



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
MAY 13, 2024
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
May 13, 2024
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. Approval of Minutes	
1. April 8, 2024 Regular Board Meeting Minutes.....	Page 3
G. Comments from the Public for Items Not on the Agenda	
H. Old Business	
1. Update on Newsletter and Website.....	Page 7
2. Update on Fountain Installation.....	Page 8
3. Update on 1277 Rosegate Blvd. Swell Issue	
4. Update on Preserve/Dry Conservation Project	
5. Update on 2024 Conferences	
• Florida League of Cities August 15 th - 17 th 2024	
• FASD June 10 th - 13 th 2024	
6. Update on Logo Trademark	
7. Update Regarding Encroachment Issue	
8. Update on Irrigation along Congress	
9. Update on SLB General Contracting Rip Rap Project	
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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, of 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 2023/2024 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 a newspaper by print in the issues of Palm
Beach Daily Business Review f/k/a Palm Beach Review on

09/29/2023

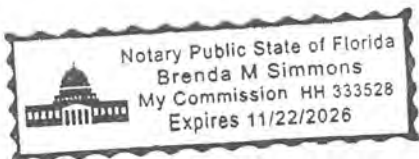
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

angelina Garay

Sworn to and subscribed before me this
29 day of SEPTEMBER, A.D. 2023

[Signature]

(SEAL)
ANGELINA GARAY personally known to me



**THOUSAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2023/2024
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 9, 2023
- November 13, 2023
- December 11, 2023
- January 8, 2024
- February 12, 2024
- March 4, 2024
- April 8, 2024
- May 13, 2024
- June 10, 2024
- July 8, 2024
- August 12, 2024
- September 9, 2024

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
telephone; 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

9/29 23-03/0000685721P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 8, 2024**

A. CALL TO ORDER

The April 8, 2024, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:15 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 29, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of 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 Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were District resident Brian Gruber of 2220 Oakmont Drive; and John Russ of Russ Total Lawn Maintenance LLC.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. March 4, 2024, Regular Board Meeting

The minutes of the March 4, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and passed unanimously approving the minutes of the March 4, 2024, Regular Board Meeting, as presented.

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

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

H. OLD BUSINESS

1. Update on Newsletter and Website

Ms. Bethel advised that she had a tracker put on the District's website to see how much traffic it generates. It will take a month or so to get results. Ms. Bethel indicated that she will hopefully have some information at the next meeting. Mr. Towns stated that there was so much back and forth at the last meeting that he believed the final decision was to leave the website as is. Mr. Gaede stated he agreed; what is the purpose of a separate website when the current one was in compliance? Mr. Palen agreed that there were requirements that needed to stay updated.

2. Update on Fountain Installation

Ms. Bethel advised that the fountain had been installed, however, we have a complaint about it. First, the fountain is too loud. Ms. Bethel stated she contacted the vendor, and he was looking into a new nozzle, which will run \$800 to \$1,900. Second, the fountain's electricity is running through Mr. Gruber's yard. Ms. Bethel noted she contacted the electrician and has not yet received a call back. She will follow up again and stated that District resident, Mr. Gruber, was here to voice his concerns. Mr. Gruber stated that his address was used for the permit location and he received a delinquent bill. The electricity should be moved to a utility easement. A lengthy conversation ensued. Mr. Gruber also stated that these meetings should be better advertised as he did not even know they existed. Ms. Bethel advised that the meeting dates were advertised in the newspaper. Mr. Gaede indicated maybe sending a welcome letter on an annual basis.

3. Update on 1277 Rosegate Boulevard Swale Issue

Ms. Bethel stated that the vendor, SLB General Contracting, indicated that this was such a small job, but will look at it again when he starts the rip rap job on April 24, 2024.

4. Update on Preserve/Dry Conservation Project

Ms. Bethel advised that Mr. Jackson indicated that this job had been completed but there were some concerns that needed to be addressed. He is not, however, here to discuss. Mr. Gaede noted to bring this item this back for the next meeting.

5. Update on 2024 Conferences

Ms. Bethel advised that she had researched the information to register but had some registration questions for FASD. She also noted that the Florida League of Cities' registration did not open until late May. Ms. Bethel indicated that she noticed that FASD offers ethics training for \$99, however Special District Services offers two free four-hour classes on the website for Board Members. She asked if the Board wanted to pay for this training if they attend the FASD conference. The Board agreed that they do not want to pay for the ethics training at the FASD conference. Ms. Bethel stated that so far, she has Mr. Knowles requesting to attend both conferences. Mr. Knowles stated that if no one else was attending then he will not attend. Mr. Gaede stated that maybe Mr. Knowles should wait to see if Mr. Jackson will attend and then make his decision.

