



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
APRIL 10, 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
April 10, 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/ Board Member Disclosures
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. March 13, 2023 Regular Board Meeting Minutes.....Page 3
- H. Old Business
 - 1. Update on Funds Owed to the HOA Regarding Fence-Line Tree Trimming
 - 2. Update on Newsletter and Website
 - 3. Update on Fountain Installation
 - 4. Update Regarding Encroachment Issue
 - 5. Update on Next Step's for Thousand Oaks New Logo
 - 6. Update on Thousand Oaks Fountain Repair
 - 7. Update on Villa Rosa Sod Installation
- I. New Business
 - 1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 7
 - 2. Consider Approval of Proposals for Planting and Mulch.....Page 14
- J. Administrative Matters
- K. Attorney Matters
- L. Board Members Comments
- M. 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

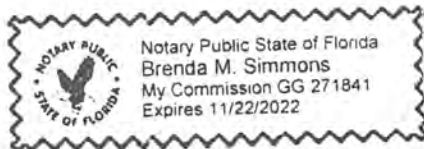
09/19/2022

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
MARCH 13, 2023**

A. CALL TO ORDER

The March 13, 2023, 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 under New Business - Thousand Oaks’ Planting/Mulch and Villa Rosa Sod.

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. January 9, 2023, Regular Board Meeting

A **motion** was made by Mr. Towns, seconded by Mr. Knowles and passed unanimously approving the January 9, 2023, Regular Board Meeting minutes, as presented.

H. OLD BUSINESS

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

Mr. Jackson advised that the gentleman who would provide the information was on vacation however, upon his return, he will get that information. Mr. Palen directed the Board to review the agreement between the CDD and the HOA. Mr. Palen stated the agreement was from 2006 and he would suggest revising it. Mr. Jackson requested that the Board review the agreement and have changes ready for the next meeting. He also directed staff to obtain proposals for reference for the next meeting.

2. Update on ATV Purchase or Rental

Mr. Jackson advised that of the ATV purchase, the incident with the roof being damaged and the additional costs to send the ATV for repairs.

3. Update on Newsletter and Website

Mr. Jackson advised of the gentleman he found. He noted that he needed to do more research on him, but would have more information regarding this matter at the next meeting.

4. Update Regarding District Investment Policy

Ms. Bethel noted that the paperwork had been completed and the account would be opened soon. However, the Board might need to adjust the amount going in due to additional expenses. Mr. Gaede stated money could be transferred in or out at any time. The Board further discussed this matter and decided they would start off with \$5,000.

5. Update on Fountain Installation

Ms. Bethel noted that the fountain had been installed and they were only waiting for the power to be turned on. The other fountain electricity should have been installed and they are just waiting on the fountain to arrive.

6. Update on Stormwater Drainage Cleaning

Mr. Jackson stated that he was concerned with how the vendor came up with the exact amount the District set aside for the project, including the contingency. Ms. Bethel explained that the engineer stated he gave the vendor an estimate of the budgeted amount and it was common for vendors to ask for the budgeted amount to stay within the District's limits. Mr. Gaede explained further. Ms. Bethel had the Board review the vendor invoices, stated the work had been completed and that no additional work was needed as of now.

7. Discussion Regarding Encroachment Issue

Ms. Bethel reminded the Board that they had asked her to follow-up with Mr. Wells at the last meeting. He needed the proper insurance and a business tax receipt. Ms. Bethel stated Mr. Wells advised that he would take care of it.

8. Update on Next Steps for Thousand Oaks' New Logo

Ms. Bethel noted, thanks to Mr. Towns, Mr. Ryles had completed the application and the trademarking was in the process. Mr. Towns stated that this process should take three to six months. Once this has been completed, then he can move forward with the shirts and business cards.

9. Update on Villa Rosa Mulch and Fountain Repair

Ms. Bethel advised that both the mulching and fountain repair had been completed. An email from a resident was received that said the fountain looked beautiful.

10. Update on Thousand Oaks' Fountain Repair

Ms. Bethel advised that the vendor had come out and repaired the fountain after receiving the first email from Mr. Knowles however, the fountain broke down again, which was due to a bad motor. Ms. Bethel advised that the vendor informed her of the cost of a new motor versus the cost of a new fountain.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed approving the Palm Beach Aquatics' new fountain proposal in the amount of \$10,621.

I. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2023-02 was presented, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel went over the budget with the Board and pointed out line items that had been increased, including legal. Mr. Palen noted that he would reduce the legal line item from \$18,000 to \$10,000. Ms. Bethel asked if the Board would like to change and/or reduce the Preserve Erosion Repair line item since the District was no longer responsible. A lengthy discussion ensued. The Board moved to make several changes to the proposed budget.: combine the Preserve Erosion Repair line item with the Maintenance Contingency totaling \$79,500; increased the Postage line item to \$500; increase the Office Supplies line item to \$1,000; and increase the Travel/Training line item to \$8,000. Mr. Knowles asked if the District went out to bid for vendors and Mr. Jackson stated that it did. Staff will bring the revised budget back to the next meeting.

2. Discussion Regarding Thousand Oaks' Planting/Mulch

Ms. Bethel directed the Board's attention to the printed proposals from Russ Total Lawn Maintenance, LLC for mulch and new plants. After discussion, the Board requested a few more proposals.

3. Discussion Regarding Village Rosa Sod

Mr. Jackson noted that the vendor had trimmed the trees so much that it exposed all the dead/missing grass, so sod needed to be put down along the fence line.

The board reviewed a sod proposal from Russ total lawn Maintenance, LLC in the amount of \$1,200 and agreed to move forward with the proposal. Mr. Jackson noted that staff could approve.

J. ADMINISTRATIVE MATTERS

Ms. Bethel advised that Mr. Jackson had asked her to reach out to South Florida Water Management District (SFWMD) about water restrictions in place. Ms. Bethel directed the Board to the handout for review. The Board went over the handout and directed staff to make sure Mr. Russ had a copy of the water restrictions.

Ms. Bethel advised that the insurance for the golf cart was \$262 annually, which had been added.

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 5:40 p.m. by Mr. Jackson. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Thousand Oaks Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 12, 2023 at 4:15 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 34404, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of April, 2023.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Thousand Oaks Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M ASSESSMENTS	268,638
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511
OTHER REVENUES	0
INTEREST INCOME	0
TOTAL REVENUES	\$ 731,106
EXPENDITURES	
SUPERVISOR FEES	12,000
PAYROLL TAXES	960
AQUATIC/STORMWATER MANAGEMENT	30,000
LAWN/LANDSCAPE MANAGEMENT	46,715
WETLAND PRESERVE BUFFER MAINTENANCE	10,800
PRESERVE EROSION REPAIR	0
MAINTENANCE CONTINGENCY	79,500
ENGINEERING/INSPECTIONS/REPORTS	6,000
MANAGEMENT	37,020
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,900
ARBITRAGE REBATE FEE	1,300
INSURANCE	6,900
LEGAL ADVERTISING	1,400
MISCELLANEOUS	1,700
POSTAGE	500
OFFICE SUPPLIES	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,700
TRAVEL/TRAINING	8,000
WEBSITE MANAGEMENT	1,500
TOTAL EXPENDITURES	\$ 275,270
REVENUES LESS EXPENDITURES	\$ 455,836
BOND PAYMENTS (SERIES 2016 A1)	(345,880)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)
BALANCE	\$ 21,116
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,622)
DISCOUNTS FOR EARLY PAYMENTS	(29,244)
EXCESS/ (SHORTFALL)	\$ (22,750)
CARRYOVER FROM PRIOR YEAR	22,750
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	268,678	268,679	268,638	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (SERIES 2016 A1)	367,707	367,957	367,957	Bond Payments/.94
DEBT ASSESSMENTS (SERIES 2016 A2)	94,469	94,511	94,511	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	0	0	0	
TOTAL REVENUES	\$ 730,854	\$ 731,147	\$ 731,106	
EXPENDITURES				
SUPERVISOR FEES	7,200	12,000	12,000	No Change From 2022/2023 Budget
PAYROLL TAXES	551	960	960	Projected At 8% Of Supervisor Fees
AQUATIC/STORMWATER MANAGEMENT	44,147	30,000	30,000	FY 22/23 Expenditure Through Jan 2023 = \$11,027
LAWN/LANDSCAPE MANAGEMENT	49,886	46,715	46,715	FY 22/23 Expenditure Through Feb 2023 = \$18,289
WETLAND PRESERVE BUFFER MAINTENANCE	12,500	10,800	10,800	No Change From 2022/2023 Budget
PRESERVE EROSION REPAIR	0	50,000	0	Line Item Is Now Included In Maintenance/Contingency
MAINTENANCE CONTINGENCY	40,013	29,500	79,500	Line Item Has Been Combined With Preserve Erosion Repair
ENGINEERING/INSPECTIONS/REPORTS	4,999	6,000	6,000	No Change From 2022/2023 Budget
MANAGEMENT	34,908	35,952	37,020	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	17,470	8,000	10,000	\$2,000 Increase From 2022/2023 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	As Per Contract
AUDIT FEES	3,700	3,800	3,900	\$100 Increase From 2022/2023 Budget
ARBITRAGE REBATE FEE	1,300	1,300	1,300	No Change From 2022/2023 Budget
INSURANCE	5,706	6,356	6,900	FY 22/23 Expenditure Was \$6,455
LEGAL ADVERTISING	582	1,500	1,400	\$100 Decrease From 2022/2023 Budget
MISCELLANEOUS	723	1,700	1,700	No Change From 2022/2023 Budget
POSTAGE	87	475	500	\$25 Increase From 2022/2023 Budget
OFFICE SUPPLIES	942	925	1,000	\$75 Increase From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	3,500	3,700	3,700	No Change From 2022/2023 Budget
TRAVEL/TRAINING	5,218	1,900	8,000	\$6,100 Increase From 2022/2023 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 247,307	\$ 265,458	\$ 275,270	
REVENUES LESS EXPENDITURES	\$ 483,547	\$ 465,689	\$ 455,836	
BOND PAYMENTS (SERIES 2016 A1)	(350,637)	(345,880)	(345,880)	2024 P & I Payments Less Earned Interest
BOND PAYMENTS (SERIES 2016 A2)	(90,083)	(88,840)	(88,840)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 42,827	\$ 30,969	\$ 21,116	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,157)	(14,623)	(14,622)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(27,023)	(29,246)	(29,244)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,647	\$ (12,900)	\$ (22,750)	
CARRYOVER FROM PRIOR YEAR	0	12,900	22,750	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,647	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (A-1)	1,800	25	200	Projected Interest For 2023/2024
Interest Income (A-2)	498	25	100	Projected Interest For 2023/2024
NAV Tax Collection (A-1)	350,637	345,880	345,880	Yearly Maximum Debt Assessment
NAV Tax Collection (A-2)	90,083	88,840	88,840	Yearly Maximum Debt Assessment
Total Revenues	\$ 443,018	\$ 434,770	\$ 435,020	
EXPENDITURES				
Principal Payments (A-1)	225,000	230,000	240,000	Principal Payment Due In 2024
Principal Payments (A-2)	55,000	55,000	60,000	Principal Payment Due In 2024
Bond Redemption (A-1)	0	2,785	480	Estimated Excess Debt Collections (A-1)
Bond Redemption (A-2)	0	3,545	460	Estimated Excess Debt Collections (A-2)
Interest Payments (A-1)	124,000	113,120	105,600	Interest Payments Due In 2024
Interest Payments (A-2)	32,960	30,320	28,480	Interest Payments Due In 2024
Total Expenditures	\$ 436,960	\$ 434,770	\$ 435,020	
Excess/ (Shortfall)	\$ 6,058	\$ -	\$ -	

