



Oakridge
Community Development District

Ron Mitcham – Chairman

Leif Gren – Vice Chairman

Ana Salazar– Assistant Secretary

Allen Blenden – Assistant Secretary

Steven Nathasingh, Assistant Secretary

February 1, 2017



Oakridge

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

January 25, 2017

Board of Supervisors Oakridge Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Oakridge Community Development District** is scheduled for **February 1, 2017 at 6:00 p.m. at the Oak Lake Community Center, 3190 N. 56th Avenue, Hollywood, Florida.** Following is the advance agenda:

1. Defining the Proper Procedure to Start the Meeting (*no one qualified for the general election*)
2. Roll Call
3. Organizational Matters
 - A. Consideration of **Resolution #2017-01** Declaring a Vacancy on the Board of Supervisors for Seat #1, Seat #2, and Seat #3
 - B. Consideration of Appointment(s) of a Qualified Elector to the Vacant Seat(s) for Seat #1, Seat #2, and Seat #3
 - C. Oath of Office for Newly Appointed Supervisor(s)
 - D. Consideration of **Resolution #2017-02** Electing Officers
4. Approval of Minutes of the September 7, 2016 Meeting
5. Consideration of Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016
6. Staff Reports
 - A. Attorney - Discussion of Conveyances of Properties to and from the HOA
 - B. Engineer - Update and Discussion of Potential Project
 - C. Manager
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
9. Adjournment

Since no one qualified for Seat #1, Seat #2, and Seat #3 in the general election, we need to consider **Resolution #2017-01** Declaring a Vacancy on the Board of Supervisors and then we can consider appointing a qualified elector to the vacant seats. Then, if we are able to appoint anyone, once we give the newly appointed supervisor(s) the oath of office, we can consider **Resolution #2017-02** Electing Officers. Copies of the resolutions are enclosed for your review.

A copy of the minutes from the September 7, 2016 meeting is enclosed for your review.

The fifth order of business is consideration of addendum to engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016. A copy of the addendum is enclosed for your review.

The sixth order of business is staff reports. Enclosed under the attorney's report is documentation related to conveyances of properties to and from the HOA.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Luis Hernandez
Manager

CC: Dennis Lyles Rhonda Mossing Kevin Mulshine Bob Gang Bruce Giles-Klein
 Juan Alvarez Scott Cochran

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, members of the Board of Supervisors (the "Board") of the Oakridge Community Development District (the "District") are to be elected by the qualified electors of the District at a general election held in November; and

WHEREAS, the District provided notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period, as required by Section 190.006(3)(b), Florida Statutes;; and

WHEREAS, the **Broward** County Elections Department has confirmed that at the close of the qualifying period for election to the District Board, no electors qualified for Seat # 1, Seat # 2 & Seat #3 to be filled in the general election to be held on November 08, 2016 (the "General Election"); and

WHEREAS, the District is required by section 190.006(3)(b), Florida Statutes, to declare the seat to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill such vacancy within 90 days of the second Tuesday following the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The Board hereby declares Seat # 1, Seat # 2 & Seat #3 to be vacant, effective on the second Tuesday following the General Election.
3. The Board shall appoint a qualified elector to Seat # 1, Seat # 2 & Seat #3 within 90 days of the second Tuesday following the General Election, as required by

Section 190.006(3)(b), Florida Statutes. Until such appointment to a seat, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS, _____ DAY OF _____, 201__.

**OAKRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2017-02

**A RESOLUTION ELECTING OFFICERS OF THE OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the **Oakridge Community Development District** at a regular business held on _____ desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE OAKRIDGE COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS _____ DAY OF _____

Chairman / Vice Chairman

Secretary / Assistant Secretary

**MINUTES OF MEETING
OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Oakridge Community Development District was held on September 7, 2016 at 6:00 p.m., at the Oak Lake Community Center, 3190 N. 56th Avenue, Hollywood, Florida.

Present and constituting a quorum were:

Ron Mitcham	Chairman
Leif Gren	Vice Chairman
Allen Blenden	Assistant Secretary
Ana Salazar	Assistant Secretary
Steven Nathasingh	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Kurt Larsen	Resident
Heather Blank	Oakridge POA

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the July 6,
2016 Meeting**

Mr. Hernandez presented the minutes from the July 6, 2016 meeting and asked for any corrections, additions, or deletions.

There not being any changes,

On MOTION by Ms. Salazar seconded by Mr. Nathasingh with all in favor the Minutes of the July 6, 2016 Meeting were approved.