Mr. Towns advised that he had completed his ethics training for another board and asked Mr. Palen if he must take it again or does that account for this required training. Mr. Palen advised that ethics training was self-reporting. Mr. Palen also noted that Form 1 asks if ethics training was completed and the date it was completed.

- Florida League of Cities - August 15-17, 2024
- FASD - June 10-13, 2024

6. Update on Logo Trademark

Ms. Bethel advised that she had emailed the attorney for an update but she had not heard anything so she could only assume it was moving along. Mr. Towns indicated that once the new attorney took over, she was moving it back along through the process and would see the process through to completion. Mr. Knowles inquired about who did the signing the process and Mr. Towns stated the attorney.

Mr. Knowles stated he had not seen the attorney's name in the minutes. Ms. Bethel advised that the attorney's name was Willishia Plant.

7. Update Regarding Encroachment Issue

Ms. Bethel advised that she had followed up with Mr. Wells and he indicated that he had already started working on the project. He will contact Mr. Gaede to clear up some questions. Mr. Gaede stated he had not been contacted by Mr. Wells as of yet.

8. Update on Irrigation along Congress

Ms. Bethel directed the Board's attention to the irrigation proposal in the meeting book and stated that Mr. Russ was present to answer any questions. Mr. Gaede inquired about the location to Mr. Russ stated it was the front along Congress on the sidewalk; this side is longer than the side that was previously completed. Mr. Smith asked how this was brought to his attention to which Mr. Russ replied that there were complaints of dead grass. Mr. Russ explained the process of installation. Mr. Knowles asked if this would require a permit and Mr. Russ stated he was not sure but he would check.

A **motion** was made by Mr. Smith, seconded by Mr. Knowles and unanimously passed approving the Russ Total Lawn Maintenance, LLC irrigation zone installation proposal in the amount of \$7,800, as presented.

9. Update on SLB General Contracting Rip Rap Project

Ms. Bethel advised that the vendor was set to begin the project on April 24, 2024. Mr. Gaede asked if she had advised the HOA. Ms. Bethel stated she had not yet but would do so.

I. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel went over the three budget scenarios with the Board. Mr. Smith inquired about the assessments being lowered by \$5.00 more. The Board agreed to the travel/training line items at \$10,000 and assessments lowered by a total of \$10.00.

A **motion** was made by Mr. Smith, seconded by Mr. Knowles and unanimously passed ADOPTING Resolution Np. 2024-01, amended to reflect the travel/training line items raised to \$10,000 and assessments lowered by \$10.00.

2. Review Engineer's Report

Ms. Bethel reminded the Board that that had requested this information at the last meeting. Mr. Gaede stated that he hoped everyone had had a chance to review the information and asked if there were any questions. The Board had no questions and requested that this item be brought back to the next meeting.

3. Review Aquatic Contract

Ms. Bethel reminded the Board that they had requested this information at the last meeting as well. Mr. Gaede asked if everyone had had a chance to review the information. The Board had not and requested that this item also be brought back to the next meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel noted that the report was provided in the meeting materials and asked if the Board had any questions. There were none at this time.

K. ATTORNEY MATTERS

Mr. Palen had nothing further.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:54 p.m. on a motion made by Mr. Knowles, seconded by Mr. Smith. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

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08:54:56 01 May 2024				

Top 10 countries
Data / Statistics are not available.

0 Visitors	0 First Time Visitors	0 Users Online	0 Average Visit Length
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COMPARE No Bound

From: Brian Gruber <bgruber44@gmail.com>
Sent: Wednesday, March 27, 2024 8:23 AM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: Re: New fountain in Thousand Oaks at Congress

And actually I was just thinking that the meter should not be placed on my property either. It needs to be put in the utility easement as well. This is standard practice.

Thanks,
Brian Gruber

On Wed, Mar 27, 2024 at 8:14 AM Brian Gruber <bgruber44@gmail.com> wrote:
Your vendor is 100% incorrect. He trenched directly down the middle of my yard as shown in this picture (my house is on the right, my property line goes to my neighbors fence post to the left of the shrub in the center):



Honestly, I don't care if it's underground, it was run through my property without notification or approval from the owner. You guys need to use a utility easement. I have included the plat below so you can see where it needs to be moved to. I also have my survey from when I bought my house to show my property line goes up to my neighbor's property line with no sort of easement between them.



I also have some other concerns that need to be addressed.

