



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
NOVEMBER 3, 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
November 3, 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. October 6, 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
 - 4. Consider Approval of Preserve/Conservation Maintenance Proposals.....Page 5
- I. New Business
- J. Administrative Matters
 - 1. Financial Report.....Page 38
- K. Attorney Matters
- L. Board Member Comments
- M. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Thousand Oaks Cdd
Thousand Oaks Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 09/22/2025
WPB palmbeachpost.com 09/22/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/22/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$243.02

Tax Amount: \$0.00

Payment Cost: \$243.02

Order No: 11671138

Customer No: 730529

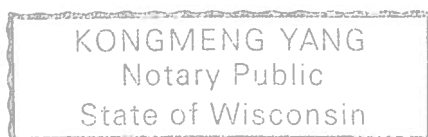
PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



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 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
9/22/25 11671138

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 6, 2025**

A. CALL TO ORDER

The October 6, 2025, 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 22, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Board Meeting, as legally required.

C. MOMENT OF SILENCE

Mr. Knowles noted that Mr. Smith’s mother had recently passed away.

D. ESTABLISH A QUORUM

A quorum was established by the presence of Chairman Rance Gaede, Vice Chairman Corey Smith (who arrived at 4:33 p.m.) and Supervisors Malachi Knowles, Horace Towns and Jeffery Jackson (who arrived at 4:16 p.m.).

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

E. ADDITIONS OR DELETIONS TO THE AGENDA

New Business Number 5. Consider Ratification of Brightview’s Proposal for Plant Installation Around Electrical Box (Fountain);

New Business Number 3. Delete Only Trees’ Proposal. This was sent in error as it should have been sent to the HOA;

Mr. Jackson disclosed that he was on both the Thousand Oaks’ HOA and the Thousand Oaks Community Development District Boards.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed approving the above additions/deletions to the agenda.

F. APPROVAL OF MINUTES

1. September 8, 2025, Regular Board Meeting

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed approving the minutes of the September 8, 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

Ms. S. Bethel advised that the agreement had been signed, notarized and sent back to the attorney.

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

Mr. Jackson advised that he had met with Lucky Landscaping, and they pointed out other areas of concern. Lucky Landscaping should be sending over an additional proposal.

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

Mr. Knowles requested that this item be put on next month's agenda.

I. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

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.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed adopting Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives' Annual Report

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Mr. Knowles, seconded by Mr. Jackson and unanimously passed adopting Resolution No. 2025-05 – Goals and Objectives' Annual Report, as presented.

3. Consider Preserve/Conservation Maintenance Proposals

Mr. Jackson advised that he would like Brightview to send two separate proposals for conservation and a tree line cut. Mr. Gaede stated that the proposals should have a more detailed scope included. In addition, provide a spreadsheet for easier review. Please bring this item back to the next meeting.

Mr. Knowles left the meeting at approximately 4:41 p.m.

4. Consider Tree Trimming (Congress) Proposals

Following discussion, a **motion** was made by Mr. Smith, seconded by Mr. Towns and unanimously passed approving Brightview's tree trimming (Congress) proposal in the amount of \$1,643.64, as presented.

5. Consider Ratification of Brightview's Proposal for Plant Installation Around Electrical Box (Fountain)

Mr. Gaede indicated that he had received a call from Ms. S. Bethel who was contacted by the HOA regarding this area by the electrical box for the fountain. He subsequently reviewed and approved the worked to be completed.

A **motion** was made by Mr. Smith, seconded by Mr. Towns and unanimously passed ratifying the Brightview proposal for plant installation around the electrical box for the fountain in the amount of \$403.44, as presented.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. S. Bethel reminded the Board that their ethics training must be completed by December 31, 2025.

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 5:08 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

Sylvia Bethel

From: JOHN RUSS <john_a_russ@yahoo.com>
Sent: Tuesday, September 30, 2025 12:59 PM
To: Sylvia Bethel
Subject: Wet Conservation

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

Thousand Oaks CDD,

The following is the proposal for the tree trimming at 1034 Center Stone Lane 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 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

Preserve Area

- Raising the canopy on all low hanging Live Oak and other Hardwood Trees throughout designated area
- Intercept all branches protruding toward buildings at least 10 feet
- Prune all Palm trees
- Trim and reshape Coco Plums
- Remove any dead or diseased trees or branches
- Remove all non native vegetation
- Dispose of all existing and generated debris

Our complete price for this project base on the deliverables outlined is: \$25,500.00. If approved we would like to request \$12,750 in advance and \$12,750.00 upon completion.

