

# SEVEN OAKS CDD INFORMATION

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

-- **New Website!!!** --

**SEVEN OAKS**  
*Life*



**T**he CDD and SOPOA have changed websites. Previously, we were using the website [mysevenoaks.com](http://mysevenoaks.com). The NEW website address is [www.SevenOaksLife.com](http://www.SevenOaksLife.com). Before I explain why we changed websites, a little history about Seven Oaks websites might be of interest.

## 2005 - 2006 Residents Council

The creation of a resident controlled Seven Oaks website was started at the August 2, 2005 Residents Council meeting. As President of the Residents Council, I had obtained some information about companies that could provide a website and a few residents with website expertise who would be interested in helping establish a website.

At the next Residents Council meeting on September 6, 2005, Stephen Wheeler, a resident in Stillbrook, presented to the Council information that must be decided such as who should create/maintain it, name of site, who should have access, format of site, etc. The Residents Council obtained inputs on a Seven Oaks website from over 500 households. On October 5, 2005, a letter was sent to the SOPOA Board requesting that SOPOA fund the website, contact AtHomeNet, Inc. for the website, and allow the Residents Council to identify the website administrators.

By the December 6, 2005 Residents Council meeting, the website was operational. The developer controlled SOPOA Board had appointed the Property Manager, Rampart Properties (Associa acquired Rampart in 2010), as the Website Administrator. Not everything requested by the Residents Council was included on the website because of certain SOPOA Board restrictions.

At the March 7, 2006 Residents Council meeting, Bob Lewis, a resident at Seven Oaks, briefed the Council on recommendations that he had developed to improve the administration of the website. Bob had been the Villas at Willow Creek representative to the Residents Council since the council was created and had extensive website experience. Bob's recommendations included adding documents such as the following:

- Florida Statutes 190 (CDDs) and 720 (HOAs)
- Articles of Incorporation for SOPOA
- Declaration of Covenants, Conditions and Restrictions of Seven Oaks
- Seven Oaks Master Development Guidelines
- Bylaws of SOPOA
- SOPOA meeting dates
- SOPOA meeting minutes
- SOPOA budgets

## 2006 - 2008 SOPOA

The SOPOA Board changed from a developer controlled Board to a resident controlled Board on March 29, 2006. As President of the SOPOA Board, one of my top priorities was to keep the residents informed via a website. At the May 23, 2006 SOPOA Board meeting, a website committee was formed. The Board eagerly selected Bob Lewis to chair the website committee.

Bob immediately began building the Seven Oaks website where residents could find information about Seven Oaks. In addition to adding the documents he had recommended at the March 7, 2006 Residents Council meeting, he built a section for each neighborhood with pictures of the entrance and some of the houses in that neighborhood as well as some information about that neighborhood. Bob continued to be an excellent Website Administrator until his death of ALS (Lou Gehrig's Disease) on October 26, 2008.

## 2009 - 2015 CDD

During the last few months of 2008, the CDD I and II Boards changed from developer controlled to resident controlled.

At the May 13, 2009 CDD meeting, the new Board had two companies brief them about providing a combined website. One of the companies was OpenHOA, and the other one was EdgeLine Tech, LLC.

At the August 12 CDD meetings, the Boards approved a motion to offer a contract to EdgeLine Tech, LLC for a combined SOPOA/CDD website. Our point of contact with Edge-Line Tech (renamed NetixSolutions) was Andy

Denbo, a resident of Forest Edge and who later became a CDD Board member in November 2010. Below is some of the information included on the website:

### Clubhouse:

- Access cards
- Activities (book club, boot camp, bunco, dance class, guitar lessons, swimming lessons, karate lessons, tennis lessons, etc.)
- Pool rules
- Water slide rules

### CDD:

- Meetings
- Rules and policies
- Records (budgets, newsletter articles, etc.)
- Projects such as the Oak Tree Removal Plan

### SOPOA:

- Architectural Modification Request (form)
- Documents such as Declaration of Covenants, Conditions and Restrictions of Seven Oaks
- Info about For Sale Signs
- How to obtain gate remotes
- House repainting color guide
- Minutes of meetings

In addition, Andy would send alerts via email to the people who registered on the website. This would include new items posted on the website, animals missing, burglary, etc.

