

Eastlake Oaks Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • (954) 345-1292

DATE: February 25, 2019

TO: Mr. Joseph Dinelli, Custodian – **CD Only**
1604 Shady Oaks Drive
Oldsmar, Florida 34677

FROM: Janice Swade
District Recording Secretary

RE: Minutes of Meeting Held December 13, 2018, as Approved February 14, 2019

Enclosed please find for your records a copy of the minutes and corresponding attachments from the above-referenced Meeting of the Eastlake Oaks Community Development District, which are to be kept on file for public access during normal business hours. Any unsigned documents will be sent under separate cover as soon as they are available.

Thank you.

Enclosure

For information purposes only:

Al Braithwaite, City Manager

City of Oldsmar

100 State Street

Oldsmar, FL 34677-3655

Barry A. Burton

Pinellas County Administrator

315 Court Street, 6th Floor

Clearwater, FL 34616

Jill Richman

First Union Capital Management Group

255 South County Road, 2nd Floor

Palm Beach, FL 33480

Ms. Darlene Lazier (E-mail only) darlenelazier@yahoo.com

Mr. Chad Robinson (E-mail only) Chad.Robinson@DHS.gov

Mr. Dan Saracki (E-mail only for Website) dan@impactgrafx.com

RECEIVED
BOARD OF
2019 MAR -4 AM 11:23
BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA

**MINUTES OF MEETING
EASTLAKE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development District was held Thursday, December 13, 2018 at 6:00 p.m. at the Holiday Inn Express Hotel & Suites – Oldsmar, located at 3990 Tampa Road, Oldsmar, Florida.

Present and constituting a quorum were:

Scott Roper	Chairman
Darlene Lazier (via phone)	Vice Chairperson
Joseph Dinelli	Assistant Secretary
Chad Robinson	Assistant Secretary
Ryland Galmish	Assistant Secretary

Also present was:

Andrew Mendenhall	District Manager
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The following is a summary of the actions taken at the December 13, 2018 Eastlake Oaks Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order, a quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the October 11, 2018 Meeting**
- B. October 2018 Financial Statements and September-October 2018 Check Register and Invoices**
- C. Motion to Assign Fund Balance**

On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with all in favor, the Consent Agenda, with the items as listed above, was approved.
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THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Supervisor –Seat 3

- Seat 3 having a term expiring in 2022 is vacant due to the resignation of Mr. Nowacki.
- Two candidates expressed interest; Nick Yagnik and Ryland Galmish.

Mr. Roper nominated Ryland Galmish to Seat 3; with no other nominations, Mr. Galmish was appointed to Seat 3.

B. Oath of Office

- Mr. Mendenhall, a Notary of the State of Florida, administered the Oath of Office to Ryland Galmish.

C. Resolution 2019-1 Designating Officers

Mr. Dinelli nominated Scott Roper Chairman; and Mr. Robinson seconded the nomination, with no other nominations, Mr. Roper was appointed Chairman.

On MOTION by Mr. Dinelli, seconded by Mr. Robinson, with all in favor, Resolution 2019-1 designating Scott Roper Chairman; Darlene Lazier Vice Chairperson; Andrew Mendenhall Secretary; Stephen Bloom Treasurer; Alan Baldwin Assistant Treasurer; and Joseph Dinelli, Chad Robinson and Ryland Galmish Assistant Secretaries was adopted.

FOURTH ORDER OF BUSINESS

Manager’s Report

A. Consideration of Land Clearing Proposals

- The Board discussed this item.

B. Consideration of Littoral Plant Removal

- There will be an additional \$110 for any additional treatment per month to maintain the Pond A area.
- Mr. Dinelli discussed expenditures of approximately \$7,100 for Pond A and \$8,000 for forestry; totaling \$15,000.
- Further discussion ensued.

On MOTION by Mr. Roper, seconded by Mr. Robinson, with all in favor, to perform both land clearing and littoral plant removal was approved.