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

Sylvia Bethel

From: JOHN RUSS <john_a_russ@yahoo.com>
Sent: Friday, October 17, 2025 11:23 AM
To: Sylvia Bethel
Subject: Fw: Dry Conservation

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, September 30, 2025, 12:48 PM, JOHN RUSS <john_a_russ@yahoo.com> wrote:

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

Thousand Oaks CDD,
The following is the proposal for the tree trimming at 1034 Center Stone Lane in Riviera Beach.
Work is to be performed in the Dry Conservation area located in the southeast corner of the property. 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 natural resources and beauty of the property. The goal is to maintain a conspicuous landscape for residents and visitors.
R.T.L.M. will be responsible for the following deliverables.

Deliverables

Dry Conservation Area

- Raising the canopy on all low hanging Live Oak, Mango and other trees throughout designated area
- Intercept all branches protruding toward buildings at lease 10 feet
- Hurricane prune all Palm trees
- Remove any dead or diseased trees or branches
- Safely and completely remove all non-native vegetation throughout designated area such as: Brazilian Peppers, Elephant Grass, Poison Bulb etc.
- Clear path for safe passage of vehicles
- Elevate and trim Coco plums throughout area

- Reconstruct and make more presentable the three valve irrigation area located on fence line
- Collect and disposed all generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: \$7,850.00. If approved we would like to request \$3,925.00 in advance and \$3,925.00 upon completion.

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

Sylvia Bethel

From: JOHN RUSS <john_a_russ@yahoo.com>
Sent: Friday, October 17, 2025 12:11 PM
To: Sylvia Bethel
Subject: Fence Line

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

Date: September 30th, 2025

Thousand Oaks Community Development District,

Thank you for allowing us to submit this proposal for the fence line trimming project at: ***Thousand Oaks in Riviera Beach***. The fence line is located at the Southern and southeast end of property. If any questions please do not hesitate to contact me at: (561) 319-7110.

Tree Removal Proposal Introduction

This document proposes that Russ Total Lawn Maintenance will perform the necessary trimming and cleanup to restore the beauty of this area.

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

Deliverables

- Safely and completely remove all non-native vegetation throughout designated area such as: Brazilian Peppers, Elephant Grass, Poison Bulb etc.
- Trim and manicure Hedge throughout
- Safely trim hedge back from adjacent neighborhood barrier
- Collect and disposed all generated debris

Compensation

Our complete price for this project base on the deliverables outlined is: **\$4,500.00**. Quote is also based on the type of tree and the degree of difficulty when removing.
Reply



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
10/1/2025	16581

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 @ NORTH PRESERVE (BACK)				
Exotic Vege...	Exotic Vegetation Removal-including Brazilian Pepper trees, Elephant Grass, Umbrella Tree, Lead Tree and etc.				
Misc.	All Cocoplum/ Hedges- trim both sides and top				
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 5-7 days to complete this scope of work. The price will be ajusted accordingly when work is complete.		7	5,000.00	35,000.00
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.				

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.
10/1/2025	16581

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	
Fax #	
561-741-1098	

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

Total	\$35,000.00
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Signature



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

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

Total	\$5,000.00
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Signature

Fax #
561-741-1098



PO Box 7144
Jupiter, FL 33468

561-747-8050



Estimate

Date	Estimate No.
10/1/2025	16582

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 @ FENCELINE (NATIONAL VILLAGE)				
Hedge	All Ficus Hedges- trim both sides and top	back			
Daily Crew ...	Crew Daily Rate; Our Crew consists of 8 men working from 7:45am to 4:00 PM port to port with a 45-minute lunch period. We anticipate it will take 3 days to complete this scope of work.		3	5,000.00	15,000.00
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.
10/1/2025	16582

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	\$15,000.00
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Signature

Fax #
561-741-1098

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

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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

Property Name	Clean Up South East Corner of 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 South East Corner of Property Preserve Area Only
Project Description	Clean Up South East Corner of Property Preserve Area Only

Scope of Work

This proposal include clean up preserve area on the south side only trimming all the plant and removing any plant material that don't belong there.

