



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

The Thousand Oaks Community Development District is a special purpose unit of local government created under Florida Law, chapter 190, for the purpose of financing, constructing, operating, and maintaining community-wide infrastructure, improvements, and services for the benefit of the properties within its boundaries.

PALM BEACH COUNTY REGULAR BOARD MEETING JANUARY 9, 2023 4:15 P.M.

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

www.thousandoakscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Thousand Oaks HOA Office
1034 Center Stone Lane
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
January 9, 2023
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Moment of Silence
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. December 12, 2022 Regular Board Meeting Minutes.....Page 3
- H. Old Business
 - 1. Update on Logos for Shirts
 - 2. Update on Funds Owed to the HOA Regarding Fence-Line Tree Trimming
 - 3. Update on ATV Purchase or Rental
 - 4. Update on Newsletter and Website
 - 5. Update on Regarding District Investment Policy
 - 6. Update on Fountain Installation
 - 7. Consider Approval of Stormwater Drainage Cleaning Proposals.....Page 7
 - 8. Discussion Regarding Encroachment Issue.....Page 17
- I. New Business
 - 1. Discussion Regarding Investment Options with FL Class
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE -
NOTICE IS HEREBY GIVEN THAT THE BOARD OF
SUPERVISORS OF THE THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT WILL HOLD REGULAR MEETINGS
AT 4:15 P.M. ETC

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

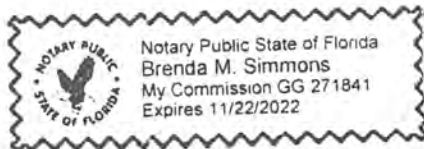
09/19/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

angelina garay
Sworn to and subscribed before me this
19 day of SEPTEMBER, A.D. 2022

(SEAL)

ANGELINA GARAY personally known to me



THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Thousand Oaks Community Develop-
ment District will hold Regular Meetings
at 4:15 p.m. in the Thousand Oaks
HOA Office located at 1034 Center
Stone Lane, Riviera Beach, Florida
33404, on the following dates:

October 4, 2022
November 14, 2022
December 12, 2022
January 9, 2023
February 13, 2023
March 13, 2023
April 10, 2023
May 8, 2023
June 12, 2023
July 10, 2023
August 14, 2023
September 11, 2023

The purpose of the meetings is
to conduct any business coming
before the Board. The meetings
are open to the public and will be
conducted in accordance with the
provisions of law. Copies of the Agendas
for any of the meetings may be
obtained from the District's website
or by contacting the District Manager
at (561) 630-4922 and/or toll free at
1-877-737-4922 prior to the date of
the particular meeting.

From time to time one or more
Supervisors may participate by tele-
phone; therefore, at the location of
these meetings there will be a speaker
telephone present so that interested
persons can attend the meetings at
the above location and be fully
informed of the discussions taking
place either in person or by telephone
communication. Meetings may be

continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT

9/19

22-01/0000620066P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 12, 2022**

A. CALL TO ORDER

The December 12, 2022, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:20 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 19, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Jeff Jackson, Vice Chairman Rance Gaede and Supervisors Malachi Knowles, Horace Towns and Corey Smith.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Jackson added the Encroachment Issue under New Business.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the addition to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. November 14, 2022, Regular Board Meeting

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and passed unanimously approving the November 14, 2022, Regular Board Meeting minutes, as presented.

H. OLD BUSINESS

1. Update on Logos for Shirts

Mr. Towns advised that the logo had been completed. He will bring a flash drive with the logo to the January meeting for final approval.

2. Update on Funds Owed to HOA Regarding Fence Line Tree Trimming

Mr. Jackson advised that he had spoken with Glen and the gentleman that performed the tree trimming for the HOA. The gentleman only completed half the work. Mr. Jackson will follow-up on this information for next meeting.

3. Discussion Regarding ATV Purchase versus Rental

Mr. Jackson advised he was in the process of getting ATV information. He will have the information for the next meeting.

4. Update on Newsletter and Website

Mr. Jackson indicated he would contact someone to design the website. Ms. Bethel stated that Mr. Pierman could add whatever information that the Board would like to see. However, he does not have graphic design capability. Mr. Jackson stated that he would have someone design the website and have Mr. Pierman maintain it, once completed.