- 1) My name is on the permits for the electrical installation. This needs to be changed because I don't want any sort of risk of a lien being placed on my property for something I had no control over and wanted no part of.
- 2) You need to use a different address on your FPL account for this fountain. Any credit check is going to affect me even though you used different suite information. Riviera Beach can assign a different number to the meter, and if they won't do it then FPL will. I know this because I deal with addressing at my work and FPL tries to do this in my city all the time.

Please take care of these new two new issues and get back to me with proof they have been changed.

Thanks,
Brian Gruber
2220 Oakmont Drive

On Wed, Mar 27, 2024 at 7:07 AM Sylvia Bethel <sbethel@sdsinc.org> wrote:
Good morning Brian,

I spoke with the vendor and he is looking into a quitter nozzle for the fountain. I also mentioned the power cable. I was told the power cable is not directly on your property. It runs along the side from the FPL box to the lake and is underground, therefore it will not affect you installing a fence or pavers. As mentioned, I will bring this to the boards attention at the meeting on April 8th at 4:15pm.

Best Regards,

Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
P: 561-630-4922 ext 227
F: 561-630-4923

www.sdsinc.org

BOARD MEMBERS: Please do not use the "Reply All" feature of your e-mail, as it may be deemed a violation of the Sunshine Law. Please reply only to the management office. Thank you!

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

-----Original Message-----

From: Brian Gruber <bgruber44@gmail.com>
Sent: Monday, March 25, 2024 2:28 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Subject: New fountain in Thousand Oaks at Congress

Ms. Bethel,

I was given your number by the Thousand Oaks HOA to reach out about some concerns I have about the new fountain that has been installed in the NE corner of Thousand Oaks.

1) This fountain is directly behind my house and it is so loud I can hear it throughout my entire house. Using my back patio is now impossible because of the noise coming from the fountain. Opening windows is now out of the question as well. I would assume these fountains need to conform to noise ordinances and I'm guessing the noise is way over the amount allowed.

2) The power cable was trenched through my property. My property is not a utility easement and I request it be re-routed to an actual utility easement. In the future I plan to fence my yard and put pavers out there and your power cable is run under where I would need to work.

We are not against a fountain there, but the noise issue and the trenching through my yard needs to be remedied.

Please give me a call as soon as possible to discuss this matter.

Thank you,
Brian Gruber
2220 Oakmont Drive
(561)531-2976

Thousand Oaks Community Development District

Engineer's Certificate for Trust Indenture

Prepared for:

**Thousand Oaks Community Development
District**
Board of Supervisors
Riviera Beach, Florida

August 2, 2023

Prepared by:



947 Clint Moore Road
Boca Raton, FL 33487
Voice: 561-241-6455
Fax: 561-241-5182
E-mail: jeff@schnars.com

Thousand Oaks CDD
02122-4

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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 - 4. Conservation Area
 - 5. Roadway Buffers and Entry Features
 - 6. Congress Avenue Median
- IV. **Facilities Inspection**
- V. **Inspection Findings**
 - 1. Sierra Bay
 - 2. Thousand Oaks

EXHIBIT 'A' - Site Plan and Location Map

EXHIBIT 'B'- Mitigation Area Drainage Outfall Bank Stabilization Repair

I Purpose and Scope

This report is being prepared at the request of the Thousand Oaks Community Development District (TOCDD) to comply with the requirements of Section 9.21 of the Trust Indenture for the Special Assessment Bonds, Series 2005A1 and 2005A2. It is the intention of this document to report on the yearly inspection of facilities owned by the TOCDD.

II Introduction / Project Description

The Thousand Oaks Community Development District (TOCDD) provides stormwater management, wetland and upland preserve habitat, roadway buffers and entry features to the residents of the District. The TOCDD is comprised of the Thousand Oaks and Sierra Bay neighborhoods. Thousand Oaks is a 101.23 gross acre residential subdivision located in the Congress Avenue PUD and Sierra Bay is a 15.75-acre residential subdivision located on the east side of Congress Avenue opposite Thousand Oaks. See Site Plan for a graphical representation of the developments, attached hereto as Exhibit "A".

Each neighborhood's infrastructure includes networks of storm drainage, water and sanitary sewer systems that provides service respectively to Thousand Oaks (221 single-family dwellings, 231 manor homes and 244 townhomes) and Sierra Bay (201 manor homes). In addition, the TOCDD maintains two conservation areas.

The District is in Section 30, Township 42S, Range 43E, in Palm Beach County, City of Riviera Beach, Florida. Thousand Oaks is bounded on the east by Congress Avenue; on the west by the SFWMD C-17 Canal; on the south by Timber Pine Plat No. 2 (a residential development); and on the north by unimproved Silver Beach Road and city canal R/W. Sierra Bay is bounded on the west by Congress Avenue, the north by the proposed Sonoma Bay residential development, the east by a City canal and elementary school, and the south by an existing apartment complex. Both developments may be accessed from Congress Avenue. A location map is shown on Exhibit "A".