Brazilian Peppers

Elephant Grass

Umbrella Trees

Poison Bulb

Lead Trees

QTY	UoM/Size	Material/Description	Unit Price	Total
160.00	HOUR	Labor to Clean Up Invasive Plant.	\$41.82	\$6,690.91
1.00	EACH	Dumping Debry	\$545.45	\$545.45

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

Proposal for Extra Work at Clean Up South East Corner of Property Preserve Area Only

Other

Screenshot 2025-10-07 070711



For internal use only

SO# 8766027
JOB# 353000000
Service Line 130

Total Price \$7,236.36

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

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Customer

Signature	Title	chairman
Rance Gaede	Chairman	October 07, 2025
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title	
Jorge Felix Gonzalez Lomba	October 07, 2025	
Printed Name	Date	

Job #:	353000000	
SO #:	8766027	Proposed Price: \$7,236.36

Proposal for Extra Work at Labor to Trim Ficus Hedge along south perimeter.

Property Name	Labor to Trim Ficus Hedge along south perimeter.	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 Labor to Trim Ficus Hedge along south perimeter.

Project Description Labor to Trim Ficus Hedge along south perimeter.

Scope of Work

This proposal include is to trim ficus hedge only on south side of the property and remove any non native plant listed below.

Brazilian Peppers

Elephant Grass

Umbrella Trees

Poison Bulb

Lead Trees

QTY	UoM/Size	Material/Description	Unit Price	Total
120.00	HOUR	Labor to Trim Ficus Hedge along south perimeter.	\$41.82	\$5,018.18
1.00	EACH	Dumping Debry	\$218.18	\$218.18

THIS IS NOT AN INVOICE

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13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

Proposal for Extra Work at Labor to Trim Ficus Hedge along south perimeter.

Other

Screenshot 2025-10-07 070901



For internal use only

SO# 8775390
JOB# 353000000
Service Line 130

Total Price \$5,236.36

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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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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.

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Customer

Signature	Title	chairman
Rance Gaede	Chairman	October 07, 2025
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title	
Jorge Felix Gonzalez Lomba	October 07, 2025	
Printed Name	Date	

Job #:	353000000	
SO #:	8775390	Proposed Price: \$5,236.36

Project Conservation				
Preserve	Total		Total	Fenceline
Russ	Raising the canopy on all low hanging Live Oak and other Hardwood Trees throughout designated area Intercept all branches protruding toward buildings at lease 10 feet Prune all Palm trees Trim and reshape Coco Plums	\$25,500.00		
	Remove any dead or diseased trees or branches Remove all non native vegetation Dispose of all existing and generated debris			
			\$4,500.00	Safely and completely remove all non-native vegetation throughout designated area such as: Brazilian Peppers, Elephant Grass, Poison Bulb etc. Trim and manicure Hedge throughout Safely trim hedge back from adjacent neighborhood barrier Collect and disposed all generated debris



THOUSAND OAKS CDD
1034 CENTRE STONE LANE
RIVIERA BEACH, FLORIDA 33404

Sales: Austin Jaffres

Thousand Oaks - Clusia Installation

1034 Centre Stone Lane Riviera Beach, Florida 33404

Est ID: EST5775259

Date: Oct-02-2025

Removal of Old Hedge Material

\$13,805.83

Scope of Work:

- Remove all hedge material along the exterior perimeter fence on both the North and South sides of the main entrance along Congress Avenue.
- Retain all existing Clusia that were previously installed.
- Remove and dispose of all landscape debris generated from plant removal and installation.
- Care will be taken to not damage existing hedge, but Lucky Landscaping will not responsible for damage to fence due to existing hedge growing into it.

[Option #1] - 7 Gallon Clusia Replacement

\$43,073.33

Scope of Work:

- Deliver and install 725 7-gallon Clusia along the exterior perimeter fence. - 3' on center
- Remove and dispose of all landscape debris generated from plant removal and installation.
- MOT of traffic included

[Option #2] - 15 Gallon Clusia Replacement

\$55,271.92

Scope of Work:

- Deliver and install 525 15-gallon Clusia along the exterior perimeter fence. - 4' on center
- Remove and dispose of all landscape debris generated from plant removal and installation.
- MOT of traffic included

Lucky Landscaping
705 Paulina Road
Jupiter, Florida
33477

P.561-779-4127

Luckylandscapingllc.com
austin.jaffres@luckylandscapingllc.com

page 1 of 7

Landscape Enhancements

Enhancement work shall include only those services and materials specifically listed in the attached proposal. Any additional work requested will require a written change order and may be subject to additional charges and time adjustments.