Mr. Knowles advised that photographs of the Board would be taken at the January meeting. He reminded the Board Members to wear a coat and tie or suit. The Board would like staff to send a reminder to the Board closer to the date.

5. Discussion Regarding Midge and Mosquito Treatment

Ms. Bethel advised she had followed up with Superior WaterWay and the job had been completed. Only one application was needed.

6. Update on District Investment Policy

Mr. Palen referred to the meeting minutes on Page 5 of the meeting book and went over the three investment options with the Board. Ms. Bethel stated that, as directed by the Board, all District funds in Hancock were being transferred to a money market account, including the "surplus funds." Since there were no objections, she will update the Board, once the transfer is completed.

The Board indicated they would like invite Ms. O'Day from Florida CLASS to return to do a presentation on the entity's investment services. Mr. Knowles stated he had been unsuccessful in contacting the Gehring Group to obtain information on their investment services. The Board directed staff to contact Gehring.

7. Update on Fountain Installation

Ms. Bethel advised that the electrician had put in for a permit to run electricity for the new fountain. Once the permit is approved, they can start the work. Mr. Towns stated that he could assist if we run into any issues obtaining the permit.

8. Update on Landscape Maintenance Increase

Ms. Bethel stated, as requested by the Board, a proposal from Mr. Russ was included in the meeting book as an attachment. It will be discussed under New Business.

I. NEW BUSINESS

1. Presentation by the Gehring Group on Investment Options

This item was not applicable.

2. Consider Landscape Proposal for Villa Rosa

A **motion** was made by Mr. Gaede, seconded by Mr. Knowles and unanimously passed approving the Russ Total Lawn Maintenance, LLC proposal for Villa Rosa Landscape Maintenance in the amount of \$1,075, with clarification of how many visits per month/the amount specified as monthly and pending legal review.

3. Consider Stormwater Drainage Cleaning Proposals

Ms. Bethel advised that she and Mr. Jackson had met with South Florida Water Management District staff to walk the property and discuss stormwater/drainage issues. Soon after, Mr. Jackson met with the District Engineer to conduct the annual report. Mr. Schnars provided three proposals to correct stormwater/drainage issues in Thousand Oaks and Villa Rosa. Mr. Jackson asked the Board to review the proposals and be prepared to make a decision at the January meeting. Mr. Towns raised a few questions about the proposals that need to be addressed. The Board asked staff to email the Annual Engineer's Report and to include it in January's meeting book. The District Engineer should be invited to attend that meeting.

4. Encroachment Issue: 1313 Alicante Court

Mr. Jackson explained that the District had had a similar issue with this resident in the past. The resident removed a hedge and were encroaching on HOA and CDD property. Mr. Jackson asked the Board how they wished to proceed. Mr. Palen stated the District had no authority to compel compliance. It would be more effective to rely on the HOA. A lengthy discussion ensued. Mr. Knowles suggested having Mr. Palen write a letter to the resident. The Board agreed. Mr. Jackson specified that he would like the letter to include: replacement of the hedge and removal of all items from CDD and HOA property. The Board asked to review a draft of the letter before it is mailed. Mr. Jackson stated that he would like the CDD to pay half of the cost of a survey of the property.

J. ADMINISTRATIVE MATTERS

Ms. Bethel advised of an HOA issue of a resident complaining about green algae located in the lake. This issue has been resolved and the lake vendor will return for a follow-up.

None of the Board Members were interested in attending the FASD meeting in Jacksonville from January 12-13, 2023.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:02 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

BD Environmental Group, LLC
2900 NE 7th Avenue
Pompano Beach, FL 33064
954-876-1267
accts.bdenvironmental@gmail.com
www.bdenvironmentalgroup.com



ADDRESS

Sylvia Bethel
2501A Burns Road
Palm Beach Gardens, FL 33410

Estimate 2022282

DATE 08/10/2022

EXPIRATION DATE 09/12/2022

JOB

Thousand Oaks

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Clean Drainage Structure	Clean Drainage Structures	51	150.00	7,650.00
Clean Yard Drains	Clean Yard Drains	10	200.00	2,000.00
Clean Drainage Pipes	Clean Drainage Pipes 0-30 637 LF	637	9.00	5,733.00
Locate	Locate manhole 14	1	500.00	500.00
Raise	Raise catch basin 77	1	1,200.00	1,200.00
Disposal	Disposal Fee	3	325.00	975.00
Support Truck	Support Truck	1	800.00	800.00
Flex Hose	Flex Hose	2	300.00	600.00
Resod	Resod \$625 per pallet	1	625.00	625.00
Fuel Surcharge -	5% fuel surcharge	1	1,004.15	1,004.15