THIRD ORDER OF BUSINESS

Approval of Engineering Agreement with Alvarez Engineers, Inc. to serve as District Engineer

Mr. Hernandez presented the engineering agreement with Alvarez Engineers, Inc. to serve as District Engineer and asked for a motion to approve it.

On MOTION by Mr. Blenden seconded by Mr. Gren with all in favor the engineering agreement with Alvarez Engineers, Inc. to serve as District Engineer was approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016

Mr. Hernandez presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016 and asked for a motion to approve it so the district's audit could be done.

On MOTION by Mr. Nathasingh seconded by Ms. Salazar with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

B. Engineer

- 1) Discussion of Lake Conditions and Lake Bank Conditions
- 2) Discussion of Flooding Issues

Mr. Alvarez thanked the board for selecting his firm to serve as District Engineer and briefly discussed the report he distributed regarding lake conditions and lake bank conditions and the flooding issues. The lake levels were lower than they were designed to be and waves in the lake were causing erosion to the lake banks.

Mr. Mitcham asked why the lake levels weren't actually at the levels they were designed to be and if that was part of the reason they were having flooding issues.

Mr. Alvarez explained that the control structure that controlled the lakes was set at two feet rather than three feet as they were originally designed, why he wasn't sure, but he would further research that to see if that was part of the cause of the flooding

issues. One solution would be to restore the soil that was eroding and prevent further erosion would be to spread large tubes of sand and sod over the affected areas. Another possible solution would be to dredge sand from the bottom of the lakes, but that was not recommended because the sand from the lakes wasn't good quality.

Mr. Hernandez indicated it would be necessary to determine what property belonged to the CDD and HOA before they could move forward with this project because some of the properties were not deeded correctly, and the CDD would probably need easements for some of them if they were owned by the HOA in order to do any work to get the lakes and drainage system working properly. Also, if the district was going to consider financing a new project, it might make sense to consider including enough funding for other projects, as well.

Mr. Pawelczyk explained with the bond payments almost being paid off, it might make sense to issue more and keep continuity of the payments in order to fund the projects being discussed. Many districts do that in order to continue to make improvements or fix ailing and aging improvements within the district.

Mr. Hernandez indicated district staff would work with the HOAs to determine a plan and some potential solutions that could help the CDD move forward by the next meeting and explained the board had to approve everything before any action occurred.

A. Attorney

Mr. Pawelczyk mentioned the last time his firm increased their fees was in 2005 and presented a letter to do so and asked the board to ratify the rate increase retroactively from October 1, 2015 provided it didn't impact the budget and his firm would provide the board with that amount.

Mr. Hernandez indicated they were way under budget so it wouldn't be an issue.

Mr. Mitcham requested to have the amount provided before the board approved retroactively paying that amount, but agreed to with the start of the new fiscal year.

On MOTION by Mr. Gren seconded by Mr. Blenden with all in favor the letter from District Counsel's office regarding their rate increases from October 1, 2016 was ratified.

C. Manager - Discussion of Financial Disclosure Report from Commission on Ethics - *everyone has filed*

Mr. Hernandez presented the financial disclosure report from the Commission on Ethics and indicated all of the supervisors had filed their annual forms.

SIXTH ORDER OF BUSINESS

Supervisors Requests & Audience Comments

Mr. Hernandez asked if there were any supervisors requests or audience comments to discuss.

Mr. Larsen asked where the other CDD discussed earlier was located.

Mr. Pawelczyk responded the Turtle Run CDD was located in Coral Springs on Sample Road and 441 and it was one of the oldest CDDs in Broward County.

Mr. Larsen expressed concerns of where the water would go if there was a really strong storm or hurricane because the flooding got really bad.

Mr. Hernandez indicated he and Juan would discuss that with S.F.W.M.D. to let them determine what could be done.

Ms. Blank mentioned the Oakridge POA's engineer, Ms. Susan Holland, was working on getting bids for some of the work the POA was planning to do and asked how that would affect things if the POA and CDD worked together or if the POA could provide the funding to the CDD to do some of the work.

Mr. Mitcham responded that the CDD board wouldn't be obligated to pay for something the POA was doing and the POA couldn't come back with a check to cover whatever they wanted to have done. The CDD board would have to approve doing any work first before anything like that could occur.

