



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
SEPTEMBER 14, 2026
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
September 14, 2026
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. August 10, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Comments from the Public for Items Not on the Agenda
- H. Old Business
 - 1. Discussion Regarding Restock of Carp in District Lakes.....Page 5
 - 2. Discussion Regarding Lake ErosionPage 7
 - 3. Update Regarding Conferences
 - 4. Update Regarding Plants Along Congress Avenue – Mr. Jackson
- I. New Business
 - 1. Consider Ratification of Aquatic Vegetation Control Proposal for Villa Rosa’s Fountain Repair.Page 15
- J. Administrative Matters
 - 1. Financial Report.....Page 19
- 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

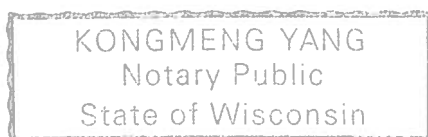
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Please do not use this form for payment remittance.



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
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 10, 2026**

A. CALL TO ORDER

The August 10, 2026, Regular Board Meeting of the Thousand Oaks Community Development District (the “District”) was called to order at 4:19 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 July 21, 2026, and July 28, 2026, 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 (who arrived at 4:20 p.m.) and Supervisors Malachi Knowles, Horace Towns and Jeffery Jackson (who arrived at 4:17 p.m.).

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and General Counsel Frances Penton (via phone).

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Jackson disclosed that he was on both the Thousand Oaks CDD and the Thousand Oaks HOA Boards.

F. APPROVAL OF MINUTES

1. July 13, 2026, 2026, Regular Board Meeting

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and unanimously passed approving the minutes of the July 13, 2026, 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.

Ms. Bethel then recessed the Regular Board Meeting and opened the Public Hearing.

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in *The Palm Beach Post* on July 21, 2026, and July 28, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There was no public comment on the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Knowles, seconded by Mr. Towns and passed unanimously adopting Resolution No. 2026-02, as presented.

Ms. Bethel then closed the Public Hearing and reconvened the Regular Board Meeting.

I. OLD BUSINESS

1. Update Regarding Restock of Carp in District Lakes

Ms. Bethel stated that the vendor was working on the proposal, and we should have it before the next meeting.

2. Update Regarding Lake Erosion

Ms. Bethel stated that at the last meeting the Board asked for master plans. After speaking with Mr. Palen, he e-mailed me the preserve plans, and I e-mailed them to the Board today. Mr. Gaede stated that the Board would review and discuss it at the next meeting.

3. Update Regarding Conferences

Ms. Bethel stated that she could not find the information online, so she reached out to the organizer for FASD to get registration information for the October conference.

Mr. Gaede asked that once the response has been received to please e-mail it to the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Smith, seconded by Mr. Towns and passed unanimously adopting Resolution No. 2026-03, as presented.

2. Discussion Regarding Plants Along Congress Avenue

Mr. Jackson stated that this area needed some sod/plants to make it look nicer. In addition, there are two trees Only Trees did not remove. He would like the Board to authorize a not to exceed amount of \$5,000 to have BrightView do the work.

A **motion** was made by Mr. Jackson, seconded by Mr. Smith and unanimously passed approving a not to exceed amount of \$5,000 for BrightView to add sod/plants/remove two trees on the buffer along Congress Avenue.

K. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel advised that she had spoken with Mr. Buxton and he stated that they do maintain the canal by Walmart but they cannot cut the fenceline area due to it being the HOA's property. He stated that he would see if they can come to a resolution and call me back.

Mr. Towns and Mr. Knowles agreed that they should wait for the follow-up before moving forward with any decision.

Ms. Bethel stated she had received an e-mail from the HOA and a resident advising that 2 fountains were down. She reached out to the vendor and both fountains are now up and running.

Ms. Bethel stated that the fountain permit had been completed and closed.

L. ATTORNEY MATTERS

Mr. Palen advised that when you go to the property appraiser's website, it states the buffer on one side belongs to the HOA. After doing some research, the HOA granted an easement to the CDD. It is suggested that you do not rely only on the property appraiser's website when looking up property.