C. Consideration of Tree Trimming Proposal

- Proposal from Clean Cut Professional Lawn & Landscape trimming 21 Live Oak trees was discussed.

On MOTION by Mr. Dinelli, seconded by Mr. Roper, with all in favor, to perform tree trimming for Oak trees around pond in an amount not to exceed \$3000, was approved.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Dinelli commented the Christmas tree lights are the best he has ever seen.
- It was suggested next year the two royal palms on the left side of the front entrance be lit up as well.

SIXTH ORDER OF BUSINESS

Audience Comments

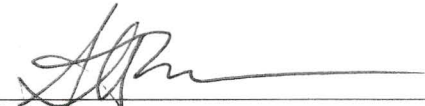
None.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Robinson, seconded by Mr. Dinelli, with all in favor, the meeting was adjourned at approximately 7:00 p.m.



Scott Roper
Chairman

Eastlake Oaks Community Development District

Board of Supervisors

Joseph Dinelli, Chairman
Darlene Lazier, Vice Chairperson
Scott Roper, Assistant Secretary
Chad Robinson, Assistant Secretary

Andrew Mendenhall, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

Thursday, December 13, 2018 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the Consent Agenda**
 - A. Minutes of the October 11, 2018 Meeting
 - B. October 2018 Financial Statements and September-October 2018 Check Register and Invoices
 - C. Motion to Assign Fund Balance
3. **Organizational Matters**
 - A. Appointment of Supervisor – Seat 3
 - B. Oath of Office
 - C. Resolution 2019-1 Designating Officers
4. **Manager's Report**
 - A. Consideration of Land Clearing Proposals
 - B. Consideration of Littoral Plant Removal
 - C. Consideration of Tree Trimming Proposal
5. **Supervisors' Requests**
6. **Audience Comments**
7. **Adjournment**

The next meeting is scheduled for Thursday, February 14, 2019, at 6:00 p.m.

District Office:

Inframark
210 North University Drive
Suite 702
Coral Springs, Florida 33017
954-603-0033

Meeting Location:

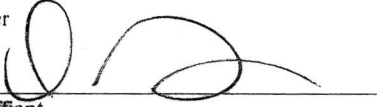
Holiday Inn Express Hotel & Suites – Oldsmar
3990 Tampa Road
Oldsmar, Florida 34677
813-854-5080

Tampa Bay Times
Published Daily

STATE OF FLORIDA }
COUNTY OF Pinellas County } ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 2018/19 Meetings** was published in **Tampa Bay Times: 9/20/18**. in said newspaper in the issues of **Baylink All Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

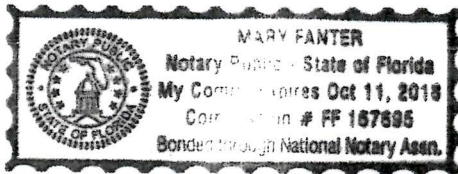
Sworn to and subscribed before me this 09/20/2018.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



Notice of Meetings
Eastlake Oaks
Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2019 on the second Thursday of every other month, at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida, with the exception as noted below.

- October 11, 2018
- December 13, 2018
- February 14, 2019
- April 11, 2019
- June 13, 2019
- August 22, 2019 (Fourth Thursday)

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager

Published September 20, 2018

EASTLAKE OAKS

Community Development District

Financial Report

October 31, 2018

Prepared by



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

October 31, 2018

Balance Sheet
October 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 116,414
Assessments Receivable	754
Allow-Doubtful Collections	(754)
Due From Other Gov'tl Units	1,389
Investments:	
Money Market Account	122,878
Prepaid Items	5,723
TOTAL ASSETS	\$ 246,404
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,720
Accrued Expenses	1,850
TOTAL LIABILITIES	11,570
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	5,723
Assigned to:	
Operating Reserves	57,935
Reserves - Ponds	28,830
Reserves-Recreation Facilities	28,330
Unassigned:	114,016
TOTAL FUND BALANCES	\$ 234,834
TOTAL LIABILITIES & FUND BALANCES	\$ 246,404