Mr. Hernandez indicated the CDD was a governmental entity with limited powers and unless the POA sold the CDD an improvement made, the CDD wouldn't have powers to reimburse a private entity such as the POA for any improvements the POA chose to do. The CDD board could consider any estimates provided to them, but they were still in the process of trying to determine what the needs of the community were so they could quantify a total amount and if the district moved forward with the project, the

district would be controlling the bid process, the funding, and everything else. There were certain requirements that the CDD had to follow in order to do each of those things.

Mr. Pawelczyk explained if it was CDD property and the CDD was responsible to maintain the area, the POA needed to get approval from the CDD board before doing any maintenance or work on CDD property.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Balance Sheet and Income Statement**

Mr. Hernandez presented the check register, the balance sheet and income statement and asked the board for a motion to approve them if there were no questions.

On MOTION by Ms. Salazar seconded by Mr. Gren with all in favor the Check Register, the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez asked if there were any other comments or items for discussion, and upon hearing none, asked for a motion to adjourn the meeting.

On MOTION by Mr. Mitcham seconded by Mr. Gren with all in the favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN
GRAU AND ASSOCIATES AND Oakridge Community Development
District _____ (CDD) _____
(DATED _____, 201__)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: RHANS@GMSSF.COM**



Auditor: _____

District: _____

Title: President

Title: _____

Date: 10/12/2016

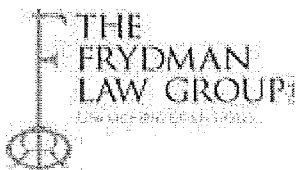
Date: _____

Luis Hernandez

From: Rachel Frydman <Rachel@FRYDMANLAWGROUP.COM>
Sent: Friday, December 23, 2016 1:04 PM
To: Luis Hernandez; Michael J. Pawelczyk
Subject: RE: Oakridge CDD - Parcel ownership

Thank you Luis. Have a great holiday and new year.

Rachel E. Frydman, Esq.
Managing Member



7301 Wiles Road, Ste. 201
Coral Springs, FL 33067
(954) 227-3916 Telephone
(954) 227-3917 Facsimile

****Please note our new address and phone numbers****

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From: Luis Hernandez [mailto:lhernandez@gmssf.com]
Sent: Friday, December 23, 2016 1:04 PM
To: Rachel Frydman <Rachel@FRYDMANLAWGROUP.COM>; Michael J. Pawelczyk <mpawelczyk@bclmr.com>
Subject: RE: Oakridge CDD - Parcel ownership

At the next District's meeting, it will be presented for the Board consideration. As we get back from the holidays I will be reaching to the Board to set one up and I will let you know when is that it will take place.

Happy Holidays :)

Luis

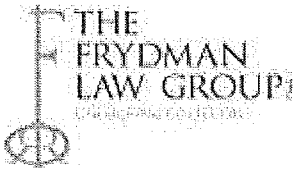
Luis Hernandez, GMS-SF
Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Rachel Frydman <Rachel@FRYDMANLAWGROUP.COM>
Date: 12/23/16 12:57 PM (GMT-05:00)
To: Luis Hernandez <lhernandez@gmssf.com>, "Michael J. Pawelczyk" <mpawelczyk@bclmr.com>
Subject: RE: Oakridge CDD - Parcel ownership

How do we get an official response so that when I get back after the new year I can update my client with accurate information. I appreciate your thought that they will but this board is going to hold me to whatever I tell them ☺

Rachel E. Frydman, Esq.
Managing Member



7301 Wiles Road, Ste. 201
Coral Springs, FL 33067
(954) 227-3916 Telephone
(954) 227-3917 Facsimile

****Please note our new address and phone numbers****

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From: Luis Hernandez [<mailto:lhernandez@gmssf.com>]

Sent: Friday, December 23, 2016 12:53 PM

To: Rachel Frydman <Rachel@FRYDMANLAWGROUP.COM>; Michael J. Pawelczyk <mpawelczyk@bclmr.com>

Subject: RE: Oakridge CDD - Parcel ownership

Good afternoon Rachel,

I cannot give an official response to that, it is up to the District's Board of Supervisors. I could have said that in the past similar items have had a positive response from the Board; although Supervisors have changed since then. I will be personally inclined to believe that the Board would not have a major problem accepting a share cost.