M. BOARD MEMBER COMMENTS

There were no further Board Member comments.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:46 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair



Palm Beach Aquatics

P.O. Box 541510 Lake Worth FL 33454
Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220
jlevis@PBAquatics.com

ATTN: Sylvia Bethel

Account : Special District Services (Thousand Oaks)
Address: 1034 Center Stone Ln, Riviera Beach, 33404
Phone: (561) 630-4922. EXT: (227)
Email: Sbethel@sdsinc.org

Job Name: Planting
Address: 1034 Center Stone Ln, Riviera Beach, 33404
Contact: Sylvia Bethel
Phone: (561) 630-4922. EXT: (227)

Scope of Work:

Date: Tuesday, August 18, 2026

PBA will deliver the fish list below to the 3 lake at Thousand Oaks in a manner best for to increase survival rate.
Total Lake Size - 10 acers

*** Gambusia**

Primarily used as feeder fish and mosquito control (Suggested stocking Rate at a rates of 2000 per acer / For mosquito control State recommends stocking at a rate of 5000/acre for a heavy infestations and 3000/acre for mild infestations)

*** Channel Catfish**

Primarily bottom feeders, channels also feed higher up. Major foods are aquatic insects, crayfish, mollusks, crustaceans. (Suggested stocking rates of 100 per acer)

*** Bluegill**

Bluegill eat mostly insects and their larvae. Bluegill spawn throughout summer, congregating in large "beds". like most fish, they also help to provide a food sources for larger fish. (Suggested stocking rates of 300 - 500 per acer)

*** FL Large Mouth Bass**

Used as game fish also important in the food chain helping keep fish populations in check. (Suggested stocking rates of 100 per acer / Seasonal)

***** Fish are subject to Availability & Prices are subject to change based on Availability *****

Amount	Taxed Items	Cost	Total
20	Gambusia (Mosquito Minnow) - Price Per 1000	\$ 180.00	\$ 3,600.00
30	Bluegill - Price Per 100	\$ 180.00	\$ 5,400.00
10	Channel Catfish - Price Per 100	\$ 180.00	\$ 1,800.00
10	Large Mouth Bass - Price Per 100	\$ 500.00	\$ 5,000.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non - Taxed Items	Cost	Total
2	Labor	\$ 125.00	\$ 250.00
1	Delivery	\$ 75.00	\$ 75.00
		\$ -	\$ -
Sub-Total			16,125.00
Tax			1,106.00

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Total Cost: \$ 17,231.00

50% Deposit: \$ 8,615.50

Initial:

Palm Beach Aquatics

"Terms & Conditions"

SPECIAL CONDITIONS

- ★ **Services:** Any alteration from the listed specifications that may arise due to any unforeseen issues may change the scope of work and may have additional costs or specification other than what is listed on this agreement. If this happens then PBA will stop the project and submit an additional quote for that extra project/parts. Both the original quote given and the new one must be signed and returned to PBA before we are to proceed with the listed job/service. Both quotes will be invoiced as separate invoices.
- ★ **Fountain Sales & New Installation:** Its the reasonability of The HOA to provide the adequate power needed to run each system. An electrician can provide power if no electrical service is currently available. The customer may provide their own electrician or PBA can subcontract one if no electrician is available. If PBA provides the electrician the customer can either pay electrician directly or the cost can be added to PBA's invoice. "Please Note" electrician may require a deposit which will be separate from PBA deposit amount. Electricians quote may include costs for providing a new dedicated line of service for unit(s) Electrician costs may include (Tapping into FPL power transformer - Stand for Panel - Permits - Trenching - Parts and labor)
- ★ **Fountain Replacement Parts:** It is recommended that a new cable be used whenever you are installing a replacement fountain additionally PBA always recommends that whenever replacing a motor or a pump that you replace both whenever one or the other is replaced. Used parts may cause the integrity of the new parts to fail prematurely and due to the stress put onto the new parts PBA can not guarantee how long the parts will last, how they will function or that the manufacture warranty will apply if something does fail. In such cases PBA will not be held responsible for any additional costs or labor that may occur due to reusing parts. Any additional any costs that occur will be the reasonability of the party listed.
- ★ **Service Requests:** PBA will guarantee a response within 48 hours of all service requests properly submitted via email or through our Palm Beach aquatics website at <http://www.pbaquatics.com/PB-Aquatics-Work-Order.php> All service requests for fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work needed is done through PBA then PBA will waive the diagnosis fee. Standard Hourly Labor Rates will still apply. No diagnosis fee will be applied to customers who are currently contracted with PBA for ongoing annual fountain maintenance service. This does not apply to standard superficial cleanings that are included with our annual lake maintenance service. Furthermore when service requests are submitted you are pre-authorizing PBA to replace any components needed up to \$250 at the time of the visit. (Does not include labor or diagnosis fee) any repairs exceeding \$250 will require a signed authorization A quote will be submitted for any repairs exceeding \$250. PBA will require written authorization before proceeding.

CONDITIONS

- ★ Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses there of in the event of prevailing in litigation arising under the terms and conditions of this agreement.

ACCEPTANCE

- ★ By signing this quote you understand and accept this document as a legal contract between the above listed parties as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contracts scope of work.