III Existing Public Facilities

1. Surface Water Management System.

- a. **Thousand Oaks** - The surface water management system serving the neighborhood consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake/wetland system for detention prior to discharge into the adjacent South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.
- b. **Sierra Bay** - The surface water management system serving Sierra Bay is completely separate from Thousand Oaks system and consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake for water quality and quantity detention. The Sierra Bay surface water management system is interconnected to the adjacent Sonoma Bay surface water management system. Discharge is through Sonoma Bay development and into a

City canal along its north property line which flows west to the South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.

2. Water Distribution

- a. **Thousand Oaks** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Thousand Oaks are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Sierra Bay are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

3. Sanitary Collection and Transmission System

- a. **Thousand Oaks** - The sewage collection and transmission system consists of a lift station, 6" force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The lift station is centrally located within the recreation area and the 6" force main extends east on Canopy Lane and ties into an existing 6" force main within the Congress Avenue right-of-way. The 8" PVC gravity pipe extends throughout the project to serve all the units. The entire sewer system for Thousand Oaks is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The sewage collection system consists of 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The entire sewer system for Sierra Bay is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

4. Conservation Area

- a. **Thousand Oaks** - The TOCDD owns and maintains two conservation areas; a wetland totaling 8.19 acres and consisting predominately of sawgrass marsh. The second area is a combination wetland and upland totaling 3.08 acres. In order to insure perpetual preservation, both areas are encumbered by conservation easements dedicated to the South Florida Water Management District.

5. Roadway Buffers and Entry Features

- a. **Thousand Oaks** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 50 feet in width north of Canopy Lane and 20 feet in width south of Canopy Lane. The improvements within the buffer include a berm, landscaping, irrigation, and an entry feature/sign wall.
- b. **Sierra Bay** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 20 feet in width. The improvements within the buffer include a berm, retaining wall, landscaping, irrigation, and an entry feature/sign wall.

6. Congress Avenue Median

The TOCDD maintains the landscaping and irrigation in the median.

IV. Facilities Inspection

An inspection was performed on July 26 & 27, 2023 of the facilities owned by the TOCDD. A visual inspection was conducted of all the roadway curbs, lakes, lake banks, conservation areas, roadway buffers, entry features, and adjacent Congress Avenue median. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for cleanliness by probing with a PVC pipe. No inspection of the water and sewer system was conducted since these items are no longer owned by the TOCDD.

V. Field Inspection Findings

1. Sierra Bay

a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition.
Repairs were recently completed in March 2023.
2. **Drainage** -The entire drainage system was recently cleaned in March 2023. The drainage system was observed to be clean and unobstructed except in the following locations:
 - i. CB #26 completely covered with leaves. The grates on this structure need to be exposed and cleaned.
3. **Lakes**-All lake banks are properly sloped and stabilized with sod. The lake water level was 10" above design water level.

b. Conservation Area

Not applicable to Sierra Bay.

c. Roadway Buffers and Entry Features

The roadway buffers are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: Sealcoat was installed throughout the project. We don't recommend sealcoat in roadways. Many parking

stalls show evidence of oil stains that are deteriorating the asphalt. Asphalt settlement was noticed at the intersection of Carvelle Dr & Sonrisa Dr. This area should be monitored for future settlement or possible repair. Sidewalk was broken across the street from house 3247 Scarletta Drive.

d. Congress Avenue Median

The median was landscaped with sod and trees and observed to be in good condition. Some small shrubs appeared to be missing.

2. Thousand Oaks

a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition. Repairs were recently completed in March 2023. Some minor areas of cracking in the "D" curb on Canopy Lane. There were some areas of curb uplifting from tree roots causing minimal water retention in curb. Other areas of small cracking were noticed, but not curb displacement at the time of the inspection. These areas will be monitored on future inspections.
2. **Sidewalks**- Although not a CDD item, the sidewalks were found to be in good condition.
3. **Drainage** – The drainage system was found to be clean and unobstructed. The system was recently cleaned in March 2023. The following items were noticed and need to be addressed.
 - i. Catch basin #77 (by clubhouse) needs to be raised to grade. This will require relocating shrubs and possibly paver brick repair.
3. **Lakes** – All lake banks are properly sloped and stabilized with sod. Some erosion has occurred at the design edge of water likely due to wave action and water level variations. All lakes appear to be at the same water level and were approximately 6" above the above design water level.