Series 2016A-1 Bond Refunding Information

Original Par Amount =	\$4,875,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2035		

Par Amount As Of 1/1/23 = \$3,650,000

Series 2016A-2 Bond Refunding Information

Original Par Amount =	\$1,275,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.20%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	May 2036		

Par Amount As Of 1/1/23 = \$975,000

**Thousand Oaks Community Development District
Assessment Comparison**

Home Type		Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Townhomes (Thousand Oaks)	O & M Debt	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20	\$ 299.49 \$ 470.20
	Sub-Total For Townhomes	\$ 831.50	\$ 769.77	\$ 769.74	\$ 769.69
Single-Family Attached (Thousand Oaks)	O & M Debt	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20	\$ 299.49 \$ 470.20
	Sub-Total For Single-Family Attached	\$ 831.50	\$ 769.77	\$ 769.74	\$ 769.69
Single-Family Detached (Thousand Oaks)	O & M Debt	\$ 361.30 \$ 656.48	\$ 299.57 \$ 656.48	\$ 299.54 \$ 656.48	\$ 299.49 \$ 656.48
	Sub-Total For Single-Family Detached	\$ 1,017.78	\$ 956.05	\$ 956.02	\$ 955.97
Single-Family Attached (Sierra Bay)	O & M Debt	\$ 361.30 \$ 470.20	\$ 299.57 \$ 470.20	\$ 299.54 \$ 470.20	\$ 299.49 \$ 470.20
	Sub-Total For Single-Family Attached	\$ 831.50	\$ 769.77	\$ 769.74	\$ 769.69

