

By Bill Parsons.
Vice Chairman, Seven Oaks CDD

For the 2010 General Election, the residents at Seven Oaks experienced something that they had not experienced in past General Elections—voting for a Community Development District (CDD) Board candidate. When residents went to the Seven Oaks Clubhouse on November 2 to vote, they could vote for one of three candidates for Seat 3 on the CDD Board.

But I am getting ahead of myself. It may be helpful to have a little background to understand why this was the first time CDD Board candidates were on the ballot. To explain, I need to first give you a little background information on the differences between a Landowners Election and a General Election to select CDD Board members. Here's a brief explanation of the two types of elections for CDD Board candidates.

Landowners Election vs General Election

Landowners Election: The Landowners Election was used to select Seven Oaks CDD Board members for the first 6 years. Each landowner gets one vote per acre of land owned within the CDD. If they own a fraction of an acre, it is treated as an acre. For example, Crown owned all the land when the CDDs were created so they had all the votes. When they divided the land in the neighborhoods into lots and sold them to the builders, the builders received one vote for each lot owned. When the builders sold the lots to the homeowner, the homeowner could cast one vote for each lot owned. This meant that if a husband and wife both owned the lot, they had to agree on which candidate would get their one vote.

General Election: The General Election is used now that the Seven Oaks CDD is over 6 years old. Where the Landowners Election voters are determined by who owns the land, the voters in the General Election are the registered voters who live in the CDD (i.e. Seven Oaks). This change makes for two important differences. First, one household can have multiple voters. For example, my wife, Reta, and I only got one vote in the Landowners Election, but in the General Election, we each get to vote. The second important difference is renters in Seven Oaks can now vote for the CDD Board candidates. For example, my son Paul and his wife own a house in Edenfield but live in Seffner. In the Landowners Election, they got one vote, but in the General Election, they do not get to vote. But, if the renter residents in their house in Edenfield are registered voters, they get to vote for the CDD candidates.



Voters at the Seven Oaks Clubhouse this past November

Developer Controlled CDD Boards: 2001-2008

When CDD I (Seven Oaks land south of power lines) was created in 2001, Florida Statute 190 required that there be a meeting of the landowners within 90 days to elect five people to the CDD Board. Since Crown owned all the land, Crown was the only one with any votes to elect the Board members. At the meeting, Crown elected two employees to serve 4-year terms and three employees to serve 2-year terms. The Statute also set up a procedure so that three of the seats on the CDD Board would expire every two years (2004, 2006, etc.) with the election being held on the first Tuesday in November to get the Landowner Elections in the same month as the General Election which is on the Tuesday after the first Monday in November. When CDD II (Seven Oaks land north of power lines) was created in 2002, the same thing occurred.

First Resident Controlled CDD Boards: 2008

After the CDD's 6th year, Statute 190 requires that two of the five CDD Board seats be filled in a General Election. Since CDD I was 6 years old in 2007 and CDD II was 6 years old in 2008, two seats on each Board changed from being elected in a Landowners Election to being filled in the General Election on November 4, 2008. Several months prior to the election, Crown advised the

Residents Council that since two seats would convert to residents that they would also resign from the remaining three seats on each Board.

As explained above, the terms of three of the Board seats end every two years for CDDs with Landowner Elections. For CDD I, Seats 2, 4, and 5 expired in November 2008. To meet the requirements of Statute 190, the Crown controlled CDD Board decided that Seats 2 and 4 would be changed from Landowners Election to the General Election. For CDD I, I registered with the Pasco County Supervisor of Elections Office to be a candidate for Seat 2, and Jeff Rosenberg registered to be a candidate for Seat 4. Since there were no other candidates, the seats were not on the ballots of the Seven Oaks residents for the election held on November 4, 2008. Seat 5, which did not convert to being filled in the General Election, was filled with a Landowners Election. Since Jack Christensen was the only candidate for Seat 5 in the Landowners Election, the votes he received made him the winner.

For CDD II, the same thing occurred with Stephen Wheeler and Susan Jurik being the only candidates registering for the two seats in the General Election. Michael Schulze was the only candidate for the seat in the Landowners Election which made him the winner of this seat.