b. Conservation Area

Some erosion has occurred in the wetland buffer at the bubble up structures and upland slope. There also is dirt partially blocking the critter crossing culvert under Canopy Lane. These structures and culvert openings should be repaired per the attached exhibit "B". The stone that was placed by the small bubble up basins from the gutters have kept erosion around the basins to a minimum. The nutrient berm was missing in most areas.

c. Roadway Buffers and Entry Features

The roadway buffers and entry features are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: There is a small area of settlement around sanitary manhole at 3017 Laurel Ridge Circle. Many additional speed humps have been added throughout the community. There are advance warning signs, and the Speed Hump signs are not always located at the speed hump. The stop sign is too low at Sagewood Ct & Rosegate Blvd as well as Laurel Ridge Circle & Laurel Ridge Circle. Stop signs are too low

at the intersection of Oakmont Dr & Oakhurst Way, Canopy Lane & Rosegate Blvd. These should be raised to the required height of 7' above pavement. There are small shrubs and two signs partially blocking the emergency fire access gate in the NE corner of the property. Many wheel stops were dislocated in parking stalls. Additional STOP signs, stop bars and double yellow striping have been added throughout the community.

d. Congress Avenue Median

The median was landscaped with sod and trees and found to be in good condition. Several small trees & shrubs are missing on Congress Ave.

e. Other Items

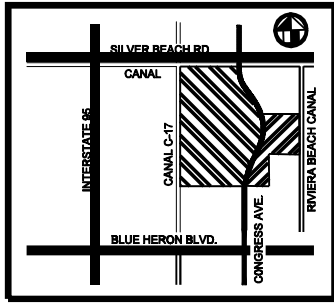
Although not a CDD item, please note that the two Case II red reflector signs are missing at the south leg of the southwest corner of Laurel Ridge Circle.

V. Insurance

The District currently carries comprehensive general liability insurance (covering bodily injury and property damage) with a coverage limit of \$1,000,000 per occurrence. We believe these coverage limits to be reasonable. We recommend the annual premium be included in the CDD budget.

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT SITE PLAN

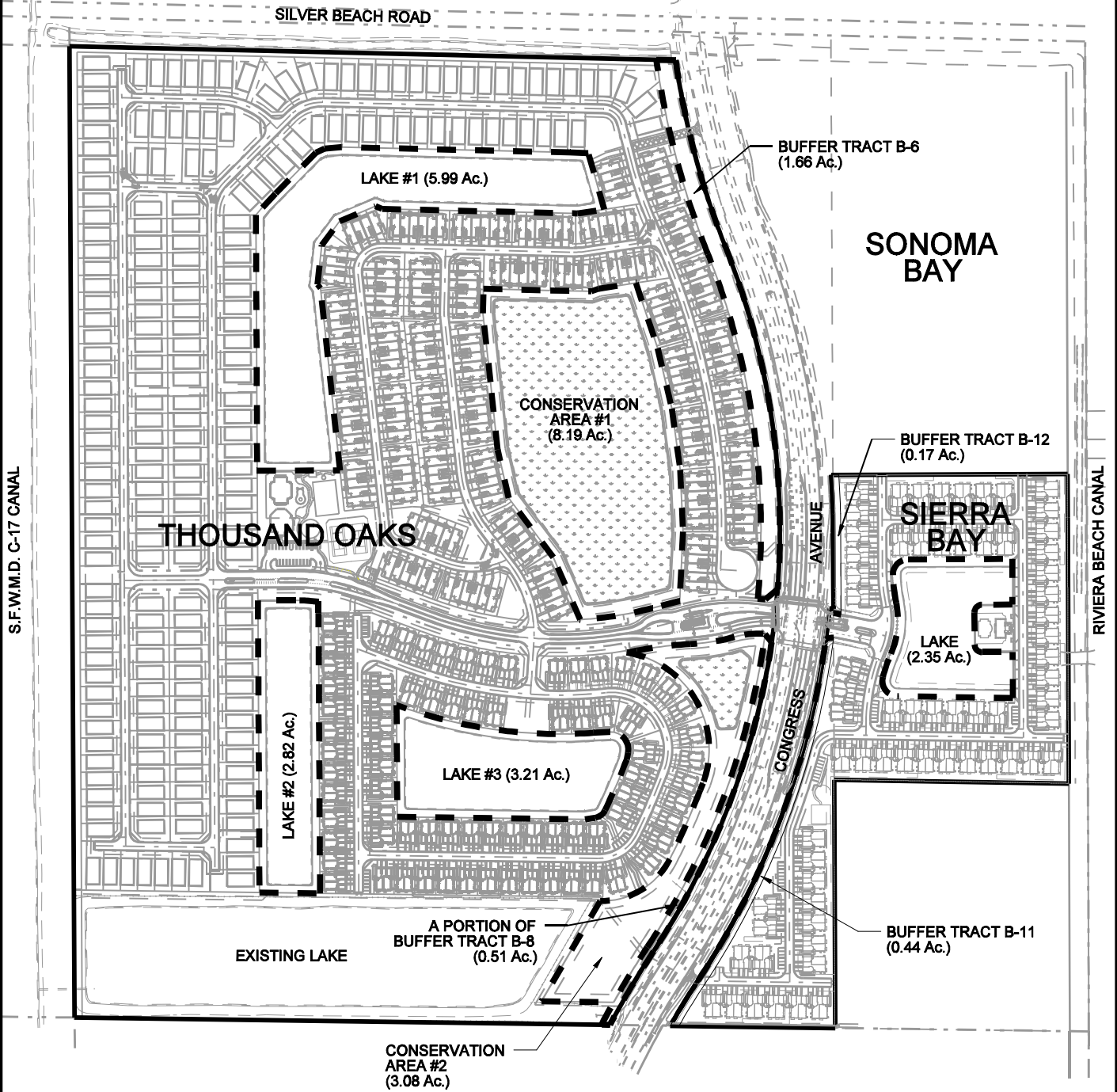
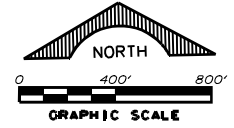
EXHIBIT 'A'



