



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
OCTOBER 6, 2025
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
1-800-743-4099 Access 3101013
REGULAR BOARD MEETING
October 6, 2025
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. September 8, 2025 Regular Board Meeting.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Update on Logo Trademark
 - 2. Update on Beautification on Congress (along fence line)
 - 3. Update on Evaluation Tool of Districts Vendors – Malachi Knowles
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 5
 - 2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 10
 - 3. Consider Approval of Preserve/Conservation Maintenance Proposals.....Page 13
 - 4. Consider Approval of Tree Trimming (Congress) Proposals.....Page 24
- J. Administrative Matters
 - 1. Financial Report.....Page 31
- K. Attorney Matters
- L. Board Member Comments
- M. Adjourn

Publication Date
2025-09-22

Subcategory
Miscellaneous Notices

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404, on the following dates:

October 6, 2025

November 3, 2025

December 8, 2025

January 12, 2026

February 9, 2026

March 2, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

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 Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts 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 meeting 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
9/22/25 11671138

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 8, 2025**

A. CALL TO ORDER

The September 8, 2025, 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 24, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Rance Gaede, Vice Chairman Corey Smith and Supervisors Malachi Knowles (via phone), Horace Towns and Jeffery Jackson who arrived at 4:21 p.m.

Staff present was District Manager Sylvia Bethel of Special District Services, Inc; District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP (via phone).

Also present was the following District resident: Ann Williams

E. ADDITIONS OR DELETIONS TO THE AGENDA

New Business Number 1. Discussion Regarding Preserve/Dry Conservation Area Maintenance;
New Business Number 2. Discussion Regarding Front of Community (along congress) Maintenance; and
Old Business Number 6. Ratify Action of Chairman Executing Agreement with Stockman & Poropat, PLLC

A **motion** was made by Mr. Smith, seconded by Mr. Towns and unanimously passed approving the above additions to the agenda.

F. APPROVAL OF MINUTES

1. August 11, 2025, Regular Board Meeting

A **motion** was made by Mr. Smith, seconded by Mr. Jackson and unanimously passed approving the minutes of the August 11, 2025, 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 Logo Trademark

Mr. Gaede indicated this item would be discussed under Old Business, No. 6.

2. Update on Amended and Restated Agreement for Sharing Landscape and Irrigation Maintenance Costs with Thousand Oaks at Congress Master Association, Inc.

Ms. Bethel advised that the agreement had been completed, all parties had signed, and the retro payment would be made October 1, 2025.

3. Update on Beautification on Congress (along fence line)

Ms. Bethel advised that she had followed up with the vendor who stated that they had been slammed and planned on starting the project in October.

4. Update on Evaluation Tool of District Vendors – Malachi Knowles

Mr. Gaede asked Mr. Knowles if this would be ready for the next meeting and Mr. Knowles stated it would.

5. Update on Cleanup of Preserve Landscape Bed (Drainage Maintenance & Repair) in Front of 1000 Centerstone

Ms. Bethel advised that she had followed up with Mr. Austelus from Thousand Oaks' HOA who had confirmed that the work had been completed.

6. Consider Ratification of Chairman Executing Agreement with Stockman & Poropat, PLLC

Mr. Palen reminded the Board that at the last meeting he noted that the copyright would be the next step for moving forward with the logo but he was incorrect: it is best to move forward with the trademark application. Ms. Bethel reached out to Mr. Gaede for his approval, and it was approved to move forward.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed approving ratifying the Chairman's execution of the agreement with Stockman & Poropat, PLLC.

I. NEW BUSINESS

1. Discussion Regarding Preserve/Dry Conservation Area Maintenance

Ms. Bethel stated that she had received an email from the HOA concerning a complaint from a resident in the National Village regarding the hedges growing over the fence. Following discussion, the Board requested proposals for the preserve/dry conservation maintenance.

2. Discussion Regarding Front of Community (along Congress) Maintenance

Ms. Bethel advised that she had received this request from the HOA. The HOA stated that they received a violation for the trees growing over the streetlights on Congress. Following discussion, the Board requested proposals for tree trimming along Congress.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel advised that she had spoken with a representative from South Florida Water Management District regarding meeting dates and went over them with the Board.

K. ATTORNEY MATTERS

There was no further report from the District's attorney.

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 4:44 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Thousand Oaks Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 6th day of October, 2025.

