

# Seven Oaks CDD Board Election

**QUALIFYING PAPERS MUST BE FILED BETWEEN  
NOON, JUNE 20, 2016 AND NOON, JUNE 24, 2016**

**NO QUALIFYING PAPERS  
WILL BE ACCEPTED AFTER  
NOON, JUNE 24, 2016 DEADLINE**



**CDD Board Members**  
Michael Davis (Chairman) and Bill Parsons (Vice Chairman)  
**Rear:** Josh Green, Leisa Rasmussen, and Jack Christensen

If you want to be a candidate for one of the three open seats on the Seven Oaks Community Development District (CDD) Board in the general election on November 8, 2016, you must submit paper work to Pasco County between noon June 20 and noon June 24, 2016. To ensure you know what will be required to become a candidate for one of the seats, recommend that you call the Pasco County **Supervisor of Elections office (813-851-8754)** prior to June 20, 2016.

The operative word in the last sentence is "ONE". To become a CDD Board member, a resident must decide which Seat they would like to fill. This is an important decision because it will be a major factor in winning the election. Since the terms of Seats 2, 4, and 5 will end in November 2016, residents will be elected to these three seats. If only one resident is a candidate for a seat, the

candidate will become a Board member when the term of the seat expires in November 2016.

If more than one resident submits the papers to be a candidate for one of the three seats, they will appear on the November 8, 2016 ballot, and the registered voters in Seven Oaks will vote for the candidates of their choice. So the seat the residents seek will determine the opponents they could have in the election.

Two incumbents in these three seats (i.e. Leisa Rasmussen and Jack Christensen) have not indicated if they will be candidates. I will not be a candidate. If they do decide to be candidates, they have the option of being a candidate for any of the three seats. An incumbent became a candidate for a different seat in the November 2010 election (see page 5). Since all the seats are the same, the only factor to consider in selecting a seat is who will be your opponents.

As with numerous things in life, "timing is everything" and when you submit your paper work for the seat is not an exception. If you submit the paper work at the beginning of the qualifying period, you will let other people who are considering to be a candidate know that you are going to be a candidate for that seat. Another option is to wait until the end of the qualifying period and see who you want to run against. There are pros and cons to both options.

Changes of Members on Seven Oaks CDD Board					
	Seat 1	Seat 2	Seat 3	Seat 4	Seat 5
<b>2001 - 2008</b>	Crown Employees				
<b>November 2008</b>	Susan Jurik	Bill Parsons	Stephen Wheeler	Jeff Rosenberg	Jack Christensen
<b>November 2010</b>	Andy Denbo	No Change	Michael Davis	No Change	No Change
<b>January 2013</b>	No Change	No Change	No Change	Leisa Rasmussen	No Change
<b>April 2015</b>	Josh Green	No Change	No Change	No Change	No Change
<b>Current Board Members</b>	Josh Green	Bill Parsons	Michael Davis	Leisa Rasmussen	Jack Christensen

But a very important factor to consider in making the decision to be a candidate for a CDD Board seat is "why" do you want to be on the board. At various locations, there are some residents who get on CDD Boards for the stipend. Per State Statute 190, "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 meetings usually last about four hours so a board member would earn \$50.00 per hour for just a four hour meeting if all they do is show up at the meeting with no preparation. The Seven Oaks CDD Board meets 18 times annually so each board member earns \$3,600.00 per year if they attend all 18 meetings and none of the meetings gets cancelled.

Hopefully, if a Seven Oaks resident decides to be a candidate, the stipend will not be the motivation. Instead, we hope a resident will become a candidate because they want to help our community by using sound logic and analytical skills. These Board members who want to improve our community have to dedicate time for preparation before the meetings. Each month, the District Manager sends the board members an agenda with tabs that contain backup information about the agenda items. Some of the items require a board member to invest a few hours of research between meetings for addition information to be able to make the best decision at the meeting.