Drawings & Quantities

All quantities, locations, and layouts are based on site conditions and/or drawings provided by the client or design team. Field adjustments may be necessary due to unforeseen site conditions. Sod quantities listed are estimates and shall be field-verified at the time of installation.

Exclusions

Unless explicitly noted, the following are not included:

- Excavation and backfill of soils
- Structural soils
- Tree protection and relocation
- Tree grates, site furnishings, or hardscape elements
- Hoisting of materials to upper levels
- MOT (Maintenance of Traffic) plans
- Bonding (if required, add 2% to the contract)
- Permitting and associated fees
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation
- Damage to existing irrigation lines during construction is considered to be an additional cost.

Materials & Standards

- All plant materials will meet or exceed Florida #1 grade standards as defined by the Florida Grades and Standards

Manual.

- If there is a discrepancy between size of plant material and container size specified, container size supersedes.
- Standard 2"x4"x4' staking for trees and palms is included, unless otherwise specified.
- **Natural Stone** may vary in color, texture, and may show mineral staining over time.
- **Concrete:** Hairline cracks are normal; color consistency between batches is not guaranteed.
- **Metals:** Non-galvanized metal may rust.
- **Wood & Natural Materials:** May contain knots, color variation, and natural imperfections.

Warranty

- Trees & Palms: 1 year limited warranty (365 days).
- Shrubs & Groundcovers: 3-month limited warranty (90 days).
- Sod: 2-day limited warranty (48 hours) from installation, subject to adequate irrigation.
- Construction & Installations: 1-year warranty for workmanship and materials (unless otherwise specified by manufacturer).
- All warranties are valid only if payment is received in full and standard maintenance is followed.
- One-time replacement is included; subsequent replacements or changes in size/species may incur additional costs.
- Warranty excludes: improper maintenance, Acts of God, vandalism, pests, wildlife, flooding, or third-party damage.

Fertilizer & Irrigation

- Initial fertilization is included.
- Client is responsible for ensuring irrigation is fully functional prior to installation. Lucky Landscaping is not liable for plant loss due to inadequate irrigation.

Site Access & Conditions

- Client must provide clear and unrestricted access to work areas.
- Any known underground conditions (utilities, drainage, etc.) must be disclosed prior to commencement. Undisclosed site conditions may result in additional charges or project delays.
- Seller shall not be liable for delays due to weather, supplier issues, site access, or coordination with other contractors.

Change Orders

- Any change exceeding \$1,000 requires a Contract Change Notice (CCN), signed by both parties before work begins.

- Changes under \$1,000 will be documented in our progress report and billed on a time and materials basis.
- All extras must be approved and are due upon invoice receipt.

Clean-Up

- Site will be cleaned of installation-related debris upon completion.
- Removal of excess or demolished material not listed in scope may incur additional charges.

Arbor Services

All tree work performed by Lucky Landscaping, LLC will follow the **ANSI A300 Standards for Tree Care Operations** and be guided by the expertise of our **ISA Certified Arborist, Austin Jaffres (FL-10278A)**. These national standards ensure trees are pruned properly for safety, structural integrity, and overall health, while enhancing their aesthetic value and long-term viability.

Palm Tree Trimming

Our palm trimming includes the removal of all brown or declining fronds below the 9 and 3 o'clock positions, as well as all fruit and seed pods that are present or emerging. Routine trimming promotes a clean, attractive canopy, reduces the risk of falling debris, and helps prevent staining and slip hazards caused by fruit drop. Proposal includes the tree count listed on the proposal. Additional palms will be billed at the applicable rate in the event the count provided is incorrect.

Hardwood Tree Trimming

Trimming of hardwood trees includes selective thinning and canopy raising to improve safety, appearance, and structural health. Work will be performed to ISA and ANSI A300 standards, with careful attention to wind flow and light penetration. Dead, diseased, or hazardous branches will be removed, while maintaining appropriate live foliage mass:

- **No more than 20% of foliage removed on mature trees**
- **No more than 25% on young trees**
Where applicable, trees will be trimmed to DOT clearance standards (13'6" over roadways, 8' over sidewalks).