ATTEST:

**THOUSAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Thousand Oaks Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
O & M ASSESSMENTS	259,627	260,088	260,088
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	367,684	367,684
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	94,463	94,463
OTHER REVENUES	0	1	1
INTEREST INCOME	420	9,100	9,034
Total Revenues	\$ 722,515	\$ 731,336	\$ 731,270
EXPENDITURES			
SUPERVISOR FEES	12,000	11,800	10,800
PAYROLL TAXES	960	906	826
AQUATIC/STORMWATER MANAGEMENT	30,000	33,900	29,133
LAWN/LANDSCAPE MANAGEMENT	46,715	65,600	58,126
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	7,500	5,693
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAINS, FOUNTAIN REPAIRS, ETC.)	85,000	85,000	46,303
ELECTRICITY - FOUNTAINS	0	1,800	1,270
ENGINEERING/INSPECTIONS/REPORTS	6,000	3,000	318
MANAGEMENT	38,124	38,124	34,947
SECRETARIAL	4,200	4,200	3,850
LEGAL	12,000	12,000	9,973
ASSESSMENT ROLL	8,000	8,000	0
AUDIT FEES	3,500	3,500	3,500
ARBITRAGE REBATE FEE	1,300	1,300	1,300
INSURANCE	6,900	7,491	7,491
LEGAL ADVERTISING	1,300	1,300	435
MISCELLANEOUS	1,900	1,500	773
POSTAGE	500	150	126
OFFICE SUPPLIES	1,075	1,025	968
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,600	3,500	3,500
TRAVEL	10,000	5,000	3,810
WEBSITE MANAGEMENT	1,500	1,500	1,375
TOTAL EXPENDITURES	\$ 285,549	\$ 298,271	\$ 224,692
REVENUES LESS EXPENDITURES	\$ 436,966	\$ 433,065	\$ 506,578
BOND PAYMENTS (SERIES 2016 A1)	(345,880)	(350,780)	(350,780)
BOND PAYMENTS (SERIES 2016 A2)	(88,840)	(90,120)	(90,120)
BALANCE	\$ 2,246	\$ (7,835)	\$ 65,678
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	(8,098)	(8,098)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	(26,331)	(26,331)
EXCESS/ (SHORTFALL)	\$ (41,080)	\$ (42,264)	\$ 31,249
CARRYOVER FROM PRIOR MONTH	41,080	41,080	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,184)	\$ 31,249
OPERATING FUND BALANCE AS OF 9/30/24		\$250,560	
FY 2024/2025 ACTIVITY		(\$42,264)	
OPERATING FUND BALANCE AS OF 9/30/25		\$208,296	

Notes

\$41,080 Of Fund Balance Used To Reduce 2024/2025 Assessments.
\$70,605 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income (A1)	600	18,150	18,062
Interest Income (A2)	300	5,200	5,150
NAV Tax Collection (A1)	345,880	350,780	350,780
NAV Tax Collection (A2)	88,840	90,120	90,120
Total Revenues	\$ 435,620	\$ 464,250	\$ 464,112
EXPENDITURES			
Principal Payments (A-1)	245,000	245,000	245,000
Principal Payments (A-2)	60,000	60,000	60,000
Bond Redemption (A-1)	3,640	0	0
Bond Redemption (A-2)	2,580	0	0
Interest Payments (A-1)	97,840	101,760	101,760
Interest Payments (A-2)	26,560	27,520	27,520
Total Expenditures	\$ 435,620	\$ 434,280	\$ 434,280
Excess/ (Shortfall)	\$ -	\$ 29,970	\$ 29,832

OPERATING FUND BALANCE AS OF 9/30/24	\$515,296
FY 2024/2025 ACTIVITY	\$29,970
OPERATING FUND BALANCE AS OF 9/30/25	\$545,266

Notes

A1 Reserve Fund Balance = \$167,139* A1 Revenue Fund Balance = \$255,191*
A2 Reserve Fund Balance = \$42,930* A2 Revenue Fund Balance = \$80,006*
A1 Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$46,960.
A2 Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$12,800.
* Approximate Amounts

Series 2016A1 Bond Information

Original Par Amount =	\$4,875,000	Annual Principal Payments Due:
Interest Rate =	3.20%	May 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 8/31/25 =	\$2,935,000	

Series 2016A2 Bond Information

Original Par Amount =	\$1,275,000	Annual Principal Payments Due:
Interest Rate =	3.20%	May 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 8/31/25 =	\$80,000	

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Thousand Oaks Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of October, 2025.

