seven Oaks Community Development District.

THIRD ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Cooper 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 8:12 p.m. for Seven Oaks Community Development District.

Assistant Secretary

Chairman/Vice Chairman