Tree Removal

Tree removal is only recommended for trees that are dead, structurally unsound, or pose a safety risk due to disease, storm damage, or proximity to structures/utilities. Removal will be done in accordance with local codes, and clients will be notified if a replacement is required based on municipal or county regulations.

Stump Grinding

Following tree removal, stumps can be ground 4–6 inches below grade unless otherwise specified. This allows for a smooth finish grade to resod.

- **Site Conditions:** Clients are responsible for disclosing any known subsurface issues (e.g., buried utilities, drainage problems, rocky soils, landscape lighting). Failure to inform us may lead to additional costs and schedule adjustments. Lucky Landscaping will not be responsible for any damaged subsurface issues.

- **Utility Damage:** Lucky Landscaping is responsible only for marked utilities by 811. Damage to unmarked lines or neighboring property utilities is the responsibility of the client. Repairs will be limited to the direct cost of fixing the damaged utility. Customer is responsible for calling 811 prior to Lucky Landscaping's scheduled service.

Permitting

Lucky Landscaping
705 Paulina Road
Jupiter, Florida
33477

P.561-779-4127

Luckylandscapingllc.com
austin.jaffres@luckylandscapingllc.com

page 4 of 7

Unless otherwise noted in the proposal, Lucky Landscaping is not responsible for obtaining tree-related permits. If requested, a \$150 permit processing fee will apply, in addition to any applicable government filing fees.

Insurance & Clean-Up

Complete debris removal and site clean-up are included in all arbor services. Certificates of Workers' Compensation and General Liability Insurance will be provided upon request or acceptance of the proposal.

Irrigation Services

All repair work will be performed as described in the estimate or work order. Any additional work outside the scope must be approved by the client and may be subject to additional charges.

Any unforeseen issues discovered during the repair (e.g., damaged valves, broken pipes, electrical faults) will be brought to the client's attention immediately. Work will not proceed without verbal or written authorization. Approved extras are billed on a time and materials basis.

Warranty

- Repairs are warranted for **30 days** from the date of service.
- Warranty covers workmanship only; materials (e.g., timers, valves, pumps) are subject to manufacturer warranties.
- Warranty is void if damage is due to user error, vandalism, pets, power surges, lightning, improper use, or other external factors beyond our control.

Client Responsibilities

- Client must provide access to irrigation controller, shutoff valves, and any locked areas.
- Water supply and electrical service must be active and available during the repair.
- Missed appointments or lack of access may result in a service fee.
- On new irrigation installations -
 - Client must ensure the job site is graded, clear, and accessible before work begins.
 - Electrical and water service must be available.
 - Backflow prevention devices, if required, must be installed by others unless specified.

Utility & Site Conditions

- Lucky Landscaping is not responsible for damage to unmarked or shallow utilities, private lines, or incorrectly installed existing systems. Repairs involving buried components are subject to the limitations of the original installation.
- If unexpected site conditions (rock, debris, concrete, tree roots, etc.) are discovered, Lucky Landscaping may adjust pricing or schedule based on necessary modifications.

Materials & Equipment

All components used will meet industry standards. Brands and models are subject to substitution with equivalent or superior

quality if availability changes.

Payment Terms & Conditions

- This proposal is valid for 30 days from the date of issue.
- A deposit may be required prior to the start of work.
- Payment is due within thirty (30) calendar days of the invoice date. Late payments shall accrue interest at 1.5% per month or the maximum allowed by law. Questions/objections to charges contained in any invoice must be submitted in writing to katie.obregon@luckylandscapingllc.com.
- Failure to raise any objections to charges contained in an invoice within thirty (30) calendar days or within the due date (Whichever comes first) from the invoice date constitutes Client's acceptance of the accuracy and reasonableness of the charges.
- Non-payment creates a lien in favor of Lucky Landscaping, L.L.C. on any and all equipment and property of the Client in the Contractor's possession, as well as on the work in progress as of the date of termination. Lucky Landscaping, L.L.C. reserves the right to retain possession of these items pending full payment.
- Notwithstanding any provisions herein, the completion date of the Work shall be deemed extended by a number of days equal to any delay in payment to the Contractor.
- All prices reflect a 3% discount for payments made by cash or check. If processed with a credit card, the 3% discount will be excluded.
- In the event this contract is terminated, with or without cause, all outstanding invoices will be due within five (5) days.
- This Agreement shall be governed by the laws of the State of Florida. Any legal action related to this Agreement shall be brought in a court of competent jurisdiction in Palm Beach County, FL. In the event of dispute arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney's fees and costs at all levels, including trial and any appeals.
- By signing below, the undersigned affirm that they have authority to bind their respective parties and have reviewed, understand, and agree to all terms and conditions of this Agreement.