ATTEST:

**THOUSAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

Proposal for Extra Work at Clean Up North East Side of The Property Preserve Area Only.

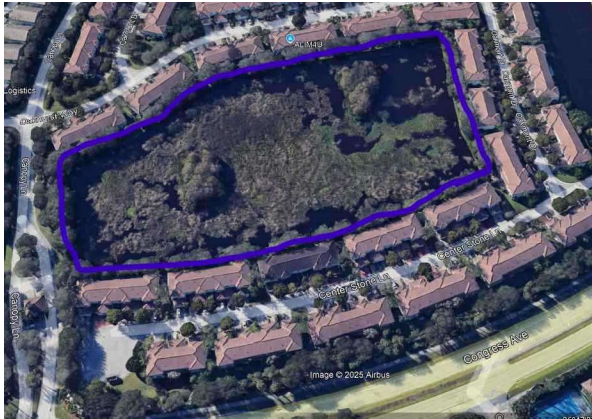
Property Name	Clean Up North East Side of The Property Preserve Area Only.	Contact	Rance Gaede Chairman
Property Address	2501 burn road wpb, FL 33410	To	Thousand Oaks Community Development Dist
		Billing Address	Attn Sylvia Bethel District Manger Special District Service 2501A Burns Rd Palm Beach Gardens, FL 33410
Project Name	Clean Up North East Side of The Property Preserve Area Only.		
Project Description	Clean Up North East Side of The Property Preserve Area Only.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
200.00	HOUR	Labor to Clean Up Invasive Plant	\$41.82	\$8,363.64
1.00	EACH	Dumping Debry	\$909.09	\$909.09