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>OCT-18 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 121	24.20%	\$ 122
Special Assmnts- Tax Collector	239,678	-	0.00%	-
Special Assmnts- CDD Collected	832	-	0.00%	-
Special Assmnts- Discounts	(9,620)	-	0.00%	-
Pool Access Key Fee	350	-	0.00%	-
TOTAL REVENUES	231,740	121	0.05%	122
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	800	13.33%	800
FICA Taxes	459	61	13.29%	61
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	1,500	-	0.00%	-
ProfServ-Legal Services	1,500	-	0.00%	-
ProfServ-Mgmt Consulting Serv	50,931	4,244	8.33%	4,244
ProfServ-Special Assessment	4,117	-	0.00%	-
Auditing Services	4,350	-	0.00%	-
Postage and Freight	500	25	5.00%	25
Insurance - General Liability	6,412	-	0.00%	-
Printing and Binding	2,500	102	4.08%	102
Legal Advertising	2,000	-	0.00%	-
Miscellaneous Services	1,500	84	5.60%	84
Misc-Assessmnt Collection Cost	4,794	50	1.04%	50
Office Supplies	200	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	175
Total Administration	87,938	5,541	6.30%	5,541

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-18 ACTUAL
Field				
Contracts-Lake and Wetland	7,644	831	10.87%	831
Contracts-Landscape	35,400	3,225	9.11%	3,225
Contracts-Pools	8,340	695	8.33%	695
Contracts-Cleaning Services	2,100	175	8.33%	175
Electricity - Streetlighting	18,000	1,400	7.78%	1,400
Utility - Water	5,500	450	8.18%	450
R&M-Irrigation	15,000	-	0.00%	-
R&M-Pools	10,000	-	0.00%	-
Misc-Contingency	41,818	3,709	8.87%	3,709
Total Field	143,802	10,485	7.29%	10,485
TOTAL EXPENDITURES	231,740	16,026	6.92%	16,026
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,905)	0.00%	(15,904)
Net change in fund balance	\$ -	\$ (15,905)	0.00%	\$ (15,904)
FUND BALANCE, BEGINNING (OCT 1, 2018)	250,739	250,739		
FUND BALANCE, ENDING	\$ 250,739	\$ 234,834		

EASTLAKE OAKS

Community Development District

Supporting Schedules

October 31, 2018

Cash and Investment Report

October 31, 2018

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Checking Account	CenterState	Operating Account	0.00%	n/a	\$ 116,414
Money Market	Centennial	Public Funds Money Market	0.60%	n/a	\$ 122,878
				Subtotal	\$ 239,292
				Total	\$ 239,292

Eastlake Oaks CDD

Bank Reconciliation

Bank Account No. 1913 CenterState GF
Statement No. 10/18
Statement Date 10/31/2018

G/L Balance (LCY)	116,414.23
G/L Balance	116,414.23
Positive Adjustments	0.00
Subtotal	116,414.23
Negative Adjustments	0.00
Ending G/L Balance	116,414.23
Difference	0.00

Statement Balance	116,414.23
Outstanding Deposits	0.00
Subtotal	116,414.23
Outstanding Checks	0.00
Differences	0.00
Ending Balance	116,414.23

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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EASTLAKE OAKS
Community Development District