Contractor: _____
Austin Jaffres

Client: _____

Signature Date: 10/16/2025

Signature Date: _____

Email: Austin.Jaffres@luckylandscapingllc.
com



THOUSAND OAKS CDD
1034 CENTRE STONE LANE
RIVIERA BEACH, FLORIDA 33404

Sales: Austin Jaffres

Thousand Oaks - Landscape Beautification Project
1034 Centre Stone Lane Riviera Beach, Florida 33404

Est ID: EST5552066

Date: Jul-09-2025

Landscape Demo and Install**\$18,869.23**

Landscape Beatification Project along Congress Avenue in Riviera Beach.

Scope of Work:

- Remove all existing dead Bougainvilla and Viburnum.
 - Install and replace with 54 Clusia (15 gallon)
- Remove all Pentas and all dead Fountain Grass
 - Install and replace with 154 Mammy Crotons (3 gallon)
- Install 38 Ixora to fill in existing hedge
- Install 12 Pinwheels (3 gallon)
- Install 1 Podacarpus (3 gallon) to fill in existing hedge
- Install 8 Firebush (3 gallon) to fill in existing hedge
- Install 4 Plumbago (3 gallon)
- Install 10 Cocoplum (3 gallon)
- Flush cut and stump grind 4 Green Buttonwood Trees
- Flush cut and stump grind 1 Sabal Palm
- Install 13 pallets of red mulch
- Install 2 pallets of Saint Augustine sod

Labor and delivery of material are included in the proposal pice.

Irrigation repairs and / or modifications are not included.

Landscape Enhancements

Enhancement work shall include only those services and materials specifically listed in the attached proposal. Any additional work requested will require a written change order and may be subject to additional charges and time adjustments.

Drawings & Quantities

All quantities, locations, and layouts are based on site conditions and/or drawings provided by the client or design team. Field adjustments may be necessary due to unforeseen site conditions. Sod quantities listed are estimates and shall be field-verified at the time of installation.

Exclusions

Unless explicitly noted, the following are not included:

- Excavation and backfill of soils
- Structural soils
- Tree protection and relocation
- Tree grates, site furnishings, or hardscape elements
- Hoisting of materials to upper levels
- MOT (Maintenance of Traffic) plans
- Bonding (if required, add 2% to the contract)
- Permitting and associated fees
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation
- Damage to existing irrigation lines during construction is considered to be an additional cost.

Materials & Standards

- All plant materials will meet or exceed Florida #1 grade standards as defined by the Florida Grades and Standards

Manual.

- If there is a discrepancy between size of plant material and container size specified, container size supersedes.
- Standard 2"x4"x4' staking for trees and palms is included, unless otherwise specified.
- **Natural Stone** may vary in color, texture, and may show mineral staining over time.
- **Concrete:** Hairline cracks are normal; color consistency between batches is not guaranteed.
- **Metals:** Non-galvanized metal may rust.
- **Wood & Natural Materials:** May contain knots, color variation, and natural imperfections.

Warranty

- Trees & Palms: 1 year limited warranty (365 days).
- Shrubs & Groundcovers: 3-month limited warranty (90 days).
- Sod: 2-day limited warranty (48 hours) from installation, subject to adequate irrigation.
- Construction & Installations: 1-year warranty for workmanship and materials (unless otherwise specified by manufacturer).
- All warranties are valid only if payment is received in full and standard maintenance is followed.
- One-time replacement is included; subsequent replacements or changes in size/species may incur additional costs.
- Warranty excludes: improper maintenance, Acts of God, vandalism, pests, wildlife, flooding, or third-party damage.

Fertilizer & Irrigation

- Initial fertilization is included.
- Client is responsible for ensuring irrigation is fully functional prior to installation. Lucky Landscaping is not liable for plant loss due to inadequate irrigation.

Site Access & Conditions

- Client must provide clear and unrestricted access to work areas.
- Any known underground conditions (utilities, drainage, etc.) must be disclosed prior to commencement. Undisclosed site conditions may result in additional charges or project delays.
- Seller shall not be liable for delays due to weather, supplier issues, site access, or coordination with other contractors.