In addition, some of our Board members have volunteered to work issues between meetings. For example, our newest Board member, Josh Green, is an expert in information

technology. He volunteered to be the Board's point person for rebidding our website contract. During the next few months, he worked with our District Manager, our attorney, and directly with companies to obtain bids with the scope of work we desired. Josh also volunteered to be the Board's liaison with the clubhouse. When our clubhouse has a problem that needs a Board decision, Josh works with them to get the issue resolved or obtain the information that the Board would need at our next meeting to work the issue.

This process works better since the Board has to abide by the Florida Sunshine Law. The Florida Attorney General has interpreted that this law "is applicable to any gathering, whether formal or casual, of two or more members of the same board or commission to discuss some matter on which foreseeable action will be taken by the public board or commission." This prohibits CDD Board members from communicating about CDD business between meetings either directly or through a third party. Therefore, having one Board member to work issues between the meetings keeps the projects moving.

Our budget for this year is \$3,417,519. These funds are obtained through assessments to the homeowners and businesses at Seven Oaks. The CDD Board decisions on how to use these funds to maintain and operate the common areas has an effect on the homeowners' lifestyle and property value.

If you are interested in helping manage the common areas at Seven Oaks, don't miss the qualifying period. It will be your only opportunity to be a candidate in the 2016 election.

## History of Seven Oaks CDD Board Members

**2001-2008:** Crown Community Development employees were elected to the seats on the CDD I and II Boards in landowner elections. Since Crown owned most of the land, they controlled the majority of the votes so they could elect who they wanted to serve on these two boards.

**November 2008:** As required by state law (i.e. Chapter 190.006 in the Florida Statutes), the election of the board members start to convert from being elected by who owns the land to the registered voters who live in the CDD when certain criteria are met. This removes the ability of the developer to control who is on the CDD Board. For Seven Oaks, this occurred in November 2008. At that time, there were two CDDs at Seven Oaks.

For CDD I (south of the power lines), the Board members changed from Crown employees to the following Seven Oaks residents:

- Seat 1: Susan Jurik (Term expired November 2010)
- Seat 2: Bill Parsons (Term expired November 2012)
- Seat 3: Stephen Wheeler (Term expired November 2010)
- Seat 4: Jeff Rosenberg (Term expired November 2012)
- Seat 5: Jack Christensen (Term expired November 2012)

For CDD II (north of the power lines), the same board members served on this board with the exception of Jack Christensen. Michael Schulze was the 5th member of this board.

**March 2010:** When CDD I and II merged on March 2, the CDD I Board was the surviving Board. The CDD II Board was dissolved.

**November 2010:** As indicated above, the terms of the seats that Susan Jurik (i.e. Seat 1) and Stephen Wheeler (i.e. Seat 3) occupied expired in November 2010. For Seat 1, Andy Denbo was the only candidate so this seat was not on the ballot for the November 2 general election. For Seat 3, Susan (who was occupying Seat 1), Stephen (who was occupying Seat 3), and Michael Davis submitted papers to be candidates for this seat. They received the following votes: Susan (275), Stephen (369), and Michael (547). Michael won with 547 votes.

**November 2012:** Jeff Rosenberg, Jack Christensen, and I ran unopposed in the general election to fill Seats 4, 5, and 2, respectively. Since we were unopposed, our names were not on the ballot for the November 6, 2012 election. At the November 14, 2012 CDD Board meeting, our District Manager advised us that he was in receipt of a letter of resignation from Jeff Rosenberg. Even though his four year term did not begin until November 20, state statute requires the remaining board members to appoint someone to fill the vacant seat. After advertising the vacancy, we received applications from four residents. At the January 9, 2013 CDD meeting, the Board selected Leisa Rasmussen to fill the vacancy until the term expired in November 2016.

**November 2014:** The terms of Seat 1 filled by Andy Denbo and Seat 3 filled by Michael Davis expired in November 2014. One resident submitted the qualifying papers and ran against Andy Denbo for this seat. Andy Denbo won the election for this seat with 1,116 votes. Michael Davis was unopposed for Seat 3.

**February 2015:** Andy Denbo resigned from the Board effective February 11, 2015. After advertising this vacancy, the Board received eight resumes from residents who wanted to be considered for the CDD Board vacancy. At the April 8, 2015 CDD meeting, the Board selected Josh Green to fill Seat 1 vacated by Andy Denbo.