LOCATION MAP
N.T.S.

LEGEND

- THOUSAND OAKS**
- LIMITS OF C.D.D. (101.23 ACRES)
 - LIMITS OF C.D.D. OWNED LAND (25.46 ACRES)
- SIERRA BAY**
- LIMITS OF C.D.D. (15.75 ACRES)
 - LIMITS OF C.D.D. OWNED LAND (2.96 ACRES)





LEGEND

--- CHANGE EXISTING NUMBER OF FEET TO AC CHANGES

--- CHANGE STRUCTURE & SIZE

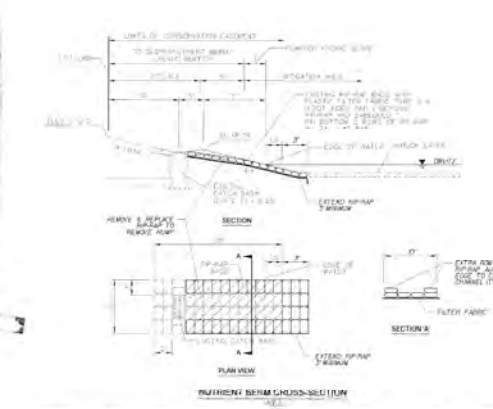
--- EDGE OF WATER

--- UTILITY

811
Know what's below
Call before you dig

LOCATION MAP
NOT TO SCALE

- GENERAL NOTES**
- UNDER UTILITY LOCATIONS, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "DIG" THE LARGER SURFACE AREA WORK STARTED WITHIN 1500 HOURS DATE. AFTER ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED BY THE NOTIFICATION NUMBER IS A ONE-DIAL SYSTEM OPERATED BY FIRST RESPONDERS - FAILURE TO COMPLY COULD RESULT IN FINES AND PENALTIES.
 - UNOFFICIAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES:
 - RED: ELECTRIC
 - YELLOW: GAS
 - ORANGE: COMMUNICATION CABLE
 - BLUE: WATER
 - GREEN: SEWER
 - PINK: FIBER OPTIC
 - WHITE: UNKNOWN OR UNIDENTIFIED
 - BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF AVAILABLE:
 - FLORIDA POWER AND LIGHT COMPANY
 - FLORIDA GAS SERVICE COMPANY
 - LOCAL CABLE TELEVISION COMPANIES
 - LOCAL WATER AND SEWER SERVICE
 - ALL UTILITY LINES ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1988.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION OF EXISTING PAVEMENT, CURB, CONCRETE, FENCE, ETC. AND LANDSCAPE REPAIR THROUGHOUT AS A RESULT OF THE CONTRACTOR'S OPERATION AND/OR SHALL BE HIS SUBCONTRACTOR'S AND SHALL RESTORE THEM PROPERLY.