TERMS

- ★ Please return a signed copy of this agreement plus a 50% nonrefundable Deposit.
- ★ The remaining balance will be due no later than 10 days after completion of the above listed job or service.
- ★ A diagnosis fee of \$125 will apply to the first 30 mins. diagnosis fee will be waived if work done with PBA
- ★ Please allow for a minimum of (4 - 6) weeks for Processing and assembly of Fountains and Aeration Systems
- ★ Quote valid for 60 days from date listed above.

JASON LEVIS

Print Name

PBA Signature:

Date

Print Name

Signature:

Date



THOUSAND OAKS

PALM BEACH COUNTY, FLORIDA

PRESERVE AREA BANK ASSESSMENT

FOR

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT,

October 14, 2016

Prepared by:

Higgins Engineering, Inc.

16-12

Thousand Oaks

Preserve Area Bank Assessment

1. Background

The Thousand Oaks project was built in 2003 and is located within Rivera Beach, Florida. The development plan includes a large 5.54 acre preserve area generally located in the center of the project (see Exhibit 1). The maintenance responsibilities for the project are split between the Homeowners Association and the Thousand Oaks Community Development District. There were some historical erosion problems around the preserve area which has been fixed by rerouting the roof leaders underground. More recent problems entail complaints about settlement occurring within the backyards which has the potential to erode under air conditioner pads and patios. Higgins Engineering, Inc. was retained by The Thousand Oaks Community Development District to perform this assessment of the banks surrounding the large preserve area.

2. Analysis

The first item in this analysis was to obtain four surveyed cross sections of the existing rear yards and sloped down into the preserve area. The purpose was two-fold: the first being to compare the sections with the original design section, and the second was to document the cross sections as a benchmark for determining if subsidence occurs in the future. The same four survey locations can be resurveyed in three to five years. The results of this survey are shown on Exhibit 2A. On Exhibit 2B, we have plotted these surveyed sections with the original design section overlaying them for comparison. A conclusion can be made that subsidence has not occurred although there are some differences between the asbuilt sections and the original

design section. The original design section called for a nutrient swale at the base of the slope which is to trap nutrients and slow down the run off prior to entering the preserve area.

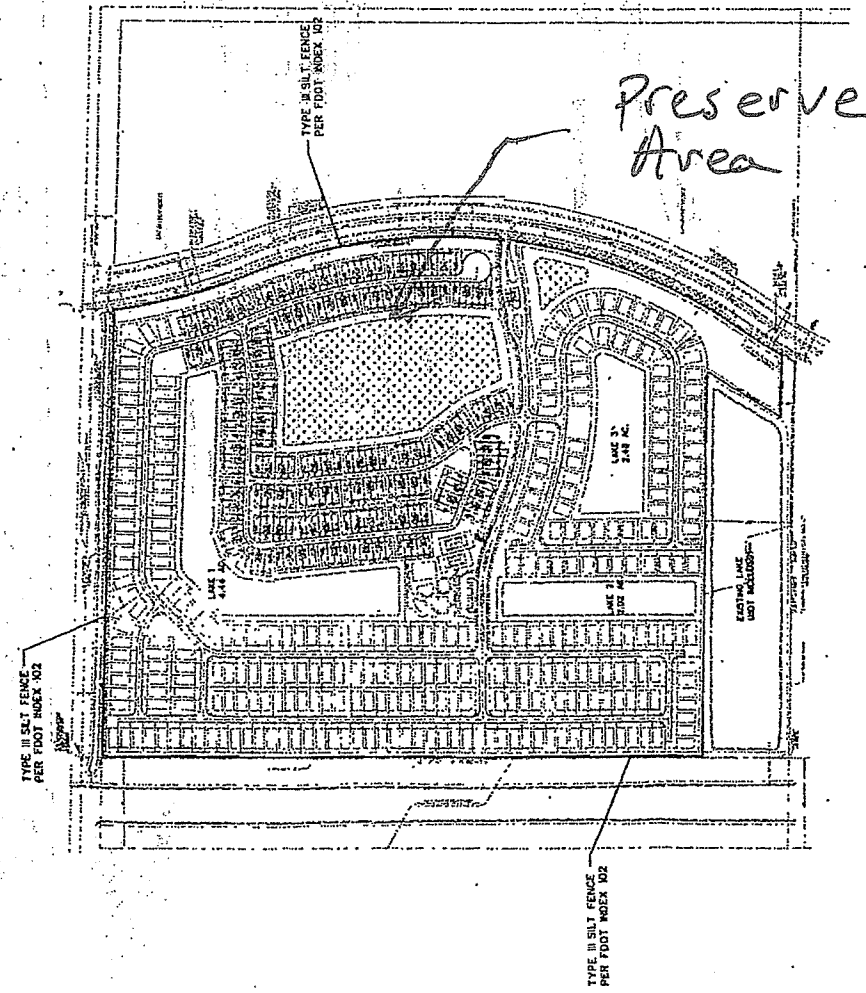
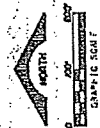
The nutrient swale is not as deep as originally designed due to capturing sediments, which it was designed to do. In addition, the top of the nutrient swale berm has eroded. Neither of these changes is considered a non-compliance issue with the South Florida Water Management District.