Change Orders

- Any change exceeding \$1,000 requires a Contract Change Notice (CCN), signed by both parties before work begins.

- Changes under \$1,000 will be documented in our progress report and billed on a time and materials basis.
- All extras must be approved and are due upon invoice receipt.

Clean-Up

- Site will be cleaned of installation-related debris upon completion.
- Removal of excess or demolished material not listed in scope may incur additional charges.

Arbor Services

All tree work performed by Lucky Landscaping, LLC will follow the **ANSI A300 Standards for Tree Care Operations** and be guided by the expertise of our **ISA Certified Arborist, Austin Jaffres (FL-10278A)**. These national standards ensure trees are pruned properly for safety, structural integrity, and overall health, while enhancing their aesthetic value and long-term viability.

Palm Tree Trimming

Our palm trimming includes the removal of all brown or declining fronds below the 9 and 3 o'clock positions, as well as all fruit and seed pods that are present or emerging. Routine trimming promotes a clean, attractive canopy, reduces the risk of falling debris, and helps prevent staining and slip hazards caused by fruit drop.

Hardwood Tree Trimming

Trimming of hardwood trees includes selective thinning and canopy raising to improve safety, appearance, and structural health. Work will be performed to ISA and ANSI A300 standards, with careful attention to wind flow and light penetration. Dead, diseased, or hazardous branches will be removed, while maintaining appropriate live foliage mass:

- **No more than 20% of foliage removed on mature trees**
- **No more than 25% on young trees**
Where applicable, trees will be trimmed to DOT clearance standards (13'6" over roadways, 8' over sidewalks).

Tree Removal

Tree removal is only recommended for trees that are dead, structurally unsound, or pose a safety risk due to disease, storm damage, or proximity to structures/utilities. Removal will be done in accordance with local codes, and clients will be notified if a replacement is required based on municipal or county regulations.

Stump Grinding

Following tree removal, stumps can be ground 4–6 inches below grade unless otherwise specified. This allows for a smooth finish grade to resod.

- **Site Conditions:** Clients are responsible for disclosing any known subsurface issues (e.g., buried utilities, drainage problems, rocky soils, landscape lighting). Failure to inform us may lead to additional costs and schedule adjustments. Lucky Landscaping will not be responsible for any damaged subsurface issues.

- **Utility Damage:** Lucky Landscaping is responsible only for marked utilities by 811. Damage to unmarked lines or neighboring property utilities is the responsibility of the client. Repairs will be limited to the direct cost of fixing the damaged utility. Customer is responsible for calling 811 prior to Lucky Landscaping's schedule service.

Permitting

Unless otherwise noted in the proposal, Lucky Landscaping is not responsible for obtaining tree-related permits. If

requested, a \$150 permit processing fee will apply, in addition to any applicable government filing fees.

Insurance & Clean-Up

Complete debris removal and site clean-up are included in all arbor services. Certificates of Workers' Compensation and General Liability Insurance will be provided upon request or acceptance of the proposal.

Irrigation Services

All repair work will be performed as described in the estimate or work order. Any additional work outside the scope must be approved by the client and may be subject to additional charges.

Any unforeseen issues discovered during the repair (e.g., damaged valves, broken pipes, electrical faults) will be brought to the client's attention immediately. Work will not proceed without verbal or written authorization. Approved extras are billed on a time and materials basis.

Warranty

- Repairs are warranted for **30 days** from the date of service.
- Warranty covers workmanship only; materials (e.g., timers, valves, pumps) are subject to manufacturer warranties.
- Warranty is void if damage is due to user error, vandalism, pets, power surges, lightning, improper use, or other external factors beyond our control.

Client Responsibilities

- Client must provide access to irrigation controller, shutoff valves, and any locked areas.
- Water supply and electrical service must be active and available during the repair.
- Missed appointments or lack of access may result in a service fee.
- On new irrigation installations -
 - Client must ensure the job site is graded, clear, and accessible before work begins.
 - Electrical and water service must be available.
 - Backflow prevention devices, if required, must be installed by others unless specified.