We are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installment or design. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefor increasing the Estimate. All agreements are contingent upon strikes, accidents, inclement weather or delays beyond our control. Unless noted above; engineering, permits, testing and bonds are not included in the pricing. Parties to this Estimate/Contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

SUBTOTAL	21,087.15
TAX	0.00

TOTAL	\$21,087.15
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Payment terms is net 30 days of receipt of final invoice upon completion of job. Late/Collection fees will accrue monthly at 1.5% of balance after 45 days and will be the responsibility of the client.

Accepted By

Accepted Date

Payment terms is net 30 days of receipt of final invoice upon completion of job. Late/Collection fees will accrue monthly at 1.5% of balance after 45 days and will be the responsibility of the client.

BD Environmental Group, LLC
 2900 NE 7th Avenue
 Pompano Beach, FL 33064
 954-876-1267
 accts.bdenvironmental@gmail.com
 www.bdenvironmentalgroup.com



ADDRESS

Sylvia Bethel
 Thousand Xal s CDD
 2501A Burns Road
 Palm Beach Gardens, FL 33410

Estimate 2022283

DATE 08/10/2022

EOP.RATJXN DATE 09/12/2022

kXB

Sierra Bay

ACTJ/JTY	DESCR.PT.JXN	QTY	RATE	AMXUNT
Clean Drainage Structure	Clean Drainage Structures	21	150.00	3,150.00
Clean Yard Drains	Clean yard drains	5	200.00	1,000.00
Clean Drainage Pipes	Clean Drainage Pipes	113	9.00	1,017.00
Disposal	Disposal Fee	2	325.00	650.00
Support Trucl	Support Trucl	1	1,000.00	1,000.00
Flex Hose	Flex Hose	2	300.00	600.00
Fuel Surcharge -	5% fuel surcharge	1	370.85	370.85

\$ e are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installment or design. All worl to be completed in a worl manlil e manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the worl , therefor increasing the Estimate. All agreements are contingent upon stril es, accidents, inclement weather or delays beyond our control. Unless noted above, engineering, permits, testing and bonds are not included in the pricing. Parties to this Estimate/Contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

SUBTX TAL 7,787.85
 TAO 0.00

TX TAL ; 7,787.85

Accepted By

Accepted Date

Payment terms is net 30 days of receipt of final invoice upon completion of job. Late/Collection fees will accrue monthly at 1.5% of balance after 45 days and will be the responsibility of the client.



PROLINE^{VACTOR}
SERVICES, INC.

SEWER & STORM CLEANING
Telespection & Sewer Rehabilitation

COMPANY : Thousand Oaks CDD
ADDRESS: 2501A Burns Road
Palm Beach Gardens F.L. 33410
ATTENTION: C/O Sylvia Bethel
PROJECT: Sierra Bay

DATE: 27-Jul-22
PROPOSAL # 2022184
PHONE #
FAX #
PLAN DATE: N/A
REV. DATE: N/A

EMAIL: tim@schnars.com
ENGINEER: Schnars Engineering Corporation

<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>TOTAL</u>
Clean Drainage Boxes & Manholes	21	PER	\$155.00	\$3,255.00
Flex Hose with support truck	1	LS	\$1,200.00	\$1,200.00
Clean boxes in back yards with flex hose	5	PER	\$185.00	\$925.00
Clean 15 inch line 113'	113	PER FT	\$7.50	\$847.50
Dump Fee	2	PER	\$250.00	\$500.00
				\$0.00
			Total	\$6,727.50

NOTE: Payment will be do at end of Job.

**EXCLUDED: Water Meter,M.O.T.,Permits, Erosion Control, Pipe Repairs, Cutting of any Kind, Silt Barriers
Asphalt or Paver repairs, Landscaping**

All work to be completed in a workmanlike manner according to standard practices.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders , and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. this proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Payment will become due upon receipt of Invoice.