Other

Screenshot 2025-09-24 072716



For internal use only

SO# 8766032
JOB# 353000000
Service Line 130

Total Price \$9,272.73

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

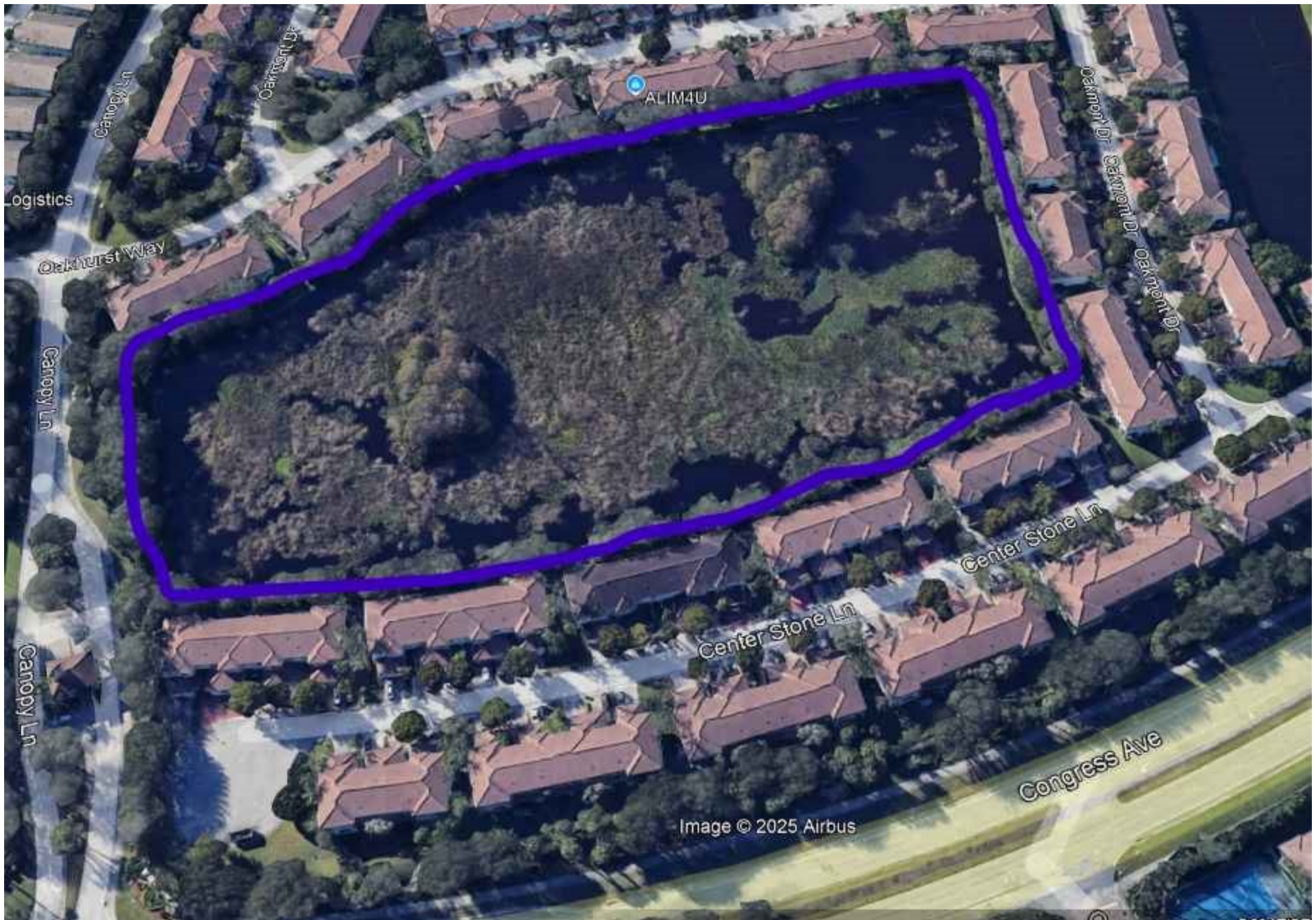
Customer

Signature _____ Title **chairman**
Rance Gaede **Chairman** **September 24, 2025**
 Printed Name Date

BrightView Landscape Services, Inc. "Contractor"
Account Manager

Signature _____ Title _____
Jorge Felix Gonzalez Lomba **September 24, 2025**
 Printed Name Date

Job #: 353000000
SO #: 8766032 **Proposed Price: \$9,272.73**



Proposal for Extra Work at Clean Up South East Corner of Property Preserve Area Only and trim Ficus hedge

Property Name	Clean Up South East Corner of Property Preserve Area Only and trim Ficus hedge	Contact	Rance Gaede Chairman
Property Address	2501 burn road wpb, FL 33410	To	Thousand Oaks Community Development Dist
		Billing Address	Attn Sylvia Bethel District Manger Special District Service 2501A Burns Rd Palm Beach Gardens, FL 33410
Project Name	Clean Up South East Corner of Property Preserve Area Only and trim Ficus hedge		
Project Description	Clean Up South East Corner of Property Preserve Area Only and trim Ficus hedge		

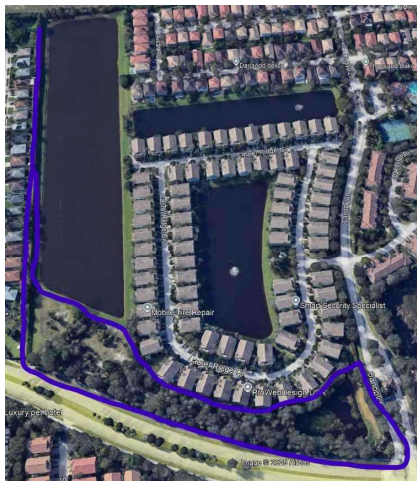
Scope of Work

this proposal include trimming ficus hedge on the south side of the property and clean up preserve area on the south side only.

QTY	UoM/Size	Material/Description	Unit Price	Total
280.00	HOURL	Labor to Clean Up Invasive Plant and Trim Ficus hedge	\$41.82	\$11,709.10
1.00	EACH	Dumping Debr	\$727.27	\$727.27

Other

Screenshot 2025-09-24 072133



For internal use only

SO# 8766027
JOB# 353000000
Service Line 130

Total Price \$12,436.37

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature _____ Title **chairman**
Rance Gaede **Chairman** **September 24, 2025**
 Printed Name Date