Payment Register by Fund
For the Period from 9/1/2018 to 10/31/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	119	09/14/18	EASTLAKE OAKS CDD	090418	XFER FUNDS TO COVER EXPENSE	Due From Other Funds	131000	\$25,000.00
001	120	10/08/18	EASTLAKE OAKS CDD	100218	XFER FORM MMA TO GF	Due From Other Funds	131000	\$30,000.00
001	121	10/16/18	EASTLAKE OAKS CDD - C/O US BANK N.A	101518	XFER FROM MMA TO GF	Due From Other Funds	131000	\$85,000.00
001	1491	09/06/18	AQUATIC SYSTEMS, INC	0000419795	SEPT LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$784.00
001	1492	09/11/18	ERIN MCCORMICK LAW, PA	10244	8/15-8/30/18 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$759.00
001	1493	09/11/18	ILLUMINATIONS HOLIDAY LIGHTING INC	515918	Holiday Lighting Deposit	Misc-Contingency	549900-53901	\$2,750.00
001	1494	09/11/18	PRESTIGE JANITORIAL SERVICE	3433	Cleaning Services Sept	SERVICE	534082-53901	\$265.91
001	1494	09/11/18	PRESTIGE JANITORIAL SERVICE	3433	Cleaning Services Sept	SOAP	534082-53901	\$9.09
001	1495	09/11/18	SCOTT ROPER	08/30/18	ELO EXPENSE REIMBURSEMENT	Misc-Contingency	549900-53901	\$104.18
001	1496	09/19/18	PRESTIGE JANITORIAL SERVICE	3438	JANITORIAL SUPPLIES/PARTS	Contracts-Cleaning Services	534082-53901	\$250.98
001	1497	09/19/18	PSM PROPERTIES, INC	6127	8/14/18 MTG ROOM RENTAL	Misc-Contingency	549900-51301	\$50.00
001	1498	09/21/18	TIMES PUBLISHING COMPANY	083118-7543	FISCAL YEAR 2018/2019 BUDGET	Legal Advertising	548002-51301	\$3,179.00
001	1499	09/26/18	INFRAMARK, LLC	34107	SEPTEMBER MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,244.25
001	1499	09/26/18	INFRAMARK, LLC	34107	SEPTEMBER MGMNT SERVICES	Postage and Freight	541006-51301	\$41.58
001	1499	09/26/18	INFRAMARK, LLC	34107	SEPTEMBER MGMNT SERVICES	Printing and Binding	547001-51301	\$159.75
001	1500	09/26/18	PSM PROPERTIES, INC	6245	8/9 & 8/16/18 MTG RM RENTAL	Miscellaneous Services	549001-51301	\$150.00
001	1501	09/26/18	TESA LLC	4855	PLAYGROUND MULCH	Contracts-Landscape	534050-53901	\$1,200.00
001	1502	10/04/18	AQUATIC SYSTEMS, INC	0000422783	OCT LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$831.00
001	1503	10/04/18	PIP'S POOL INC	9976	AUG & SEPT POOL MAINT	Contracts-Pools	534078-53901	\$1,390.00
001	1504	10/04/18	PRESTIGE JANITORIAL SERVICE	3448	OCTOBER CLEANING SERVICES	Contracts-Cleaning Services	534082-53901	\$175.00
001	1505	10/04/18	TIMES PUBLISHING COMPANY	684762	FY 2018/19 MEETINGS	Legal Advertising	548002-51301	\$344.00
001	1506	10/09/18	TESA LLC	4897	BRANCH REMOVAL 1780 HAWTHORNE	Contracts-Landscape	534050-53901	\$75.00
001	1506	10/09/18	TESA LLC	4866	SEPTEMBER MONTHLY MAINTENANCE	Contracts-Landscape	534050-53901	\$3,150.00
001	1507	10/11/18	DEPARTMENT OF ECONOMIC OPPORTUNITY	71556	2018/2019 DISTRICT FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
001	1508	10/11/18	ERIN MCCORMICK LAW, PA	10255	SEPT GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,414.50
001	1514	10/22/18	STANTEC CONSULTING SERVICES, INC	1417619	GEN ENGINEERING P/E 9/21/18	ProfServ-Engineering	531013-51501	\$394.00
001	1515	10/25/18	STAR ELECTRIC SERVICES	2845	LIGHTING REPRS	Misc-Contingency	549900-53901	\$2,950.00
001	DD160	09/27/18	BRIGHT HOUSE NETWORKS	090518-76601 ACH	9/12-10/11/18 SRV ACH	0034959766-01	549001-51301	\$84.28
001	DD161	09/24/18	CITY OF OLDSMAR -ACH	090318 ACH	8/2-9/1/18 WTR UTILITY ACH	UTILITY - WATER	543018-53901	\$206.14
001	DD162	09/14/18	TAMPA ELECTRIC CO.	EOAKS-082418	TECO 7/21 - 8/27	Electricity - Streetlighting	543013-53901	\$1,509.69
001	DD163	10/22/18	CITY OF OLDSMAR -ACH	100118 ACH	9/2-10/1/18 WTR ACH	UTILITY - WATER	543018-53901	\$210.33
001	DD164	10/18/18	TAMPA ELECTRIC CO.	092718 ACH	TECO 8/21 - 9/21	Electricity - Streetlighting	543013-53901	\$1,494.21
001	DD165	10/26/18	BRIGHT HOUSE NETWORKS	100618-766-01 ACH	10/2-11/11/18 SRVS ACH	0034959766-01	549001-51301	\$84.28
001	1509	10/15/18	DARLENE LAZIER	PAYROLL	October 15, 2018 Payroll Posting			\$183.87
001	1510	10/15/18	CHAD D. ROBINSON	PAYROLL	October 15, 2018 Payroll Posting			\$184.70
001	1511	10/15/18	SCOTT J. ROPER	PAYROLL	October 15, 2018 Payroll Posting			\$184.70
001	1512	10/15/18	JOSEPH DINELLI	PAYROLL	October 15, 2018 Payroll Posting			\$184.70
Fund Total								\$169,173.14