There are certain areas where the rear yard is constricted to a very small area with a fairly significantly slope to bring the grade down to the design top of the bank. Some of these areas have been flattened through the use of a railroad tie bulkheads.

3. Options to Consider

The first option available is to do nothing on the basis that the rear yards appeared to have been constructed in substantial conformance with the original design plans. The second option would be to restore the slope to the original design section including re-creation of the nutrient swale and berm. This restoration work would have to be done by manual labor. It would include removing the material from the nutrient swale and placing it on top of the bank and on top of the nutrient swale berm. This area would then have to be re-sodded. Based on 2,460 lineal feet of shoreline, this would cost approximately \$114,000 dollars. The third option would be to create railroad tie bulkheads similar to the ones shown on Exhibit 3. This approach can be done at select locations at the request of the adjacent landowner. Estimated cost of this work (only 2 railroad ties) would be \$45 dollars per lineal foot. If half of the perimeter were to be done, the estimated cost would be \$60,000.

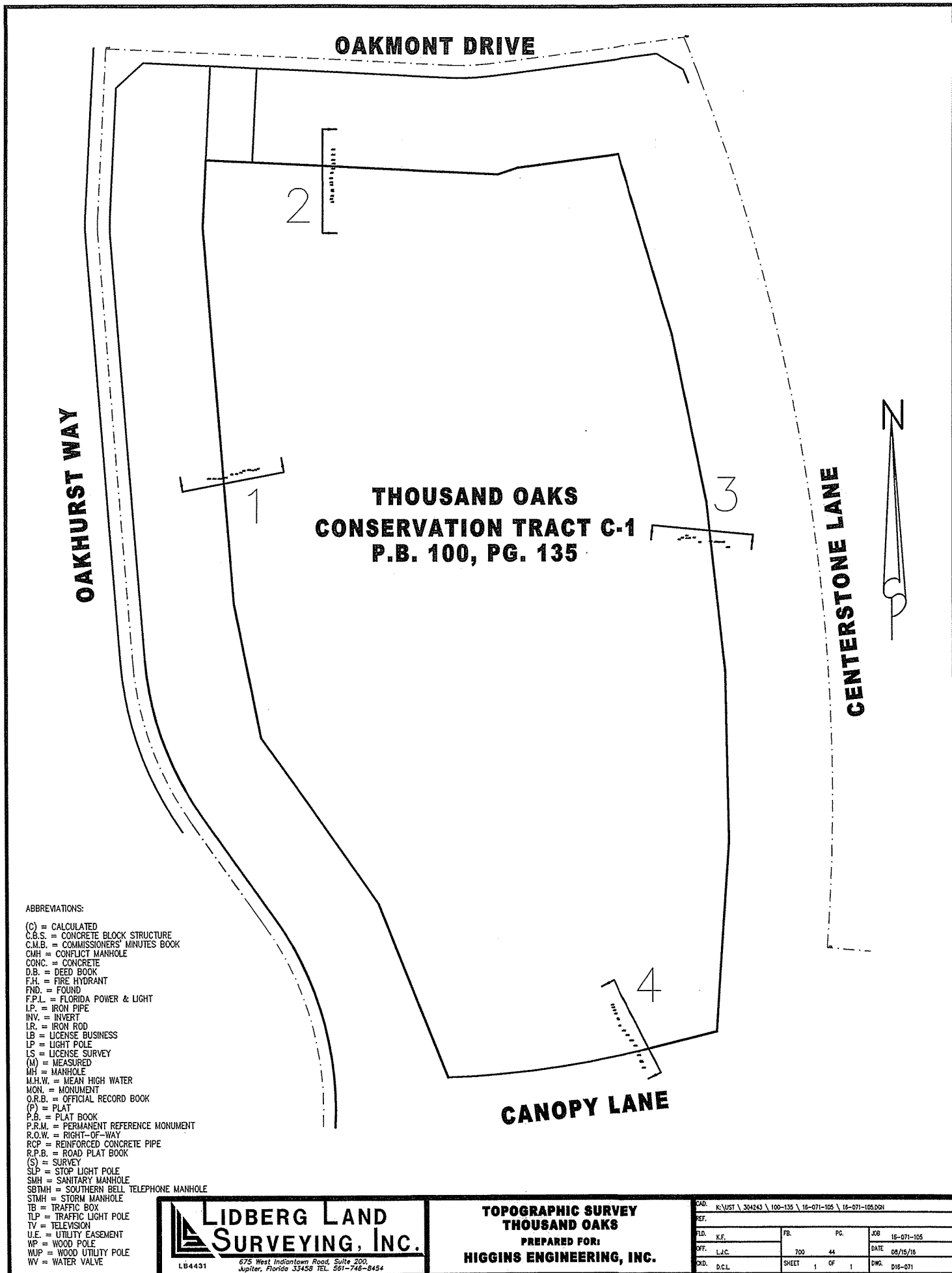
A fourth option would be to do a combination of options 2B and 3 from above. Obviously, this would be the most expensive alternative.



- EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND POST-CONSTRUCTION.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EROSION-PRONE AREAS ARE EXPOSED BY CONSTRUCTION ACTIVITIES.
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CONSTRUCTION PERIOD

SCINARS ENGINEERING CORPORATION 301 South State Parkway, Suite 100 Boca Raton, Florida 33431 Tel: (561) 991-5000 Fax: (561) 991-5001	PROJECT CONGRESS AVENUE PUD CITY OF RIVERA BEACH FLORIDA	CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN	1/20/07 1/20/07	1/20/07 1/20/07 1/20/07 1/20/07				1/20/07 1/20/07 1/20/07 1/20/07			
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ABBREVIATIONS:

(C) = CALCULATED
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.M.B. = COMMISSIONERS' MINUTES BOOK
 CMH = CONFLICT MANHOLE
 CONC. = CONCRETE
 D.B. = DEED BOOK
 F.H. = FIRE HYDRANT
 FND. = FOUND
 F.P.L. = FLORIDA POWER & LIGHT
 I.P. = IRON PIPE
 INV. = INVERT
 I.R. = IRON ROD
 LB = LICENSE BUSINESS
 LP = LIGHT POLE
 LS = LICENSE SURVEY
 (M) = MEASURED
 MH = MANHOLE
 M.H.W. = MEAN HIGH WATER
 MON. = MONUMENT
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PLAT
 P.B. = PLAT BOOK
 P.R.M. = PERMANENT REFERENCE MONUMENT
 R.O.W. = RIGHT-OF-WAY
 RCP = REINFORCED CONCRETE PIPE
 R.P.B. = ROAD PLAT BOOK
 (S) = SURVEY
 SLP = STOP LIGHT POLE
 SMH = SANITARY MANHOLE
 SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
 STMH = STORM MANHOLE
 TB = TRAFFIC BOX
 TLP = TRAFFIC LIGHT POLE
 TV = TELEVISION
 U.E. = UTILITY EASEMENT
 WP = WOOD POLE
 WUP = WOOD UTILITY POLE
 WV = WATER VALVE