Thank you for the opportunity to submit this proposal. Please feel free to call if you have any questions regarding this proposal.

Respectfully Submitted,

Accepted By: Date

Jeff O'Connor

Proline Vactor Services, Inc.

C/O Sylvia Bethel
Thousand Oaks CDD (Sierra Bay)

P.O. Box 541149 Lake Worth, Florida 33454 Telephone (561) 340-1495 Fax (561) 340-1498



PROLINE^{VACTOR}
SERVICES, INC.

SEWER & STORM CLEANING
Telespection & Sewer Rehabilitation

COMPANY : Thousand Oaks Community Development District
ADDRESS: 2501A Burns Road
Palm Beach Gardens F.L. 33410
ATTENTION: C/O Sylvia Bethel
PROJECT: Thousand Oaks

DATE: 27-Jul-22
PROPOSAL # 2022185
PHONE #
FAX #
PLAN DATE: N/A
REV. DATE: N/A

EMAIL: tim@schnars.com
ENGINEER: Schnars Engineering Corporation

DESCRIPTION	QTY	UNIT	\$/UNIT	TOTAL
Clean Drainage Boxes & Manholes	51	PER	\$155.00	\$7,905.00
Flex Hose with support truck	1	LS	\$1,200.00	\$1,200.00
Clean boxes in back yards with flex hose	10	PER	\$185.00	\$1,850.00
Clean pipes from box to box 0-30	637	LF	\$7.50	\$4,777.50
Locate Manhole 14#	1	PER	\$250.00	\$250.00
Raise Catch Basin 77#	1	PER	\$450.00	\$450.00
Sod Work Basin 6# 10# 96#	1	LS	\$85.00	\$85.00
Dump Fee	3	PER	\$250.00	\$750.00
			Total	\$17,267.50

NOTE: Payment will be do at end of Job.

**EXCLUDED: Water Meter, M.O.T., Permits, Erosion Control, Pipe Repairs, Cutting of any Kind, Silt Barriers
Asphalt or Paver repairs, Landscaping**

All work to be completed in a workmanlike manner according to standard practices.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. this proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Payment will become due upon receipt of Invoice.

Thank you for the opportunity to submit this proposal. Please feel free to call if you have any questions regarding this proposal.

Respectfully Submitted,

Accepted By: Date

Jeff O'Connor

Proline Vactor Services, Inc.

C/O Sylvia Bethel
Thousand Oaks Community Development District
Special District Services

P.O. Box 541149 Lake Worth, Florida 33454 Telephone (561) 340-1495 Fax (561) 340-1498

1888 NW 22nd Street
(954) 975-0098



SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahus.com

DATE: July 22, 2022
SUBMITTED TO: Thousand Oaks CDD For : Sierra Bay
C/O Sylvia Bethel and Schnars Eng
STREET: 2501A Burns Road
CITY, STATE & ZIP: Palm Beach Gardens, FL 33410
PHONE: (561) 241-6455
FAX:
EMAIL: tim@schnars.com
JOB NAME: Sierra Bay- Drainage Clean Per Punch
List
ATTENTION: Tim Meloy

PROPOSAL #P26521

We propose to furnish a crew and all necessary equipment to clean basins 1,2,3,4,7,8,9,12,15,16,20,22,26,28,30,23,34,35,36,39,42,43,44 and 46 . Basin 54, and 55 are not on plans . Clean line from CB1-CB 2 and CB 26 completely covered with dirt needs to be exposed and cleaned. at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment includes vac , pickup, disposal , (at \$4,000.00 Per Day)	3 day(s)	\$12,000.00
water and fuel		
Flex Hose 6" (at \$3.75 Per L.F.)	150 L.F.	\$562.50
Estimated Total:		\$12,562.50

NOTE: This proposal includes removal of all loose debris from the structures and pipes (excluding hazardous waste), if non-hazardous contaminated liquids or soils are encountered, such as oil, gas, fuel, hydraulic oil, etc., the customer will be required to have the material analyzed, by an approved lab, then approved by a disposal facility, prior to Shenandoah transporting and disposing of the material, additional cost for specialty hauling and disposal will be applied to the invoice, along with documented receipt. However, we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.
Jose Vera

TITLE
Estimator

DATE
07/22/2022

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

COMPANY NAME:
REPRESENTATIVE:

DATE:
TITLE:

This document is the property of Shenandoah General Construction. It is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication of this document is strictly prohibited. If you have received this document in error, notify us immediately by telephone (954) 075-0098 or Email: help@shenandoahus.com and destroy this document immediately. If this is an electronic communication then delete immediately.