Total Checks Paid	\$169,173.14
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NICK YAGNIK

- Served CDD Seat-4 until, A.D. 2016. 100% attendance in person.
- Served as a Poll Worker for Pinellas County for the last 10 Elections.
- Board member, East Lake Oaks, HOA for more than last ten years.
- Served U.S. Army, 1982 through 1988 and stayed in as Individual Ready Reserve until my age of fifty.
- Trained by, US Secret Service and TSA Service, Training year 2009.
- Provided NFL Security Service in the Tampa Super Bowl 53, year 2009 and Super Bowl 54, Miami year 2010.
- *Volunteer for Morton Plant Hospital, Managing Emergency Room Supply, 2008- to 2010*
- Serving as Florida State Security Officer for the last 10 years. LIC# D 2835197.
Providing security to the Neighborhoods.
- In my last position, I managed a warehouse operation nationwide, for ETS Public Communications and provided excellent service to internal customers while keeping costs low for the company.
- In addition, I have significant experience in Auditing doing various labor-intensive due-diligence works usually associated in the initial phases of a merger and/or acquisition. My experience includes researching through numerous files and documenting findings in a well-written report.
- This type of due-diligence experience is also relevant to corporate bankruptcy filings (Chapter 11) and company reorganization plans. I had the opportunity to work with law firms such as, WHITE & CASE Esq. of New York and DSMO Esq. of K Street, Washington, DC. Furthermore, I had played a very active role on behalf of Cointel, in the AT&T v Cointel et. al. case, in which I did made a presentation to Hon. Judge Knapp of the Supreme Court of New York.
- As a Supervisor Material Handling & Transportations
Responsibilities include reading structural and mechanical engineering blue prints, prepare orders to be shipped for manufacturing, heavy equipments such as Cranes, Iron Furnaces, Cement mixture, Structure for Oil Well etc.
- Nevertheless, I tell and or remove the people from Pool and Play Ground area after the dusk. I also move the Trash Bins from side walk to the pool area if not removed by cleaning People. When noticed.
- As recently, as now, during Thanks giving weekend, I removed dead mosquitoes from Children's play ground slides and removed left over mulch pieces from the stair cases.
 - *Member LIONS CLUB, 1979-2002*
 - *Attended many Telecommunication conventions COMP-TFI & A.P.C.C*
 - *Was an honorary member, AT&T Public Communication advisory board.*