In 2014, Florida passed a statute (i.e. 189.069) requiring CDDs to maintain a separate website containing specific information. The details are in the next page, middle two columns. Andy moved the CDD information to a separate website and linked this website to the Seven Oaks website to prepare for this requirement.

## 2015 CDD and SOPOA

Andy Denbo resigned from the Board on February 11, 2015. In March 2015, Gary Lemberg, President of SOPOA, expressed his concerns with the current website. One of his concerns was keeping the SOPOA portion of the website current. He wanted a website that would allow him or a designated person to make changes on the website such as posting meeting minutes. He also stated that he believes it is important for the residents to have one website for both CDD and SOPOA.

At the April 8, 2015 CDD meeting, the Board selected Joshua Green to fill the seat vacated by Andy. Josh, who works in IT, volunteered to be the point person on the Board for the website. The Board approved a motion authorizing him *“to work with Andy Denbo and District Counsel to obtain proposals for website proposals and bids for the Seven Oaks Community Development District.”*

At the June 10, 2015 CDD meeting, Joshua briefed the Board on proposals from the following five companies:

- 1) Rizzetta & Company, Inc.
- 2) Netix Solutions
- 3) Digital Pixel Photography & Design Studio LLC
- 4) K.Tek Systems, Inc
- 5) MyPocketMobi

After discussing, the Board asked Joshua to have K.Tek Systems and MyPocketMobi make presentations at the July 8, CDD meeting.

At the July 8 CDD meeting, Gary Lemberg and several other SOPOA Board members attended the meeting since both Boards wanted the new website to be a joint project between SOPOA and the CDD. Joshua briefed the Board that K.Tek

Systems, Inc. had withdrawn their proposal. After listening to a presentation by MyPocketMobi and inputs from the SOPOA Board members, the CDD Board approved a motion authorizing the District Staff to move forward with MyPocketMobi with SOPOA sharing 50/50 on the initial fee as well as the monthly fee to build a Seven Oaks Website. At the August 12 CDD meeting, the Board approved the contract with MyPocketMobi.

## New Website

René González from MyPocket Mobi immediately began customizing a multi-website and mobile app solution that could provide visitors and residents with a more uniform and user-friendly experience. On October 1, Phase 1 of the new website ([www.SevenOaksLife.com](http://www.SevenOaksLife.com)) became compliant and operational. It contains information about both the CDD and SOPOA. There is a link on the website to the “official” CDD website

([www.SevenOaksCDD.com](http://www.SevenOaksCDD.com)). This will meet the requirements in Florida Statute 189.069 requiring CDDs to maintain a separate website containing specific information.

Upon completion of the remaining phases ( i.e. phases 2 – 4), residents will have a product that offers much more than before. With a more interactive and community-wide focus, it consolidates all our community’s content and offers the following new features:

**Events** – Our new event calendar allows us to offer residents the option of sharing photos and videos to showcase community events.

**Community News** – Now you can visit our “Community News” page to conveniently access articles written by the clubhouse or CDD/SOPOA Boards.

**Alerts** – Residents may now opt to receive notifications on the new Seven Oaks App. This comes in very handy for those who would like to be reminded about upcoming events, alerted about the pool being closed due to lightning or for some other reason before heading to the clubhouse, or alerted when important news/documents are made available.

Although the new websites and mobile app became compliant and operational on October 1, we invite you to revisit them regularly to see a more full and complete version. For example, one feature that may be offered in the future is ordering food from the Seven Oaks Café from your cell phone. You could continue relaxing by the pool as you place your food order from the Seven Oaks Life app on your cell phone.

Florida Statute 189.069 Requires CDD to Maintain an Official Website	
Florida Statute 189.069 states that beginning on October 1, 2015 each special district (e.g. CDDs) shall maintain a separate official Internet website containing the information required by this statute.	Internet website uniform resource locator of the special district.
It lists the following information, at a minimum, that must be posted on the district’s official website:	
1. The full legal name of the special district.	7. A description of the boundaries or service area of, and the services provided by, the special district.
2. The public purpose of the special district.	8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
3. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district.	9. The primary contact information for the special district for purposes of communication from the department.
4. The fiscal year of the special district.	10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
5. The full text of the special district’s charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter, but must include information relating to any grant of special powers.	11. The budget of each special district, in addition to amendments in accordance with s. 189.016.
6. The mailing address, e-mail address, telephone number, and	12. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.