DATE: July 25, 2022
SUBMITTED TO: Thousand Oaks Community
Development District C/O Sylvia
Bethel Special District Services and
Schnars Eng
STREET: 2501A Burns Road
CITY, STATE & ZIP: Palm Beach Gardens, FL 33410
PHONE: (561) 241-6455
FAX:
EMAIL: tim@schnars.com
JOB NAME: Thousand Oaks- Drainage Clean Per
punch List
ATTENTION: Tim Meloy

PROPOSAL #P26522

We propose to furnish a crew and all necessary equipment to clean basins and lines 103,104,111,113,114,115,61,62,65,66,55, 55A,56,57,58,17,18,19,7,8,10,4,5,6,12,13,21,22,24,25,26,29,37,38,42,43,45,44,47,48,52,68,70,80,81,83,86,87,88,90,91,92,96,59,11 6,110,107,108,52,3,2,1,31,32,33,35,36,37,38,40,87,106,131,132,69 and 71. CB 124 is over grown needs to be uncovered by others to clean MH 14 needs to be located and cleaned when found, clean basins and lines between 55-55A, 6-7 , 16-17, 90-91 102-103 and 104-105. as per punch list at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment Includes vac, pickup , disposal , (at \$4,000.00 Per Day)	10 day(s)	\$40,000.00
water, bag and fuel		
Flex Hose 6" (at \$3.75 Per L.F.)	250 L.F.	\$937.50
Estimated Total:		\$40,937.50

NOTE: This proposal includes removal of all loose debris from the structures and pipes (excluding hazardous waste), if non-hazardous contaminated liquids or soils are encountered, such as oil, gas, fuel, hydraulic oil, etc., the customer will be required to have the material analyzed, by an approved lab, then approved by a disposal facility, prior to Shenandoah transporting and disposing of the material, additional cost for specialty hauling and disposal will be applied to the invoice, along with documented receipt. However, we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

1888 NW 22nd Street
(954) 975-0098



Pompano Beach, FL, 33069
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.

Jose Vera

TITLE

Estimator

DATE

07/25/2022

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

COMPANY NAME:
REPRESENTATIVE:

DATE:
TITLE:

Statewide Grading, LLC
14954 78th Place N
Loxahatchee, FL 33470

Bid Proposal

Date: 11/21/2022
Thousand Oaks Community
Development District
C/O Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410

Scope of Work: Concrete Repair		Price
1	Remove & Replace Up To 900 LF of Damaged Curb \$55.00 / LF	\$ 49,500.00
Additional LF Over 900 LF Will Be Invoiced @ \$55.00/LF		
TOTAL:		\$ 49,500.00

Thank you,

Frank R. Smith, Jr.
President

Statewide Grading, LLC
14954 78th Place N
Loxahatchee, FL 33470

Bid Proposal

Date: 11/21/2022
Thousand Oaks CDD
For: Sierra Bay
C/O Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410

Scope of Work: Concrete Repair		Price
1	Remove & Replace Up To 400 LF of Damaged Curb \$55.00 / LF	\$ 22,000.00
Additional LF Over 400 LF Will Be Invoiced @ \$55.00/LF		
TOTAL:		\$ 22,000.00

Thank you,

Frank R. Smith, Jr.
President

[REDACTED], 2023

VIA CERTIFIED MAIL/RETURN RECEIPT

Mr. & Mrs. William H. Nguyen
1313 Alicante Court
Riviera Beach, Florida 33404-1817

Re: Removal of Encroachments on Public Property

Dear Mr. & Mrs. Nguyen:

This firm represents the Thousand Oaks Community Development District (the "District"). The District is a unit of local government that owns and is responsible for maintaining certain common areas and public facilities within your community. This includes the lake parcel adjacent to the rear yard of your residence. The boundaries of the District's lake property in relation to your home are shown on the enclosed aerial photograph.