<p>SCHNARS ENGINEERING CORPORATION</p> <p>1908 P.O. Box 100 1908 P.O. Box 100 1908 P.O. Box 100</p>	OWNER	THOUSAND OAKS C. D. D. c/o SPECIAL DISTRICT SERVICES 2501 A BURNS ROAD PALM BEACH GARDENS, FL 33410	PROJECT	THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT RIVIERA BEACH FLORIDA	FILE NO.	EXHIBIT "B" MITIGATION AREA DRAINAGE OUTFALL BANK STABILIZATION REPAIR	DATE	1/20/20	BY	JTS	CHKD BY	JTS	SHEET	1 OF 1
	DESIGNED BY		DRAWN BY		CHECKED BY		SCALE		DATE		BY			
	APPROVED BY		DATE		DATE									



Aquatic Vegetation Control, Inc.
6753 Garden Road, Suite 109
Riviera Beach, Florida 33404

Offices Located in Port St. Lucie, Pembroke Pines/City of Weston, and Florida City
(561) 845-5525 or (800) 327-8745 Fax (561) 845-5374
www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

This Agreement for environmental services is entered into contract between **Aquatic Vegetation Control, Inc.** hereinafter referred to as "AVC", whose address is 6753 Garden Road, Suite 109, Riviera Beach, Florida 33404, and submitted to **Thousand Oaks CDD c/o Special District Services, Inc.** whose address is listed below, on the latest date of execution of this Agreement by both parties signature.

Address: 2501 Burns Road, Suite A **City, State, Zip:** Palm Beach Gardens, FL 33410
Phone: 561-630-4922 **Fax:** _____
Contact: Richard Ellington **Email:** rellington@sdsinc.org
Job Name: Thousand Oaks **Location:** Riviera Beach, FL

Scope of Services and Related Costs

AVC does hereby agree to furnish all labor, equipment, herbicides, and materials unless otherwise specified for an Aquatic Weed Control Program to be performed twice per month. The scope of services is listed below.

AVC will provide all supervision, labor, material, and equipment necessary for the maintenance of five lakes and two conservation areas including litter removal, fountain cleaning / repair, weed / algae control, permit compliance and monthly reports per the specifications in the RFP.

The services to be provided by the Provider shall include but are not limited to:

- (1) Two lake maintenance visits per month for each of the five lakes within the District;
- (2) Two littoral/wetland (the "Preserves") maintenance visits per month;
- (3) Submerged weed, floating weed, bank grass and algae control in the lakes;
- (4) Permit compliance and exotic species control in the Preserves;
- (5) Fountain cleaning and repair and litter removal from the lakes;
- (6) Monthly reports to the District Manager; and
- (7) Submit all reports, annually or otherwise, as required, to the South Florida Water Management District.

AVC proposes to perform the work as specified for the sum of:

One thousand nine hundred twenty three Dollars and 25 cents (\$1,923.25) as specified (tax-exempt) to be billed for a grand total of Twenty three thousand seventy nine Dollars and 00 cents (\$23,079.00) annually (tax-exempt).



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PROPOSAL/AGREEMENT/CONTRACT

Invoices and Billing-Any fee disputed by **Thousand Oaks CDD c/o Special District Services, Inc.** shall be brought to the attention of AVC, in writing, within fifteen (15) days of receipt of an invoice. If an invoice is not disputed within that time, the invoice shall be deemed acceptable and shall be paid within thirty (30) days of receipt. Interest shall accrue on the invoice at a rate of 1 ½ percent per month or the maximum rate allowed by law, whichever is less.

Terms and Conditions-All material is guaranteed to be as specified. All work will be completed in a skillful manner according to standard practices. Any modification from the above scope of work will be completed only upon a written work order signed by both parties, and will be at an extra charge over and above the cost specified in this agreement. This agreement is contingent upon strikes, accidents, or delays beyond our control. This agreement is subject to acceptance within 30 days and is void thereafter at the option of AVC. Each party shall acknowledge changes for any modifications, additions, and/or deletions to this proposal/agreement.

Plant Warranty/Guarantee Terms and Conditions- Aquatic Vegetation Control, Inc. (AVC) d/b/a Martin County Farms (MCF) guarantees the plants' health and professional installation, if applicable, under normal site and weather conditions. AVC/MCF cannot be held liable for plant mortality under abnormal site and/or weather conditions, or acts of God. Plant sales and installation will be guaranteed for 10 days.

This agreement shall be in effect for a period of one-year. This agreement may be executed for an additional year or years on terms and conditions mutually agreeable to the parties and reduced in writing unless cancelled by either party in writing with 30 days notice via certified mail. We reserve the right to include a CPI increase not to exceed 5% per year with a 60 day written notice to client.

Liability-The parties to this agreement understand that AVC bears responsibility for their own willful or negligent actions that result in damages or injury to persons or property arising out of the performance of this contract. Provided, however, the extent of any damages for which AVC may be responsible because of its negligence or willful activity, shall be limited to the amount of this contract.