Happy Holidays ☺

Luis

Luis E. Hernandez

GMS-SF, LLC

5385 N. Nob Hill Road

Sunrise, FL 33351

Phone: 954-721-8681 ext. 204

Direct: 954-582-2864

lhernandez@gmssf.com

From: Rachel Frydman [<mailto:Rachel@FRYDMANLAWGROUP.COM>]

Sent: Friday, December 23, 2016 12:36 PM

To: Michael J. Pawelczyk <mpawelczyk@bclmr.com>

Cc: Luis Hernandez <lhernandez@gmssf.com>

Subject: RE: Oakridge CDD - Parcel ownership

Luis, any response on this? I have to send an update to the client. thanks

Rachel E. Frydman, Esq.
Managing Member



7301 Wiles Road, Ste. 201

Coral Springs, FL 33067

(954) 227-3916 Telephone

(954) 227-3917 Facsimile

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From: Michael J. Pawelczyk [mailto:mpawelczyk@bclmr.com]
Sent: Wednesday, December 21, 2016 10:37 AM
To: Rachel Frydman <Rachel@FRYDMANLAWGROUP.COM>
Cc: Luis Hernandez <lhernandez@gmssf.com>
Subject: RE: Oakridge CDD - Parcel ownership

The allocation of cost is not my call. Luis will have to chime in or may need to get direction from the Board.

Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard | 6th Floor | Fort Lauderdale, FL 33301
Phone: 954/764-7150 | Fax: 954/764-7279 | E-mail: mpawelczyk@bclmr.com
Website: www.billingcochran.com

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From: Rachel Frydman [mailto:Rachel@FRYDMANLAWGROUP.COM]
Sent: Wednesday, December 21, 2016 10:34 AM
To: Michael J. Pawelczyk <mpawelczyk@bclmr.com>
Cc: Luis Hernandez <lhernandez@gmssf.com>
Subject: Re: Oakridge CDD - Parcel ownership

Yes I agree but my client will ask. I assume the CDD and Hollywood oaks will split the cost. Right?

Rachel E. Frydman, Esq.
The Frydman Law Group, PLLC
7301 Wiles Road, Ste. 201
Coral Springs, Florida 33067
(954) 227-3916
Sent from my iPhone

On Dec 21, 2016, at 10:24 AM, Michael J. Pawelczyk <mpawelczyk@bclmr.com> wrote:

Rachel:

Cost would depend on how much time we need to put into completing the work. I could not give an estimate of that time. Title work and recording of deeds would be billed at cost. The hourly rates billed to Oakridge are as follows:

- Partners: \$225.00 per hour
- Associates: \$190.00 per hour
- Real Estate Paralegal: \$85.00 per hour
- General Paralegal: \$75.00 per hour

I will need to await direction from the District Manager before proceeding any further. Regardless, I think it is in the best interests of the community as a whole to take the necessary steps to correct these property issues.

Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 515 East Las Olas Boulevard | 6th Floor | Fort Lauderdale, FL 33301
 Phone: 954/764-7150 | Fax: 954/764-7279 | E-mail: mpawelczyk@bclmr.com
 Website: www.billingcochran.com

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From: Rachel Frydman [<mailto:Rachel@FRYDMANLAWGROUP.COM>]
Sent: Wednesday, December 21, 2016 10:08 AM
To: Michael J. Pawelczyk <mpawelczyk@bclmr.com>
Cc: Luis Hernandez <lhernandez@gmssf.com>
Subject: Re: Oakridge CDD - Parcel ownership

I am sure the manager for my community could obtain written approval from each board that represents the CDD. What is your cost anticipated for the work you state is needed?

Rachel E. Frydman, Esq.
 The Frydman Law Group, PLLC
 7301 Wiles Road, Ste. 201
 Coral Springs, Florida 33067
 (954) 227-3916
 Sent from my iPhone

On Dec 21, 2016, at 9:32 AM, Michael J. Pawelczyk <mpawelczyk@bclmr.com> wrote:

Without incurring the cost and expense of performing a title search on any of the properties and limiting my research to the records of the Broward County Property Appraisers office and our files here in the office, I was able to create the attached Parcel List Table. Based on what I was able to find, I think the following needs to occur:

1. Lake Parcels A, B, and C of the Banyan at Oakridge Plat (157/44) (portion of 5042-31-20-0010) should be conveyed by the Oakridge Property Owners Association, Inc. to the Oakridge CDD.
2. Clubhouse Parcel at (5042-31-19-1460) needs to be in the name of the appropriate association entity and not the CDD.
3. Roadway Tract 2 (5042-31-19-1530) and Roadway Tract 3 (5042-31-19-1510) also need to be in the name of the appropriate association entity(ies) and not the CDD.

4. Greenbelt Parcels G and H can remain under the ownership of the CDD, as long as its is clear as to the responsible party maintaining those parcel.