An inspection by the District suggests that you apparently responsible for [describe encroachments] into and on the District's lake property. Please be advised that the District's lake property is maintained solely for drainage, environmental and other public purposes subject to the terms of permits received from other levels of government. [Describe encroachments] within the District's lake property interferes with its official purpose, constitutes trespass and is strictly prohibited.

At its meeting on [REDACTED] 2022, the Board of Supervisors of the District directed me to inform you by letter of this prohibition and request that you take prompt action to remove all [encroachments] from the District's lake property. If the [encroachments] are not removed within ten (10) days of your receipt of this letter, the District will have them removed. If this is necessary, you will receive a bill for the cost of removal.

I hope you understand that the District has very limited resources. Its funds come entirely from annual assessments paid by you and your neighbors. If the District is forced to use its funds to remove illegal [encroachments], it must divert resources from its other commitments. Unless such costs are reimbursed directly, they must be passed along to you and your neighbors in the form of higher annual assessments. It is unfair to ask your neighbors to pay for the costs of correcting your trespass on District property.

If our information is incorrect and you are not responsible for [describe encroachments], you may present your position in person to the Board of Supervisors at its next Regular Meeting, which is scheduled for Monday, [REDACTED], 2023, at 4:15 P.M. The meeting will be held in the Thousand Oaks Home Owners Association Offices, 1034 Center Stone Lane, Riviera Beach, Florida 33404

If you have questions, please call the District Administrator, Ms. Sylvia Bethel, at 561-630-4922, during regular business hours.

If the District does not hear objections from you **within the next ten (10) days**, we will assume you have rejected this request. The District will then take the direct action outlined in this letter.

Sincerely yours,

Frank S. Palen
Attorney at Law

Enclosure

cc. Board of Supervisors, Thousand Oaks Community Development District
Sylvia Bethel, District Administrator





Property Detail

Parcel Control Number: 56-43-42-30-29-001-1350 Location Address: 1313 ALICANTE CT

Owners: NGUYEN KIM ,NGUYEN WILLIAM H ,NGUYEN KIM TR ,NGUYEN WILLIAM H TR
,WILLIAM H NGUYEN TR TITL HLDR

Mailing Address: 1313 ALICANTE CT,RIVIERA BEACH FL 33404 1817

Last Sale: MAR-2010 Book/Page#: 23737 / 1910 Price: \$10

Property Use Code: 0100 - SINGLE FAMILY Zoning: R-PUD - Residential PUD (56-RIVIERA BEACH)

Legal Description: THOUSAND OAKS LT 135 Total SF: 3810 Acres 0.1201
BLK 1

2022 Values (Current)

Improvement Value \$254,851

Land Value \$75,000

Total Market Value \$329,851

Assessed Value \$151,287

Exemption Amount \$50,000

Taxable Value \$101,287

All values are as of January 1st each year.

2022 Taxes

Ad Valorem \$2,305

Non Ad Valorem \$1,140

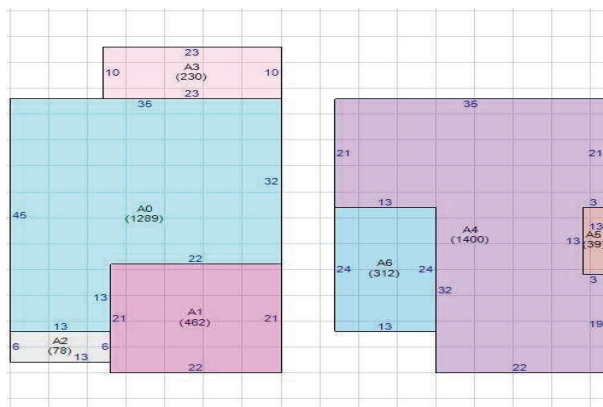
Total Tax \$3,445

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
NVA No Value Area	312
NVA No Value Area	39
BAS Base Area	1289
FUS Finished Upper Story	1400
FOP Finished Open Porch	230
FOP Finished Open Porch	78
FGR Finished Garage	462
Total Square Footage : 3810	
Total Area Under Air : 2689	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