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of PINELLAS

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

SUPERVISOR EASTLAKE OAKS CDD - SEAT 3
(Title of Office)

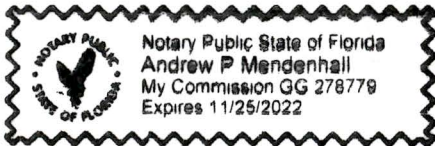
on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

[Signature]
Signature

Sworn to and subscribed before me this 13 day of DECEMBER, 2018.

[Signature]
Signature of Officer Administering Oath or of Notary Public



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

1752 Split Fork Dr
Street or Post Office Box

Oldsmar, FL 34677
City, State, Zip Code

Ryland J. Galmish
Print Name

[Signature]
Signature

Eastlake Oaks Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

January 11, 2019

Department of State
Division of Elections
Room 316, R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Ref: EASTLAKE OAKS OA Date: 11Jan19
Dep: RECORDING Wgt: 1.00 LBS
DV:
Svcs: ** 2DAY **
TRACK: 6433 9372 7055

SHIPPING: 0.00
SPECIAL: 0.00
HANDLING: 0.00
TOTAL: 0.00

To Whom It May Concern:

Please be advised Mr. Ryland Galmish was elected via General Election to the Board of Supervisors of the Eastlake Oaks Community Development District in Seat 3. The original Oath of Office subscribed to by Mr. Galmish is enclosed for your records. Mr. Galmish previously sent a check in the amount of \$10 to cover his Commission Fee. Following is Mr. Galmish's contact information:

Ryland Galmish
1752 Split Fork Drive
Oldsmar, Florida 34677
Elected: November 6, 2018
Term Expires: November 2022
Seat 3

Phone 727-667-7951

rylandgalmish@gmail.com

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

Andrew Mendenhall

Andrew Mendenhall
District Manager

Enclosure

Cc: Ms. Deborah Clark
Pinellas County Supervisor of Elections

Ref: EASTLAKE OAKS OA Date: 11Jan19
Dep: RECORDING Wgt: 1.00 LBS
DV:
Svcs: ** 2DAY **
TRACK: 6433 9372 7066

SHIPPING: 0.00
SPECIAL: 0.00
HANDLING: 0.00
TOTAL: 0.00

RESOLUTION 2019-01

**A RESOLUTION DESIGNATING OFFICERS OF THE
EASTLAKE OAKS COMMUNITY DEVELOPMENT
DISTRICT**


WHEREAS, the Board of Supervisors of the Eastlake Oaks Community Development District at a regular business meeting held December 13, 2018, following the General Election held November 6, 2018, desires to appoint the below recited persons to the offices specified.

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

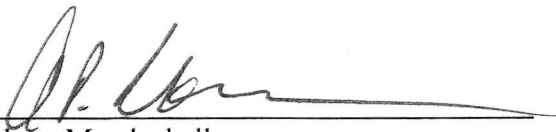
1. The following persons were appointed to the offices shown, to wit:

<u>SCOTT ROFF</u>	Chairman
<u>DARLENE LAZIER</u>	Vice Chairperson
<u>Andrew Mendenhall</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
<u>JOE DINELLI</u>	Assistant Secretary
<u>CHAD ROBINSON</u>	Assistant Secretary
<u>RYLAND GALMISH</u>	Assistant Secretary

PASSED AND ADOPTED THIS, 13TH DAY OF DECEMBER 2018.



Chairman



Andrew Mendenhall
Secretary

4A

From: **Travis Leicht** <travis@onsitelandworx.com>
Date: Fri, Sep 28, 2018 at 2:42 PM
Subject: Re: Eastlake Oaks Land Clearing
To: Scott Roper <roperscott@gmail.com>

Hey Scott,

Just so you can roughly estimate.