Since Mark Straley, who is the CDD attorney, expected the two CDDs to be merged in less than a year, the three residents (i.e. Jeff Rosenburg, Jack Christensen, and myself) on the CDD I Board



New CDD Supervisor Board: Back row left to right: Jeff Rosenberg, Bill Parsons, Jack Christensen
Front row left to right: Michael Davis, Andy Denbo

decided to appoint Stephen Wheeler and Susan Jurik from the CDD II Board to the two seats being vacated by Crown employees on the CDD I Board. The three residents on CDD II Board (i.e. Stephen Wheeler, Susan Jurick, and Michael Schulze) appointed Jeff Rosenberg and me to the CDD II Board. By having most of the same people on both Boards, it eliminated the problem of the Boards making conflicting decision, and it meant that only one of the six residents on the two merged.

CDD I and II Merge: March 2, 2010

On March 2, 2010, CDD I and CDD II were merged with the surviving CDD being CDD I. With the operative word being surviving, this meant that the CDD II Board no longer existed, and the CDD I Board was responsible for all the area that was in CDD I and CDD II. Therefore, the CDD Board for the merged CDDs was the same as CDD I Board: Susan Jurik (Seat 1), me (Seat 2), Stephen Wheeler (Seat 3), Jeff Rosenberg (Seat 4), and Jack Christensen (Seat 5).

CDD Board Election: 2010

As alluded to at the beginning of the article, the residents at Seven Oaks on November 2 had an opportunity to vote for a candidate to fill one of the CDD Board Seats. In November, the term of both Seat 1 (Susan Jurik) and Seat 3 (Stephen Wheeler) expired.

For Seat 1, Andy Denbo was the only person who registered with the Pasco County Supervisor

of Elections to be a candidate for her seat. Since Andy had no opposition, he was not on the ballot.

For Seat 3, three people registered. Michael Davis, who was not on the Board, registered to be a candidate for this seat. Stephen Wheeler, who was the incumbent for this seat, also registered. Susan Jurik, who was the incumbent for Seat 1, decided to register for Seat 3.

Therefore, Seat 1 was not on the ballot, and Seat 3 had three candidates. For Seat 3, Michael Davis received 547 votes (45.93%), Stephen Wheeler received 369 votes (30.98%) and Susan Jurik received 275 votes (23.09%). Andy and Michael's 4 year terms will expire in November 2014.

Next CDD Election: 2012

Since the General Election is on the first Tuesday after the first Monday in November on even number years, the next General Election will be November 6, 2012. The General Elections held every 2 years will alternate between two or three of the seats being filled. If it is two seats being filled in a General Election, then in the next General Election will fill three seats. Since Seats 1 and 3 were filled in the 2010 election, Seats 2, 4, and 5 will be filled in the 2012 election. Because the candidates are elected to four year terms, the terms of the two candidates elected to Seats 1 and 3 in 2010 will expire in 2014. This system provides continuity in the Board.

For the 2012 election, residents at Seven Oaks can register to fill one of the following three seats: Seat 2 (me), Seat 4 (Jeff Rosenberg), and Seat 5 (Jack Christensen). Since the people registering will have to register to be a candidate for a specific seat, it is possible that one seat may have multiple can-

CDD BOARD

Chairman
Jeff Rosenberg

Vice Chairman
Bill Parsons

Michael Davis
Andy Denbo
Jack Christensen

Scott Brizendine
District Manager
sbrizendine@rizzetta.com

didates, another seat may have just one candidate, and a third seat may not have any candidates. If more than one person registers with the Pasco Supervisor of Elections to be a candidate for a specific seat, all the people who registered will be on the ballot as candidates for that specific seat.

CDD Meetings

Your CDD Board controls millions of dollars of your money used to operate and maintain all the common areas at Seven Oaks (e.g. roads, parks, ponds, clubhouse). The decisions the Board members make determines if your CDD fees go up or down. These decisions can even affect the financial stability of the CDD. The decisions will have a direct impact on the value of your property. The best way to provide the Board any input on how you would like your money spent is by attending the CDD meetings on the second Wednesday of each month at 6:30 p.m. at the clubhouse. By coming to the meetings, it will also make you a better informed voter on which CDD candidate will represent your interest in the management of the CDD. Who knows, you may even decide to be a candidate. If elected, you will not get rich at \$200 per meeting, but the reward for helping keep Seven Oaks one of the premier communities in the area at the lowest possible cost to the homeowners will be worth the hours invested.

The CDD BOARD meets at
The Clubhouse on the second
Wednesday of each month
at 6:30pm
All residents are welcome.