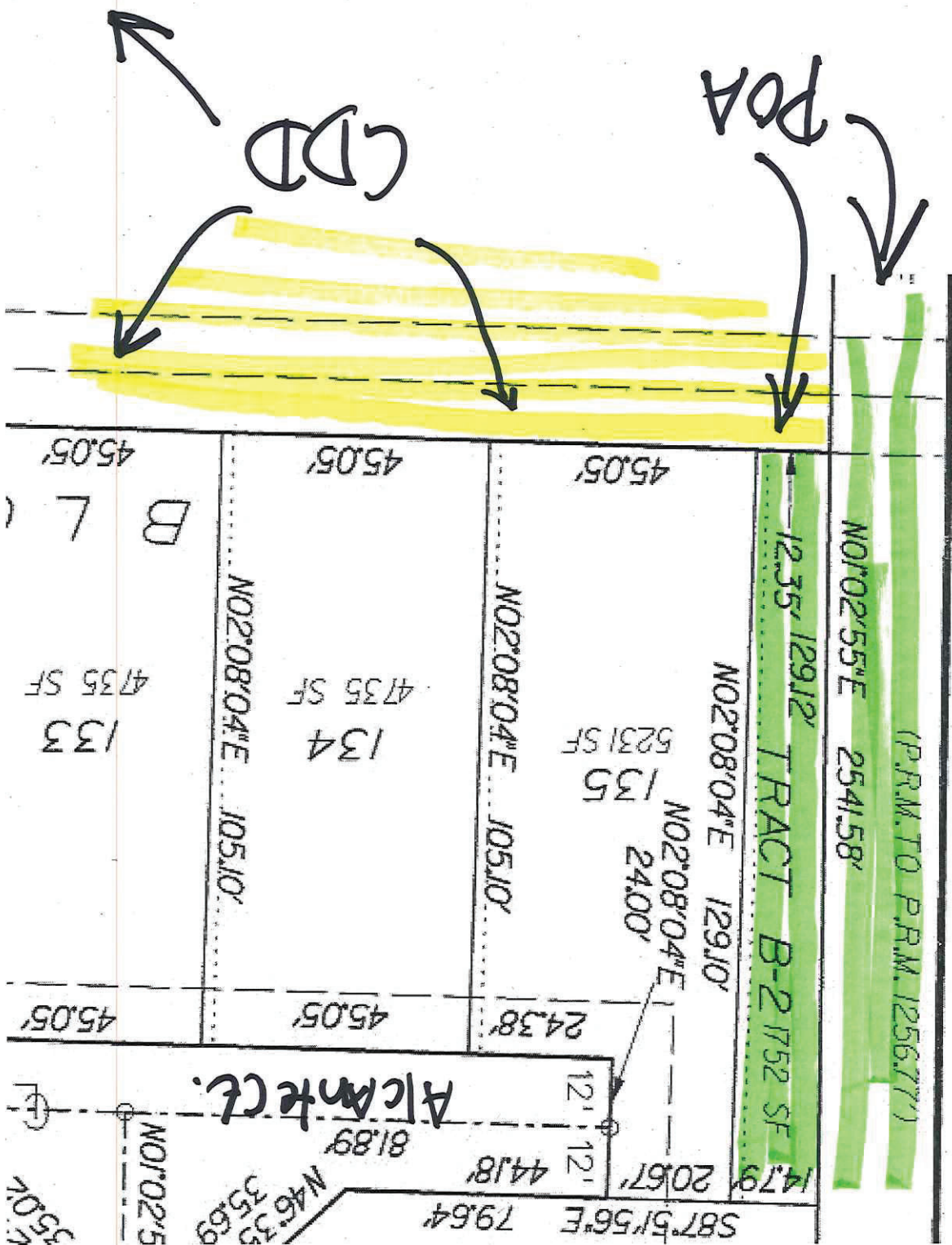
Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	2004
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	3
8. Half Baths	0
9. Roof Structure	WOOD TRUSS
10. Roof Cover	CONCRETE TILE
11. Interior Wall 1	DRYWALL
12. Floor Type 1	CERAMIC/QUARRY TILE
13. Floor Type 2	CARPETING
14. Stories	2

MAP

Owner: NGUYEN KIM ,NGUYEN WILLIAM H PCN: 56434230290011350

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Garden Rd

Garden Rd