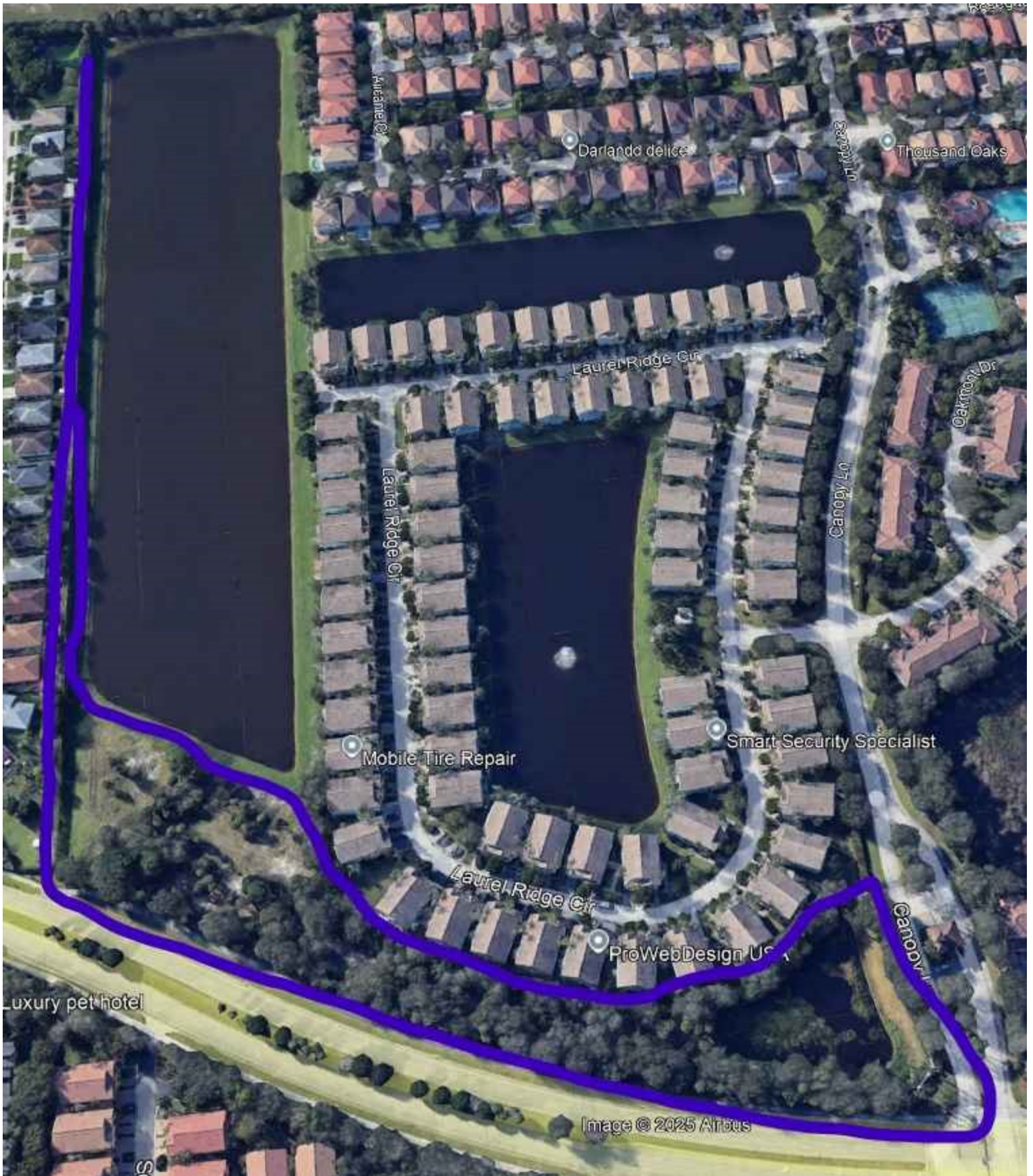
BrightView Landscape Services, Inc. "Contractor"
Account Manager

Signature _____ Title _____
Jorge Felix Gonzalez Lomba **September 24, 2025**
 Printed Name Date

Job #: **353000000**

SO #: **8766027**

Proposed Price: \$12,436.37





PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16526

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Tree Services	Tree Services @ THOUSAND OAKS CDD; 4008 CANOPY LN, RIVERA BEACH, FL 33404 SCOPE OF WORK: ALONG LAURAL RIDGE CIR TREE REMOVALS				
Palm Remo...	Montgomery Palm Trees Removed/base cut		139	125.00	17,375.00
Stump Grin...	Stump Grinding IF ACCESSIBLE BY STUMP GRINDING MACHINE		139	25.00	3,475.00
Palm Remo...	Alexander Palm Trees Removed/base cut		126	50.00	6,300.00
Stump Grin...	Stump Grinding IF ACCESSIBLE BY STUMP GRINDING MACHINE		126	25.00	3,150.00
Tree Removal	Holly and Buttonwood Tree Removal/base cut		18	250.00	4,500.00
Stump Grin...	Stump Grinding IF ACCESSIBLE BY STUMP GRINDING MACHINE		18	25.00	450.00
Permit Req...	Homeowner/Property Owner shall obtain applicable permits and licenses to perform the work described in this proposal, and such shall be responsible for all related fees, unless otherwise stated herein.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16526