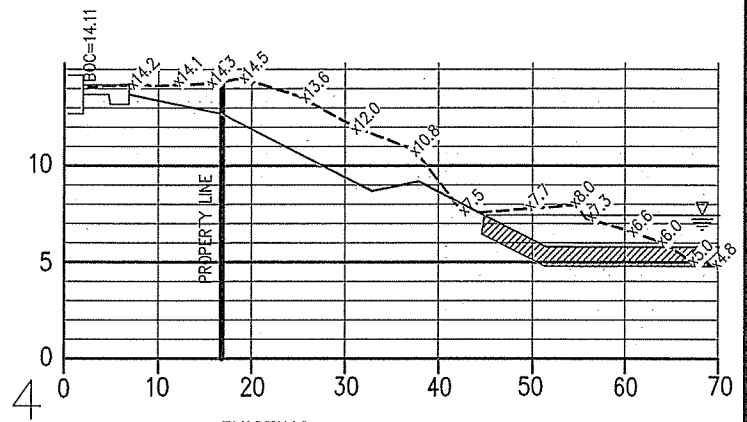
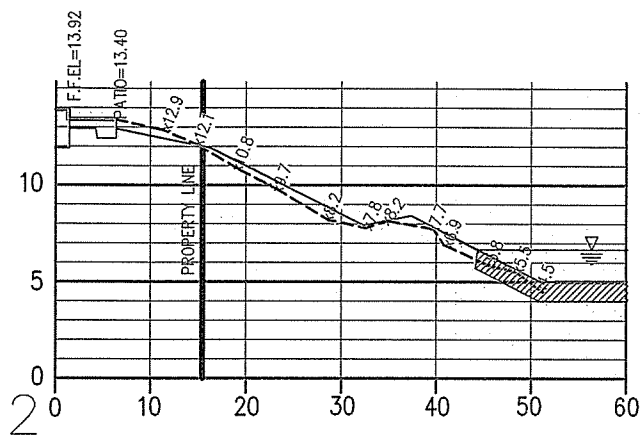
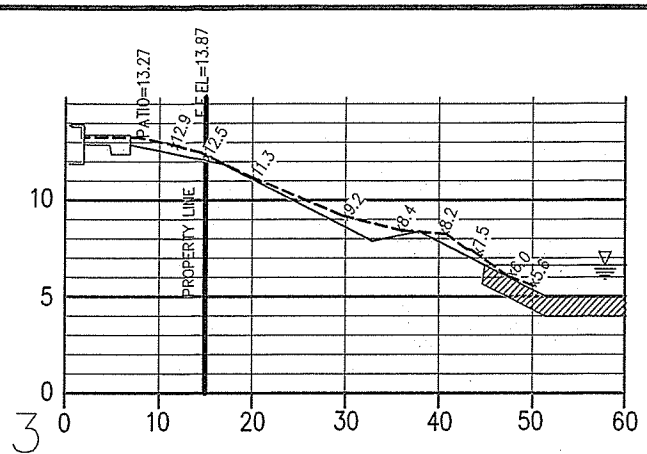
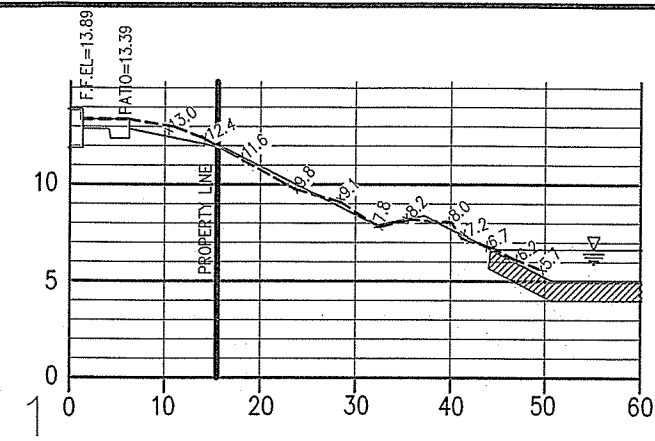


**LIDBERG LAND
 SURVEYING, INC.**

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

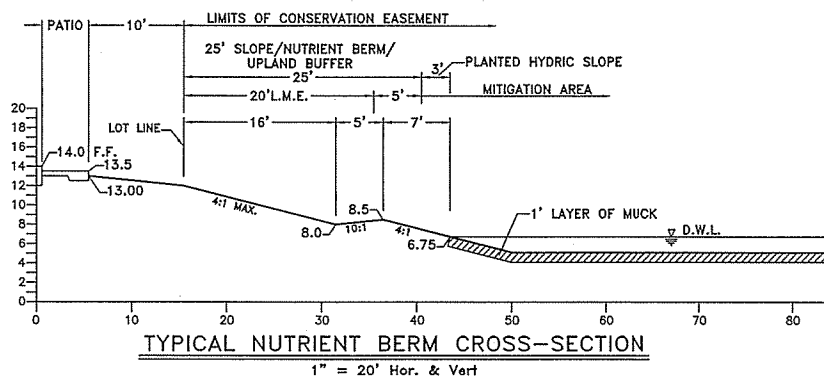
**TOPOGRAPHIC SURVEY
 THOUSAND OAKS
 PREPARED FOR:
 HIGGINS ENGINEERING, INC.**

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CKD.	D.C.L.	SHEET 1 OF 1	DWG. D16-071



V= 1"=10'
H= 1"=20'

EXISTING
PROPOSED



SURVEY REPORT

1. THIS IS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC..
3. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
4. ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929
5. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR:
HIGGINS ENGINEERING, INC.
6. © COPYRIGHT 2016 BY LIDBERG LAND SURVEYING, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