Utility & Site Conditions

- Lucky Landscaping is not responsible for damage to unmarked or shallow utilities, private lines, or incorrectly installed existing systems. Repairs involving buried components are subject to the limitations of the original installation.
- If unexpected site conditions (rock, debris, concrete, tree roots, etc.) are discovered, Lucky Landscaping may adjust pricing or schedule based on necessary modifications.

Materials & Equipment

All components used will meet industry standards. Brands and models are subject to substitution with equivalent or superior quality if availability changes.

Payment Terms & Conditions

- This proposal is valid for 30 days from the date of issue.
- A deposit may be required prior to the start of work.
- Payment is due within thirty (30) calendar days of the invoice date. Late payments shall accrue interest at 1.5% per month or the maximum allowed by law. Questions/objections to charges contained in any invoice must be submitted in writing to katie.obregon@luckylandscapingllc.com.
- Failure to raise any objections to charges contained in an invoice within thirty (30) calendar days or within the due date (Whichever comes first) from the invoice date constitutes Client's acceptance of the accuracy and reasonableness of the charges.
- Non-payment creates a lien in favor of Lucky Landscaping, L.L.C. on any and all equipment and property of the Client in the Contractor's possession, as well as on the work in progress as of the date of termination. Lucky Landscaping, L.L.C. reserves the right to retain possession of these items pending full payment.
- Notwithstanding any provisions herein, the completion date of the Work shall be deemed extended by a number of days equal to any delay in payment to the Contractor.
- All prices reflect a 3% discount for payments made by cash or check. If processed with a credit card, the 3% discount will be excluded.
- In the event this contract is terminated, with or without cause, all outstanding invoices will be due within five (5) days.
- This Agreement shall be governed by the laws of the State of Florida. Any legal action related to this Agreement shall be brought in a court of competent jurisdiction in Palm Beach County, FL. In the event of dispute arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney's fees and costs at all levels, including trial and any appeals.
- By signing below, the undersigned affirm that they have authority to bind their respective parties and have reviewed, understand, and agree to all terms and conditions of this Agreement.

Contractor: _____
Austin Jaffres

Client: _____

Signature Date: _____
07/10/2025

Signature Date: _____

Email: Austin.Jaffres@luckylandscapingllc.
com

Thousand Oaks
Community Development District

**Financial Report For
September 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
O & M ASSESSMENTS	259,627	0	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	20	9,054
Total Revenues	\$ 722,515	\$ 20	\$ 731,290
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	11,800
PAYROLL TAXES	960	77	903
AQUATIC/STORMWATER MANAGEMENT	30,000	0	31,056
LAWN/LANDSCAPE MANAGEMENT	46,715	6,314	64,440
WETLAND PRESERVE BUFFER MAINTENANCE	10,800	0	5,693
MAINTENANCE CONTINGENCY (TREE TRIMMING, FOUNTAINS, FOUNTAINS REPAIRS, ETC.)	85,000	1,025	47,328
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	318
MANAGEMENT	38,124	3,177	38,124
SECRETARIAL	4,200	350	4,200
LEGAL	12,000	0	11,421
ASSESSMENT ROLL	8,000	8,000	8,000
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	830
POSTAGE	500	0	126
OFFICE SUPPLIES	1,075	32	1,000
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,600	0	3,500
TRAVEL	10,000	1	3,811
WEBSITE MANAGEMENT	1,500	125	1,500
ELECTRICITY - FOUNTAINS	0	301	1,571
Total Expenditures	\$ 285,549	\$ 20,459	\$ 248,522
REVENUES LESS EXPENDITURES	\$ 436,966	\$ (20,439)	\$ 482,768
PAYMENT TO TRUSTEE (A1)	(345,880)	0	(350,780)
PAYMENT TO TRUSTEE (A2)	(88,840)	0	(90,120)
BALANCE	\$ 2,246	\$ (20,439)	\$ 41,868
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,442)	0	(8,098)
DISCOUNTS FOR EARLY PAYMENTS	(28,884)	0	(26,331)
EXCESS/ (SHORTFALL)	\$ (41,080)	\$ (20,439)	\$ 7,439
CARRYOVER FROM PRIOR YEAR	41,080	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (20,439)	\$ 7,439

Bank Balance As Of 9/30/25	\$ 275,458.44
Accounts Payable As Of 9/30/25	\$ 17,461.42
Accounts Receivable As Of 9/30/25	\$ -
Available Funds As Of 9/30/25	\$ 257,997.02