Accordingly, for Items 1-3 above, a title report will need to be ordered for each of the defined parcels to properly transfer the properties to the intended parties. Also, we would need to be advised as to the proper association entity to convey the club parcel and each of the roadway tracts to. Our office could undertake the necessary work to effectuate these conveyances if we are released to do so. I would suspect that the consent of the District Board and ALL other impacted association entities would be necessary before we could move forward. I have only discussed these issues with Ms. Frydman, but I do not believe she is the attorney for all other association entities in the community. There appears to be at least 3 association entities out there.

Let me know how we are to proceed.

Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard | 6th Floor | Fort Lauderdale, FL 33301
Phone: 954/764-7150 | Fax: 954/764-7279 | E-mail: mpawelczyk@bclmr.com
Website: www.billingcochran.com

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<Oakridge Parcel List.docx>

Oakridge
Community Development District

Check Run Summary - General Fund

9/1/2016 - 12/31/2016

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
9/22/2016	785-787	\$ 1,878.16
11/17/2016	788-790	\$ 4,559.51
Total		\$ 6,437.67

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/22/16	00022	9/06/16	139660-0	201609	310	51300	48000		ALM	*	85.14	85.14	000785
NOTICE OF MTNG 9/6													
9/22/16	00002	8/31/16	136174	201608	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO &	*	350.10	350.10	000786
SERVICE THRU 8/31/2016													
9/22/16	00020	9/01/16	133	201609	310	51300	34000		SEPT 2016 MGMT FEES	*	1,341.92		
		9/01/16	133	201609	310	51300	44000		SEPT 2016 RENT	*	50.00		
		9/01/16	133	201609	310	51300	35110		SEPT 2016 WEBSITE ADM	*	41.67		
		9/01/16	133	201609	310	51300	42000		SEPT 2016 POSTAGE	*	.93		
		9/01/16	133	201609	310	51300	42500		SEPT 2016 COPIES	*	8.40		
GOVERNMENTAL MANAGEMENT SERVICES												1,442.92	000787
11/17/16	00002	9/30/16	136790	201609	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO &	*	1,350.00	1,350.00	000788
SERVICE THRU 09/30/2016													
11/17/16	00008	10/03/16	38600	201610	310	51300	54000		FY17 ANNUAL DISTRICT FEE	*	175.00	175.00	000789
DEPARTMENT OF ECONOMIC OPPORTUNITY													
11/17/16	00020	10/03/16	134	201610	310	51300	34000		OCT 16-MGMT FEES	*	1,341.92		
		10/03/16	134	201610	310	51300	44000		OCT 16-RENT	*	50.00		
		10/03/16	134	201610	310	51300	35110		OCT 16-WEBSITE ADMIN	*	41.67		
		10/03/16	134	201610	310	51300	51000		OCT 16-OFFICE SUPPLIES	*	20.00		
		10/03/16	134	201610	310	51300	42000		OCT 16-POSTAGE	*	19.58		
		10/03/16	134	201610	310	51300	42500		OCT 16-COPIES	*	122.20		
		11/01/16	135	201611	310	51300	34000		NOV 16-MGMT FEES	*	1,341.92		
		11/01/16	135	201611	310	51300	44000		NOV 16-RENT	*	50.00		
		11/01/16	135	201611	310	51300	35110		NOV 16-WEBSITE ADMIN	*	41.67		

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 1/23/17

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*** CHECK DATES 09/01/2016 - 12/31/2016 ***

OAKRIDGE CDD - GENERAL FUND
BANK A OAKRIDGE CDD - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/01/16		135 NOV 16-COPIES	201611 310-51300-42500		GOVERNMENTAL MANAGEMENT SERVICES	*	5.55	
								3,034.51 000790

							TOTAL FOR BANK A	6,437.67
							TOTAL FOR REGISTER	6,437.67

OAKR OAKRIDGE MPHILLIPS

OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2016

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
ASSETS:			
Cash	\$227,861	---	\$227,861
Investments:			
State Board Series 2013	\$151,894	---	\$151,894
Reserve	---	\$20,156	\$20,156
Interest	---	\$2	\$2
Revenue	---	\$4	\$4
Principal	---	\$27	\$27
Redemption	---	\$2,866	\$2,866
Construction	---	---	\$0
Due from General Fund	---	\$168,868	\$168,868
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	<u>\$379,755</u>	<u>\$191,923</u>	<u>\$571,679</u>
LIABILITIES:			
Accounts Payable	\$8,089	---	\$8,089
Due to Debt Service	\$168,868	---	\$168,868
FUND BALANCES:			
Nonspendable:			
Restricted for Debt Service	---	\$191,923	\$191,923
Unassigned	\$202,798	---	\$202,798
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$379,755</u>	<u>\$191,923</u>	<u>\$571,679</u>

OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

*Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending December 31, 2016*

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
Maintenance Assessments	\$55,279	\$46,535	\$46,535	\$0
Interest Income	\$0	\$0	\$333	\$333
TOTAL REVENUES	\$55,279	\$46,535	\$46,868	\$333
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$5,000	\$1,250	\$200	\$1,050
FICA Expense	\$383	\$96	\$15	\$80
Engineering	\$4,500	\$1,125	\$4,241	(\$3,116)
Attorney	\$6,500	\$1,625	\$1,171	\$454
Property Appraiser	\$1,240	\$1,240	\$1,236	\$4
Annual Audit	\$3,700	\$0	\$0	\$0
Trustee fees	\$3,600	\$0	\$0	\$0
Management Fees	\$16,103	\$4,026	\$4,026	(\$0)
Website Compliance	\$500	\$125	\$125	(\$0)
Rentals & Leases	\$600	\$150	\$150	\$0
Postage	\$150	\$38	\$21	\$17
Printing & Binding	\$150	\$38	\$134	(\$96)
Insurance	\$6,515	\$6,515	\$6,042	\$473
Legal Advertising	\$750	\$188	\$0	\$188
Other Current Charges	\$275	\$69	\$79	(\$10)
Office Supplies	\$100	\$25	\$20	\$5
Dues, Licenses, Subscriptions	\$175	\$44	\$175	(\$131)
Maintenance Reserve	\$50,000	\$0	\$0	\$0
1st Quarter Operating	\$12,750	\$3,188	\$0	\$3,188
TOTAL EXPENDITURES	\$112,991	\$19,739	\$17,635	\$2,104
EXCESS REVENUES (EXPENDITURES)	(\$57,712)		\$29,233	
FUND BALANCE - Beginning	\$129,969		\$173,565	
FUND BALANCE - Ending	\$72,257		\$202,798	

OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2013 Special Assessment Refunding Bonds
 Statement of Revenues, Expenditures and Changes in Fund Balance
 For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
<u>REVENUES:</u>				
Assessments	\$201,564	\$168,868	\$168,868	\$0
Interest Income	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$201,564	\$168,868	\$168,879	\$11
<u>EXPENDITURES:</u>				
Special Call- 11/1	\$0	\$0	\$25,000	(\$25,000)
Interest - 11/1	\$4,438	\$4,438	\$4,438	\$0
Principal - 5/1	\$175,000	\$0	\$0	\$0
Interest - 5/1	\$4,438	\$0	\$0	\$0
TOTAL EXPENDITURES	\$183,875	\$4,438	\$29,438	(\$25,000)
EXCESS REVENUES (EXPENDITURES)	\$17,689		\$139,441	
FUND BALANCE - Beginning	\$31,199		\$52,482	
FUND BALANCE - Ending	\$48,889		\$191,923	

Oakridge
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2017

Date Received	Gross Tax Received	Commissions	Interest	Discounts/ Penalties	Net Amount Received		213,395.44 \$		58,805.00 \$		272,200.44
							022-700-131-100 Debt Service Fund 78.40%		001-300-363-100 General Fund 21.60%		
							Total		100.00%		
11/17/2016	\$ 49,652.70	\$ 953.58	\$ 13.25	\$ 1,987.08	\$ 46,725.29	\$	36,630.96	\$	10,094.33	\$	46,725.29
12/2/2016	\$ 151,941.42	\$ 2,917.27	\$ -	\$ 6,077.96	\$ 142,946.19	\$	112,064.72	\$	30,881.47	\$	142,946.19
12/7/2016	\$ 12,460.84	\$ 239.36	\$ -	\$ 492.69	\$ 11,728.79	\$	9,194.95	\$	2,533.84	\$	11,728.79
12/22/2016	\$ 14,821.32	\$ 285.77	\$ -	\$ 532.80	\$ 14,002.75	\$	10,977.66	\$	3,025.09	\$	14,002.75
TOTALS	\$ 228,876.28	\$ 4,395.98	\$ 13.25	\$ 9,090.53	\$ 215,403.02	\$	168,868.29	\$	46,534.73	\$	215,403.02

Percentage Collected 84%