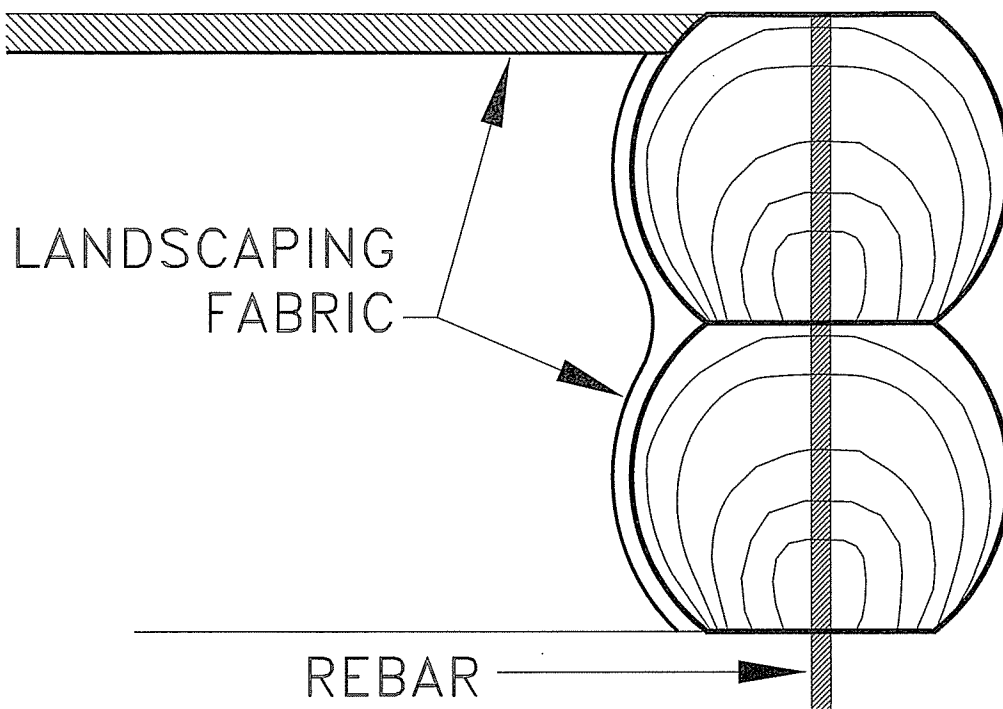
DATE OF SURVEY: AUGUST 15, 2016

BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613



TOPOGRAPHIC SURVEY
THOUSAND OAKS
PREPARED FOR:
HIGGINS ENGINEERING, INC.

CAD: K:\TUST \ 304243 \ 100-135 \ 16-071-105 \ 16-071-105.DGN			
REF:			
FLD: K.F.	FB:	PG:	JOB 16-071-105
OFF: L.J.C.	700	44	DATE 08/15/16
CKD: D.C.L.	SHEET 1	OF 1	DWG. D16-071



Asize-RetentionWall.dwg

 HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 ENGINEERING BUSINESS NO.4209 561-439-7807			
THOUSAND OAKS			
DESIGNED —	DRAWN D.A.B.	CHECKED	JOB NO. 16-12
DATE 10/16	SCALE N.T.S.	APPROVED	SHT. 1 OF 1

EXHIBIT 3



Aquatic Vegetation Control, Inc.

1860 W 10th Street * Riviera Beach, FL 33404
(561) 845-5525 or (800) 327-8745 FAX (561) 845-5374
www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

This agreement for environmental services is entered into contract between Aquatic Vegetation Control, Inc., hereinafter referred to as AVC, whose address is 1860 W 10th Street, Riviera Beach, FL 33404, and submitted to: Thousand Oaks CDD (CLIENT) whose address is listed below, on the latest date of execution of this Agreement by both parties.

Client Name: Thousand Oaks CDD

Client Address: 2501-A Burns Rd., Palm Beach Gardens, FL 33410

Client Phone: 561 630-4922

Client Contact: Silvia Bethel

Client Email: sbethel@sdsinc.org

Project Name: Villa Rosa Light Set Replacement

Location: **Villa Rosa Riviera Beach, FL**

Scope of Services and Related Costs:

AVC does hereby agree to furnish all labor, equipment, herbicides, and materials, unless otherwise specified, for Fountain Repair or Maint based service to be performed as **One-time Event**

Description of Work: ☐ (Continued on Page 4)

A new light set will be installed at the Villa Rosa fountain.

1 30 watt led 2 light set of 30 watt lights

1 82-A1 Splice kit

3 year warranty on parts

AVC proposes to perform the work as specified for the sum of: \$ **1,620.70** per Event
Plus Applicable Sales Tax

Invoices will be submitted: **upon completion.**

Invoices and Billing

Any fee disputed by Thousand Oaks CDD shall be brought to the attention of AVC, in writing, within fifteen (15) days of receipt of an invoice. If an invoice is not disputed within that time, the invoice shall be deemed acceptable and shall be paid within THIRTY (30) of receipt. Interest shall accrue on the invoice at a rate of 1.5% per month or the maximum rate allowed by law.

Terms and Conditions

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

This agreement shall be in effect for a period of one year. This agreement may be extended for an additional year or years on terms and conditions mutually agreeable to both parties. This agreement may be cancelled without penalty by either party with or without cause, in writing by certified mail or electronic mail. AVC reserves the right to include a CPI increase with proper written notice to CLIENT.