We use both skid steer mounted mulchers and excavators.

A skid steer can do approximately 1 acre day.
\$1,800 (daily)

A excavator can you approximately half an acre a day. At a cost of \$2,500 (daily)

I do OnSite Estimates. I provide a detailed project outline and provide you 1-2 of my competitors in all my quotes. I do charge for my time and travel on quotes, crediting it towards the project if we win the bid. Cost to do so is \$250

I do free over the phone quotes. Being that your square footage is somewhat difficult to calculate. Best way to figure it out without physically traveling to the site is to see a competing quote. Calculate square feet based on that.

Travis
OnSite LandworX
941-914-4747

Proposal

Reeves Land Services

17335 Lake Iola Rd

Dade City, Fl. 33523

Phone 352-206-4643

E-mail ReevesLandServices@gmail.com

Web Site www.reeveslandservices.com

Face Book www.facebook.com/reeveslandservices

DATE: 9/27/18

To: Scott Roper

Eastlake Oaks CDD

Oak Pond Ct

Tampa fl

727-560-4797 roperscott@gmail.com

FOR: MULCHING

Dear : Scott

Enclosed herein please find my proposal for forestry mulching located at the above captioned premises.

Upon your receipt and review please contact me with any questions you may have or with a date that works best with you schedule for the work to commence forth.

Thank you in advance.

Sincerely,

TONY REEVES

President

Reeves Land Services

PROPOSAL

Bring in a Kubota kx080 with mulching head to mulch areas for day rate. Day rate is 8 hours on site. Once we have worked for four hours the whole day rate will be in effect.

First day \$3,500

Second day \$3,000

Third day and any day after that \$2,500.00

Soil testing, surveying, Layout, material testing, MOT, MDOT & stripping, asphalt, and utility marking and replacement of utilities, seed germination, anything not listed above and including pulling of any permits for the job are not the responsibilities of Tony Reeves, Reeves Land Services or anyone Reeves land Services Subs work out to

Thank you for your business

This proposal is good for 15 days from date above

By signature hereon, the undersigned agrees that all deposits are non-refundable unless Reeves Land Services, LLC cancels the job. I additionally agree that Reeves Land Services, LLC is not responsible for concrete culverts, concrete sidewalks, utilities, permits, fences, signs, seed not taking/growing, and any and all structures. I specifically agree that I am responsible for applying for and securing any and all permits required by the governing municipality, county and water management district.

Furthermore, by signature hereon, the undersigned agrees for this estimate to be a binding contract. I additionally agree to pay a finance charge of .0439% per day, which will be assessed on all accounts that are unpaid fifteen (15) days after notice is provided by Reeves Land Services, LLC that the job is completed. The annual percentage rate is 18%. Should it be necessary to process the same for collection, I hereby agree to pay all reasonable attorney's fees and costs of this collection for Reeves Land Services, LLC, both prior to, during and after lawsuit is filed, as well as all costs of appeal. I further agree that in any other suit brought relative to this contract, the prevailing party shall be entitled to reimbursement for all reasonable attorney's fees. I agree if Reeves land services is not paid within 15 days of the job being completed, Reeves land services has the right to come back and remove all material for the job and will bill for the extra time. I additionally agree that the venue of any proceeding relating to this matter shall only be in Dade City, Pasco County, Florida. The parties additionally agree to waive the right to trial by jury.

X _____

DATE _____

Lake Services Proposal for Eastlake Oaks CDD



Partnership for Beautiful and Healthy Waterways



2100 NW 33rd Street • Pompano Beach, FL 33069
800-432-4302 • www.aquaticsystems.com

November 7, 2018

Mr. Andy Mendenhall, PMP
Eastlake Oaks CDD
c/o Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

VIA EMAIL: andy.mendenhall@inframark.com

Dear Andy:

As requested, please find enclosed a *Special Services Agreement* for **Eastlake Oaks CDD**.