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Hidden Utilit...	Utilities and Hidden Objects. The property owner is responsible for damage and injury resulting from damage to underground or any hidden/obscured service or other obstructions where their presence and route is not clearly marked and indicated to Only Trees, LLC, together with depth, height, nature of the hazard and dimensions. Charges received for the removal of power or telephone cables, services or infrastructures are the responsibility of the property owner, unless otherwise included in this proposal. PLEASE NOTE: WE ARE NOT RESPONSIBLE FOR UNDER GROUND IRRIGATION LINES				
Debris	Complete clean-up and debris removal is included in this estimate/invoice.				
W/C Cert.	Our Workers Comp. and General Liability Insurance certificates will be faxed to you directly from our carrier upon your request and acceptance of this proposal.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16526

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Convenienc...	For all credit card transactions Only Trees LLC will assess a 2.75% non-refundable convenience fee.				
Signature of...	Upon the acceptance please sign this service agreement and fax or e-mail it back to our office.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total	\$35,250.00
--------------	-------------

Signature

Fax #
561-741-1098



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/16/2025	16524

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Tree Services	Tree Services @ DRY CONSERVATION AREA (PRESERVE)				
Exotic Vege...	Exotic Vegetation Removal-including Brazilian Pepper trees, Elephant Grass, Umbrella Tree, Lead Tree and etc.				
Daily Crew ...	Crew Daily Rate; Our Crew consists of 8 men working, Including an ISA Certified Arborist from 7:45am to 4:00 PM port to port with a 45-minute lunch period. We anticipate 1 day to complete the removals.		1	5,000.00	5,000.00
Ansi A300	All work performed by Only Trees, LLC will be in accordance with the American National Standards Institute (ANSI) A300 Standard for Tree Care Operations unless otherwise noted.				
Debris	Complete clean-up and debris removal is included in this estimate/invoice.				
W/C Cert.	Our Workers Comp. and General Liability Insurance certificates will be faxed to you directly from our carrier upon your request and acceptance of this proposal.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature

561-747-8050



Estimate

Date	Estimate No.
9/16/2025	16524

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Convenienc...	For all credit card transactions Only Trees LLC will assess a 2.75% non-refundable convenience fee.				
Signature of...	Upon the acceptance please sign this service agreement and fax or e-mail it back to our office.				

E-mail
onlytrees@bellsouth.net

Fax #
561-741-1098

Thank you for your time and consideration. We look forward to hearing from you soon.

Total	\$5,000.00
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Signature

Proposal for Extra Work at Clean up light along congress cut back trees.

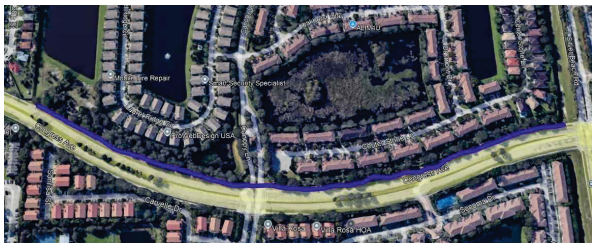
Property Name	Clean up light along congress cut back trees.	Contact	Rance Gaede Chairman
Property Address	2501 burn road wpb, FL 33410	To	Thousand Oaks Community Development Dist
		Billing Address	Attn Sylvia Bethel District Manger Special District Service 2501A Burns Rd Palm Beach Gardens, FL 33410
Project Name	Clean up light along congress cut back trees.		
Project Description	Clean up light along congress cut back trees.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
16.00	HOUR	Labor include bucket truck and labor to cut back tree next to light	\$80.00	\$1,280.00
1.00	EACH	Dumping Debry	\$363.64	\$363.64