AVC planting work is guaranteed for plant health and professional installation, if applicable, under normal site and weather conditions. AVC cannot be held liable for plant mortality under abnormal site or weather conditions or acts of God. Plant sales and installation will be guaranteed for ____ days.

Liability

The parties to this agreement understand that AVC bears responsibility for their own willful or negligent actions that result in damages or injury to persons or property arising out of the performance of this Agreement and shall be limited to the scope of this Agreement.

All herbicides used in the program are approved by the Environmental Protection Agency (EPA). Safety and Data Sheets (SDS) are available upon request. AVC will assist CLIENT in obtaining a permit from the Department of Environmental Protection (DEP), if required. AVC will furnish proof of liability, Auto, Worker's compensation, and pollution liability upon request.

The services provided by AVC expressly exclude any responsibility or liability for the inspection, maintenance, or adjustment of littoral zone contours or lakeside slopes. AVC shall not be liable for any existing or future changes in lakeside slope elevation, steepness, or stability, including any slope erosion or degradation that may present a risk to public safety. Any hazards associated with steep or eroded slopes fall outside the scope of AVC's services and responsibility under this agreement. The responsibility for assessing and managing slope safety remains solely with the property owner and or the property's custodian organization.

Accepted by:

Aquatic Vegetation Control, Inc.

Jacob Cartales (561) 851-1267

Project Manager

Kevin Damaso

Digitally signed by Kevin Damaso
Date: 2026.08.26 05:51:18 -04'00'

Authorized AVC Signatory **Kevin Damaso, Director of Operations**

08/26/2026

Date

Accepted by CLIENT:

Company Name

Authorized Signature

Name and Title

Date

Contact Information

Please complete the following information upon acceptance of this Agreement.

Billing Information

Point of Contact:

Phone:

Email:

Address:

Send Invoices by ☐ Mail ☐ Email ☐ Other _____

Tax Exempt: ☐ YES (attached certificate) ☐ NO

Scope of Services Continued:

Thousand Oaks
Community Development District

**Financial Report For
August 2026**

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Aug-26	Year To Date Actual 10/1/25 - 8/31/26
REVENUES			
O & M ASSESSMENTS	259,609	0	262,074
DEBT ASSESSMENTS (SERIES 2016 A1)	367,957	0	373,028
DEBT ASSESSMENTS (SERIES 2016 A2)	94,511	0	95,836
OTHER REVENUES	0	0	3,571
INTEREST INCOME	1,200	0	8,640
Total Revenues	\$ 723,277	\$ -	\$ 743,149
EXPENDITURES			
SUPERVISOR FEES	12,000	1,000	9,200
PAYROLL TAXES	960	77	704
AQUATIC/STORMWATER MANAGEMENT	30,000	900	29,133
LAWN/LANDSCAPE MANAGEMENT	65,000	6,325	90,750
WETLAND PRESERVE BUFFER MAINTENANCE	20,000	0	0
MAINTENANCE CONTINGENCY (TREE TRIMMING, ETC.)	85,000	0	51,452
ELECTRICITY - FOUNTAINS	750	314	4,006
ENGINEERING/INSPECTIONS/REPORTS	6,000	0	1,356
MANAGEMENT	39,228	3,269	35,959
SECRETARIAL	4,200	350	3,850
LEGAL	12,000	0	7,606
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	3,600
ARBITRAGE REBATE FEE	1,300	0	1,300
INSURANCE	7,900	0	7,908
LEGAL ADVERTISING	1,300	0	641
MISCELLANEOUS	1,900	226	1,556
POSTAGE	475	721	871
OFFICE SUPPLIES	1,050	356	1,396
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,500
TRAVEL	10,000	3	6,180
WEBSITE MANAGEMENT	1,500	124	1,374
Total Expenditures	\$ 315,838	\$ 13,665	\$ 262,517
REVENUES LESS EXPENDITURES	\$ 407,439	\$ (13,665)	\$ 480,632
PAYMENT TO TRUSTEE (A1)	(345,880)	0	(356,205)
PAYMENT TO TRUSTEE (A2)	(88,840)	0	(91,514)
BALANCE	\$ (27,281)	\$ (13,665)	\$ 32,913
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,441)	0	(8,030)
DISCOUNTS FOR EARLY PAYMENTS	(28,883)	0	(26,249)
EXCESS/ (SHORTFALL)	\$ (70,605)	\$ (13,665)	\$ (1,366)
CARRYOVER FROM PRIOR YEAR	70,605	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (13,665)	\$ (1,366)

Bank Balance As Of 8/31/26	\$ 262,833.95
Accounts Payable As Of 8/31/26	\$ 9,673.18
Accounts Receivable As Of 8/31/26	\$ -
Available Funds As Of 8/31/26	\$ 253,160.77