



By **Bill Parsons**, Vice Chairman, Seven Oaks CDD

SEVEN OAKS CDD BOARD

Most homeowners, to include my family, purchased their home in Seven Oaks knowing their house was in an area with a Community Development District (CDD) but did not know how it functions. The purpose of this article is to provide the homeowners with a few information basics about the CDD Board.

FLORIDA STATUTES

A great place to obtain information about a CDD and the board that governs it are the Florida Statutes. The statutes are a collection of Florida laws approved by the Florida Legislature and signed by the governor. The Florida Statutes currently have 48 titles that are divided into chapters. In Title XIII, there is an entire chapter (i.e. Chapter 190) devoted to Community Development Districts.

As explained in Chapter 190, the Florida Legislature found that there was a need for state law to provide a way to create independent districts that could manage and finance community development services without overburdening other governments such as Pasco County. This allows communities such as Seven Oaks to have better landscaping and facilities such as the clubhouse with pools, tennis courts, etc. Pasco County would not be willing to provide these above average features since it would put an increased tax burden on other tax payers. These laws cover how a CDD will

be established, how CDD Board members are elected, as well as duties and powers of a board to include financial management.

For example, it establishes the procedures to be used to convert the election of board members from being elected by landowners to being elected by qualified voters who live in the district. Per the statute, the first time this can occur is 6 years after the district is formed if the district has 250 qualified voters. Since CDD I had well over 250 voters after 6 years (i.e. 2007), the conversion started with the general election in 2008 with Seats 2 and 4. In 2010, Seats 1 and 3 were designated to be filled by people elected by the qualified voters. The final seat (i.e. Seat 5) was converted from being filled by the landowners to qualified voters in 2012. Prior to 2008, the Board consisted of Crown Community Development employees. After the conversion, two board members are elected at a general election for four years terms and two years later three board members are elected at the next general election. This insures that there is continuity in the board by only two or three board members terms expiring for each general election.

Chapter 190 also specifies that “each supervisor shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the board of supervisors, not to exceed \$4,800 per year per supervisor”. The Seven Oaks

CDD Board has 12 regular scheduled meetings each year plus 2- 4 planning/workshop meetings. The compensation of each Seven Oaks Board member is \$2,400 (\$200 x 12) plus \$200 for each planning and workshop meeting.

This is the type of general information you can find in the Florida Statute about CDD Boards. The Florida Statutes can be found at: <http://www.leg.state.fl.us/statutes/>.

SEVEN OAKS WEBSITE

For specific information about the Seven Oaks CDD Board, a good source is the Seven Oaks Website (<http://mysevenoaks.com/>). On the website, you can find such items as past/current projects, meeting minutes, and policies.

Projects: Some of the current and past CDD projects on the website include seal coating the roads, oak tree removable between the sidewalks and streets, Seven Oaks Elementary School zone improvements, clock tower area landscaping, and nature trail repair and repaving.

Meeting Minutes: The website contains the meeting minutes for 2012 and 2013. The minutes will be posted once approved by the CDD Board. The board reviews the minutes at the following meeting, so the minutes are not posted until about 45 to 60 days after the meeting.

Policies: Some of the policies on the website include natural common areas, security cameras, ponds used for fishing, and parking.

SEVEN OAKS NEWS

Another good source of information about the Seven Oaks CDD Board is the Seven Oaks News published monthly and mailed to all residents in Seven Oaks. Each month, I write and provide an article to the Seven Oaks News. The articles are on pages 6 and 7 of each issue. Last month, the article was on page 6 and 8, but in the future, the CDD article will return to pages 6 and 7. Past articles are on the Seven Oaks Website.



Seven Oaks CDD Board Members

Jack Christensen, Leisa Rasmussen, Michael Davis, Bill Parsons, and Andy Denbo



ELECTIONS

The CDD article in the December 2010 Seven Oaks News provided an explanation of the CDD elections that had occurred at Seven Oaks. Here is a brief summary and update of our CDD elections:

2001-2008: Crown employees were elected to the seats on the two CDD Boards in landowner elections. Crown controlled the majority of the votes so they could elect who they wanted to serve on these two boards.

November 2008: As mentioned earlier, Chapter 190 required that the candidates for two seats on the CDD I Board be filled via a general election where the voters decide rather than a landowners election where the landowners decide. The Crown employees decided that they would resign from the remaining three seats on CDD I and the five seats on CDD II. In November, with a combination of both general and landowner elections as well as appointments to fill seats where the terms had not expired, residents were selected to fill all 10 seats.

March 2010: CDD I and CDD II merged with CDD I being the serving CDD.

November 2010: Andy Denbo and Mike Davis were elected in the general election to fill Seats 1 and 3, respectively.

November 2012: Jeff Rosenberg, Jack Christensen and I were elected in the general election to fill Seats 4, 5, and 2, respectively. Jeff Rosenberg resigned shortly after the election so the remaining board members appointed Leisa Rasmussen to fill his seat.

CDD BOARD OFFICERS AND LIAISON POSITIONS

Chapter 190 authorizes the Board to appoint officers. At the February 20, 2013 CDD meeting, the Board passed a resolution to also appoint CDD Board members to liaison positions. In addition to Mike Davis being appointed Chairman and me as Vice Chairman, the CDD Board members were appointed to the following positions:

Maintenance and Landscaping Liaison: Bill Parsons

Clubhouse Liaison: Andy Denbo

SOPOA Representative: Jack Christensen

Communications: Andy Denbo

Budget: Bill Parsons

Newsletter: Bill Parsons

Pasco Alliance of Community Associations: (PACA) Liaison: Jack Christensen .

BOARD MEETINGS

The Seven Oaks CDD Board meetings are normally held the second Wednesday of each month at 6:30 p.m. in the Gathering Room of the Seven Oaks Clubhouse. The April and May 2013 meeting will be on the third Wednesday. In addition to the Board members, the following people attend:

District Manager: Scott Brizendine from Rizzetta & Company

CDD Attorney: Mark Straley from Straley and Robin Law Firm

CDD Engineer: Jack Knowlton from American Consulting Engineers of FL

CDD Maint. Supervisor: Bob Semple

Clubhouse Manager: Theresa Flores

Current/Past Members CDD I Resident Controlled Board

Seat 1

Susan Jurik (2008-2010)
Andy Denbo (2010-2014)

Seat 2

Bill Parsons (2008-2016)

Seat 3

Stephen Wheeler (2008-2010)
Mike Davis (2010-2014)

Seat 4

Jeff Rosenberg (2008-2012)
Leisa Rasmussen (2012-2016)

Seat 5

Jack Christensen (2008-2016)

Past CDD Articles in Seven Oaks News on Website

October 2011

Managing Mitigation
Areas & Ponds

November 2011

Roads Get a Seal Coating

December 2011

Clubhouse Floor Renovations

January 2012

Seven Oaks in December

February 2012

Mature Oak Trees
Pushing Up Sidewalks

March 2012

Rizzetta & Company, Inc

April 2012

It's Your Money

May 2012

Seven Oaks Landscaping

June 2012

Playgrounds Get Renovation

July 2012

CDD Maintenance

August 2012

Seven Oaks Handles Debby

September 2012

Seven Oaks Pays
Two CDD Assessments

October 2012

Seven Oaks Residential Units

November 2012

Seven Oaks Nature Trail

December 2012

Oak Trees Become Liability

January 2013

Holiday Decorations

February 2013

Maintaining Seven Oak Roads

March 2013

Oak Tree Removal Plan