Other

Screenshot 2025-09-24 073353



For internal use only

SO# 8766042
JOB# 353000000
Service Line 130

Total Price \$1,643.64

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

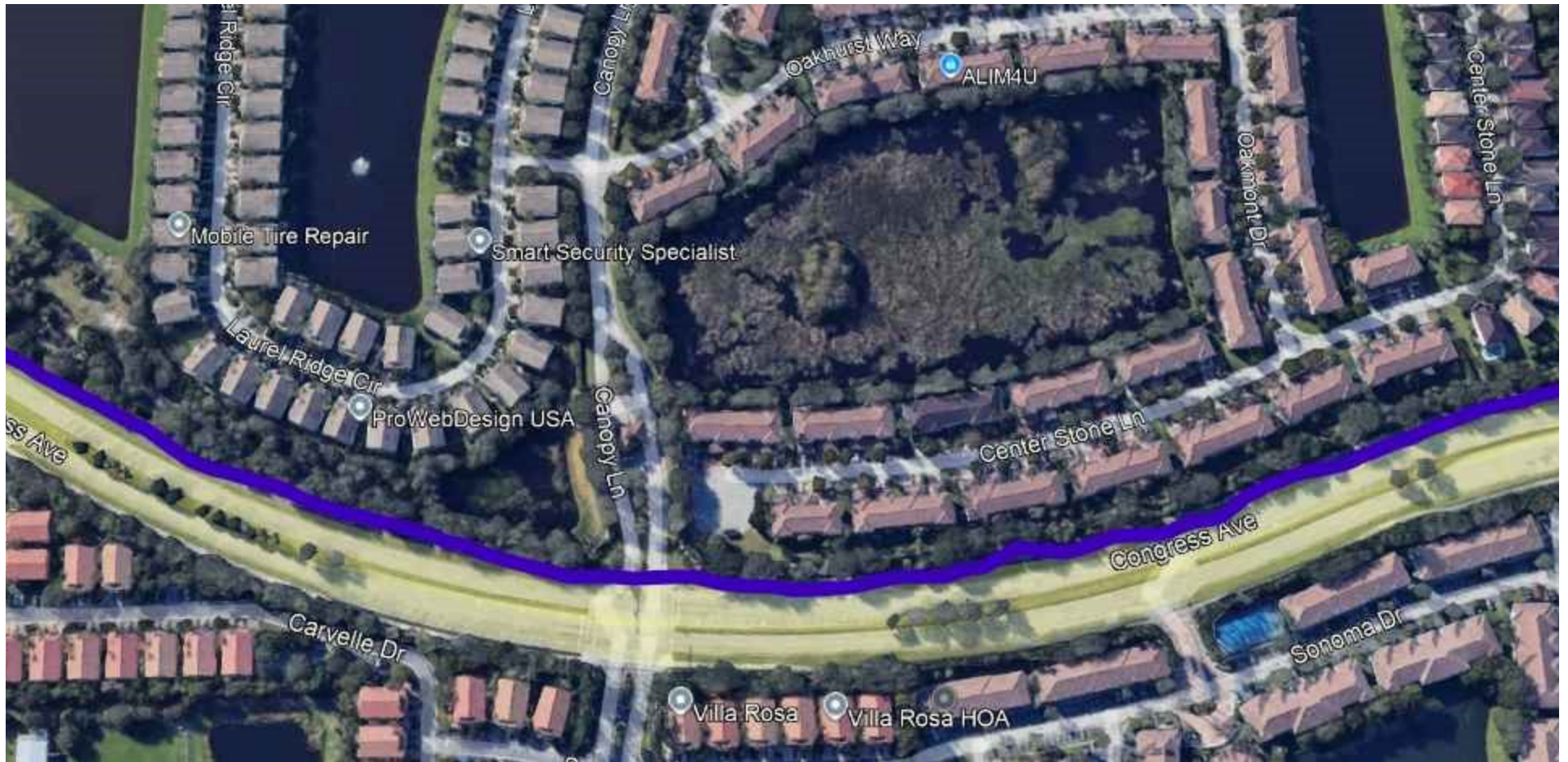
Signature	Title	chairman
Rance Gaede	Chairman	September 24, 2025
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title
Jorge Felix Gonzalez Lomba	September 24, 2025
Printed Name	Date

Job #:	353000000	
SO #:	8766042	Proposed Price: \$1,643.64



From: JOHN RUSS <john_a_russ@yahoo.com>

Sent: Sunday, September 28, 2025 9:17 PM

To: Sylvia Bethel <sbethel@sdsinc.org>

Subject: Tree trimming on Congress

Thousand Oaks CDD,

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

Tree Trimming Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary tree trimming in an effort to maintain the beauty and safety 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

- Clear and remove trees, brush, and overgrown foliage surrounding power lights to restore proper illumination and ensure pedestrian safety.
- Dispose of all existing and generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: \$4,500.00.

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!