All herbicides used in the program are approved by the Department of Environmental Protection. Material Safety and Data Sheets are available upon request. AVC will assist customer in obtaining a permit from the Department of Environmental Protection, if required. AVC will furnish proof of liability, vehicle, worker's compensation, and pollution liability insurance upon request.

Proposal date: 4-2-09

Proposal expiration date: 10-2-09

Commencement date: 10-1-09

Aquatic Vegetation Control, Inc.

Project Manager/Point of Contact:

Alex Mateos (561) 722-0239

Accepted By:

Authorized AVCSignatory

Todd J. Olson

Date: 5-19-09

Accepted By:

Company Name

Authorized Signature

Name and Title

Date



Aquatic Vegetation Control, Inc.

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Riviera Beach, Florida 33404

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PROPOSAL/AGREEMENT/CONTRACT

Contact Information

Please complete the following information upon acceptance of the agreement and return to our office. Please check if the billing information is the same.

Billing Information

Point of Contact: _____

Phone & Fax #: _____

Email Address: _____

Submit Bills To: _____

Federal Tax I.d. # _____

Tax Exempt:

_____ *Yes (attach exemption certificate)*

_____ **No**

Send Bills: **Mail** **Fax** **Email** **Other** _____

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/20/09

PRODUCER 1-305-592-6080
Arthur J. Gallagher Risk Management Services, Inc.
8200 N.W. 41st Street
Suite 200
Miami, FL 33166

INSURED
Aquatic Vegetation Control, Inc.
P.O. Box 10845
Riviera Beach, FL 33419

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: LIBERTY INS CORP	42404
INSURER B: LIBERTY MUT FIRE INS CO	23035
INSURER C: LM INS CORP	33600
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	TB7-Z51-275208-119	04/01/09	04/01/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	AS2-Z51-275208-109	04/01/09	04/01/10	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
B	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$10,000	TH2-Z51-275208-139	04/01/09	04/01/10	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$ \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	WC5-Z51-275208-099	04/01/09	04/01/10	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 General Liability Deductible: \$10,000 Combined BI/PD/ALAE Per Occurrence.

CERTIFICATE HOLDER

Thousand Oaks CDD
 c/o Special District Services, Inc.
 Richard R. Ellington, District Man
 2501A Burns Road
 Palm Beach Gardens, FL 33410

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE *[Signature]*

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Thousand Oaks
Community Development District

**Financial Report For
April 2024**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
O & M ASSESSMENTS	268,638	6,987	262,509
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	9,115	358,864
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	2,342	92,197
OTHER REVENUES	0	0	0
INTEREST INCOME	0	0	5,462
Total Revenues	\$ 731,106	\$ 18,444	\$ 719,032
EXPENDITURES			
SUPERVISOR FEES	12,000	800	6,400
PAYROLL TAXES	960	61	490
AQUATIC/STORMWATER MANAGEMENT	30,000	0	15,016
LAWN/LANDSCAPE MANAGEMENT	46,715	2,097	26,902
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	79,500	0	63,030
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	110
MANAGEMENT	37,020	3,085	21,595
SECRETARIAL	4,200	350	2,450
LEGAL	10,000	0	3,059
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,900	0	0
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	6,900	0	7,024
LEGAL ADVERTISING	1,400	0	0
MISCELLANEOUS	1,700	56	1,559
POSTAGE	500	12	35
OFFICE SUPPLIES	1,000	42	410
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,700	0	3,500
TRAVEL	8,000	0	3,747
WEBSITE MANAGEMENT	1,500	125	875
ELECTRICITY - FOUNTAINS	0	40	187
MISCELLANEOUS MAINTENANCE	0	0	914
FOUNTAINS	0	899	21,072
Total Expenditures	\$ 275,270	\$ 7,567	\$ 179,850
REVENUES LESS EXPENDITURES	\$ 455,836	\$ 10,877	\$ 539,182
PAYMENT TO TRUSTEE (A1)	(345,880)	(9,018)	(341,737)
PAYMENT TO TRUSTEE (A2)	(88,840)	(2,317)	(87,797)
BALANCE	\$ 21,116	\$ (458)	\$ 109,648
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,622)	(328)	(8,128)
DISCOUNTS FOR EARLY PAYMENTS	(29,244)	(10)	(27,178)
EXCESS/ (SHORTFALL)	\$ (22,750)	\$ (796)	\$ 74,342
CARRYOVER FROM PRIOR YEAR	22,750	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (796)	\$ 74,342

Bank Balance As Of 4/30/24	\$ 401,433.47
Accounts Payable As Of 4/30/24	\$ 23,391.28
Accounts Receivable As Of 4/30/24	\$ 552.08
Available Funds As Of 4/30/24	\$ 378,594.27