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Townhomes (Thousand Oaks)	244
Attached Single Family (Thousand Oaks)	231
Detached Single Family (Thousand Oaks)	221
<u>Attached Single Family (Sierra Bay)</u>	<u>201</u>
Total Units	897

Attached Single Family Home (Thousand Oaks) Information

Total Units	231
<u>Prepayments</u>	<u>1</u>
Billed For Debt	230



BID PROPOSAL FORM

WORK DESCRIPTION: Plant & Mulch Installation

PROPERTY/ PROJECT: Thousand Oaks Community

ADDRESS: 1034 Center Stone Ln, Riviera Beach, FL 33404

ADDRESSED TO: Thousand Oaks Community

The undersigned, having carefully examined and thoroughly perused specifications for the above-named project; and become fully familiar with all conditions affecting the work required by those specifications, prepared by Thousand Oaks Community. Estimate sum covers scope for (13 Pallets) of RED MULCH and 52 (15 gallon) VIBURNUM SUSPENSUM plants to be added to flower beds on the roadside (N Congress Ave) of the property. Hereby, proposes to provide all materials, labor, services, etc., required thereby for the base bid sum of

TWENTY-ONE THOUSAND THREE HUNDRED SIXTY-SIX Dollars (\$21,366)

(Words)

(Figures)

TAXES, PERMITS, BONDS AND FEES: Bid sum includes all applicable taxes, permits, and fees, required by all legal authorities at the location of the Work.

Pride in the Art of Landscaping



BID PROPOSAL FORM

WORK DESCRIPTION: Plant & Mulch Installation

PROPERTY/ PROJECT: Thousand Oaks Community

ADDRESS: 1034 Center Stone Ln, Riviera Beach, FL 33404

ADDRESSED TO: Thousand Oaks Community

The undersigned, having carefully examined and thoroughly perused specifications for the above-named project; and become fully familiar with all conditions affecting the work required by those specifications, prepared by Thousand Oaks Community. Estimate sum covers scope for (13 Pallets) of RED MULCH and 60 (15 gallon) CLUSIA plants to be added to flower beds on the roadside (N Congress Ave) of the property. Hereby, proposes to provide all materials, labor, services, etc., required thereby for the base bid sum of

SEVENTEEN THOUSAND FIVE HUNDRED THIRTY-FOUR Dollars (\$17,534)

(Words)

(Figures)

TAXES, PERMITS, BONDS AND FEES: Bid sum includes all applicable taxes, permits, and fees, required by all legal authorities at the location of the Work.

Pride in the Art of Landscaping

From: [JOHN RUSS](#)
To: [Sylvia Bethel](#)
Subject: Plant Installation at Thousand Oaks
Date: Monday, March 13, 2023 10:55:50 AM

Landscape Proposal

Russ Total Lawn Maintenance L.L.C.
1731 Ave F.
Riviera Beach Fla. 33404
John Russ

Thousand Oaks Community Development District,

The following is the proposal for the plant installation. If any questions please do not hesitate to contact me at: (561) 319-7110.

Plant Installation Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary Plant Installation in an effort to maintain the beauty of the property and to secure fence perimeter from intruders. The goal is to maintain a conspicuous landscape for attractive appearance for residents and visitors.

R.T.L.M. will be responsible for the following deliverables.

Deliverables

- Clear out dead or diseased plants and trees
- Remove existing roots and stumps before installation
- Install fifty two 15 gallon 5 to 6ft Viburnum Suspensum plants along front fence line
- Dispose of any generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: \$15,600.00. If approved we would like to request \$7,800 in advance and \$7,800.00 upon completion.

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time.

From: [JOHN RUSS](#)
To: [Sylvia Bethel](#)
Subject: Mulch installation
Date: Monday, March 13, 2023 11:04:50 AM

Russ Total Lawn Maintenance L.L.C.
1731 Ave F.
Riviera Beach Fl. 33404
John Russ

Thousand Oaks CDD,

The following is a proposal for the re mulching project along Congress of the **Thousand Oaks** Neighborhood in Riviera Beach. If you should have any questions please do not hesitate to contact me at: (561) 319-7110.

Mulching Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary maintenance in an effort to maintain the beauty of the property. The goal is to maintain a conspicuous landscape for residents and visitors.

R.T.L.M. will be responsible for the following deliverables.

Deliverables

R.T.L.M. will be responsible for the following deliverables

- Apply 13 pallets of Red Mulch throughout the bedded areas
- Dispose of any generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: \$5,950.00. If approved we would like request \$2,975 in advance and \$2975.00 upon completion.

Thanks again for allowing Russ Total Lawn Maintenance to submit this proposal. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time.