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16525

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Tree Services	Tree Services @ Tree Services @ THOUSAND OAKS CDD; 2308 CENTER STONE LN RIVERA BEACH, FL 33404 SCOPE OF WORK: ALONG CONGRESS AVE Trim/Subordinate Tree Branches to allow more light from Street Lights along Congress Ave to reach the sidewalk along the roadway.				
Oak Tree tri...	Oak Tree trimmed -subordinate leads encroaching on light posts to allow more light penetration onto sidewalks		9	475.00	4,275.00
Sabal Palms	Sabal Palms trimmed back from street lights		3	75.00	225.00
Tree Removal	Silver Buttonwood Tree Removal/base cut NOTE: Trees are blocking lights		2	200.00	400.00
Ansi A300	All work performed by Only Trees, LLC will be in accordance with the American National Standards Institute (ANSI) A300 Standard for Tree Care Operations unless otherwise noted.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Signature

Fax #
561-741-1098



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16525

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
Base Cut	Base of tree/stump is the part of a tree that remains after the main tree is removed. It was formerly the base of the tree, which is now gone.				
Owner Per...	Owner Permission. The property owner warrants that all trees, plant material and premises upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner. Only Trees, LLC is to be held harmless from all claims for costs, loss, damages, liability, expense, penalty or fine whatsoever resulting from the customer's failure to obtain such permission, including any such charges due to any suggested or actual violation or failure to comply with any laws, statutes, ordinances, and regulations issued by any private or public governmental body or subdivision.				
Debris	Complete clean-up and debris removal is included in this estimate/invoice.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total

Fax #
561-741-1098

Signature



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
9/17/2025	16525

Certified Arborist:
Teri Davis FL-6004A
Steve Vecchio FL-1097A
Brandon McMullen FL-6009A
Leo Erripa FL-9623A
Tanner Vecchio FL10092A

Customer Name/Address

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



Payment Method	Only Trees Rep.
Due on receipt	LEO(561)262-9555

Item	Description	Location	Qty	Rate	Total
W/C Cert.	Our Workers Comp. and General Liability Insurance certificates will be faxed to you directly from our carrier upon your request and acceptance of this proposal.				
Convenienc...	For all credit card transactions Only Trees LLC will assess a 2.75% non-refundable convenience fee.				
Signature of...	Upon the acceptance please sign this service agreement and fax or e-mail it back to our office.				

E-mail
onlytrees@bellsouth.net

Thank you for your time and consideration. We look forward to hearing from you soon.

Total	\$4,900.00
--------------	-------------------

Fax #
561-741-1098

Signature

Thousand Oaks
Community Development District

**Financial Report For
August 2025**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
REVENUES			
O & M ASSESSMENTS	259,627	44	260,088
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	0	367,684
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	0	94,463
OTHER REVENUES	0	0	1
INTEREST INCOME	420	21	9,034
Total Revenues	\$ 722,515	\$ 65	\$ 731,270
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	10,800
PAYROLL TAXES	960	77	826
AQUATIC/STORMWATER MANAGEMENT	30,000	900	29,133
LAWN/LANDSCAPE MANAGEMENT	46,715	6,314	58,126
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	5,693	5,693
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAINS, FOUNTAINS REPAIRS, ETC.)	85,000	864	46,303
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	34,947
SECRETARIAL	4,200	350	3,850
LEGAL	12,000	0	9,973
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	0	3,500
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	6,900	0	7,491
LEGAL ADVERTISING	1,300	0	435
MISCELLANEOUS	1,900	57	773
POSTAGE	500	0	126
OFFICE SUPPLIES	1,075	365	968
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	518	3,810
WEBSITE MANAGEMENT	1,500	125	1,375
ELECTRICITY - FOUNTAINS	0	317	1,269
Total Expenditures	\$ 285,549	\$ 19,757	\$ 224,691
REVENUES LESS EXPENDITURES	\$ 436,966	\$ (19,692)	\$ 506,579
PAYMENT TO TRUSTEE (A1)	(345,880)	0	(350,780)
PAYMENT TO TRUSTEE (A2)	(88,840)	0	(90,120)
BALANCE	\$ 2,246	\$ (19,692)	\$ 65,679
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	0	(8,098)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	0	(26,331)
EXCESS/ (SHORTFALL)	\$ (41,080)	\$ (19,692)	\$ 31,250
CARRYOVER FROM PRIOR YEAR	41,080	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (19,692)	\$ 31,250

Bank Balance As Of 8/31/25	\$ 298,139.04
Accounts Payable As Of 8/31/25	\$ 16,331.02
Accounts Receivable As Of 8/31/25	\$ -
Available Funds As Of 8/31/25	\$ 281,808.02