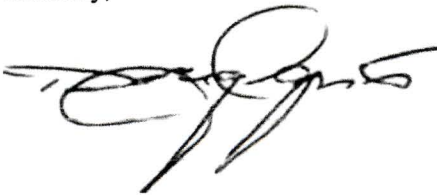
Please sign the contract and return to us as soon as possible, so we may schedule your program.

Additional request for treatment of site #1 (Lake A), other than the standard monthly treatment, a cost of \$110.00 per additional treatment will be invoiced separately.

If you have any further questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We look forward to serving **Eastlake Oaks CDD**!

Sincerely,



Douglas Agnew
Senior Consultant

DA/sd

cc: Chris Cipollina, Account Representative / Biologist

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Andy Mendenhall, PMP
Eastlake Oaks CDD
c/o Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544
(813) 991-1116
andy.mendenhall@inframark.com

Special Services Agreement

#00255320

Start Date: _____.

Date of proposal: November 7, 2018 DA-AO

We are pleased to quote special pricing as follows:

Services to be performed: Cut down and removal of vegetation within littoral shelf, except for a 5-foot buffer around the perimeter.

Site: #1, (Lake A) 2.61 Acres

Equipment:

Trailer
Power Cutting Equipment
Manual Tools, Rakes, Shovels, etc.

Disposal: A.S.I. to remove material from site.

Total Balance Due Upon Completion \$5,933.00

The above price is effective for 90 days from the date of this proposal.

Terms & Conditions of Special Services Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.
3. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
4. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
5. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of

cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.

6. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
7. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
8. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
9. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
10. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date



Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to learn why existing treatments are not always effective. Our goal is to find environmentally sound treatments that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

Your Personal Lake & Wetland Management Team



Doug Agnew
General Manager &
Senior Consultant

B.S. in Environmental Studies, Richard Stockton College of New Jersey.
33 years' experience.



Matt Kramer
Regional Biologist &
Project Manager

B.S. in Biology and Marine Science, University of Tampa.
Five years' experience.



Sam Sardes
Weed Science
Director, Certified
Lake Professional

M.S. in Agronomy, University of Florida.
Five years experience.



Chris Cipollina
Account Rep

B.S. in Environmental Studies, Biology, and Coastal Management, Eckerd College.
Three years' experience.

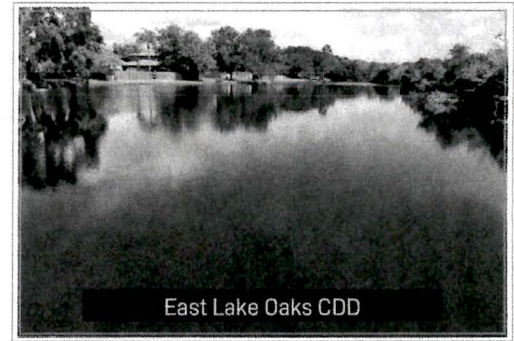


James Roehm
Service Manager

B.S. Biology, University of Central Florida.
Seven years' experience.

Your Local Area Satisfied ASI Customers

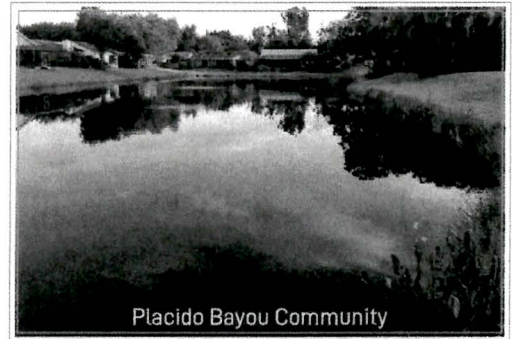
11 field offices throughout the state to service our customers



East Lake Oaks CDD

Community Development District

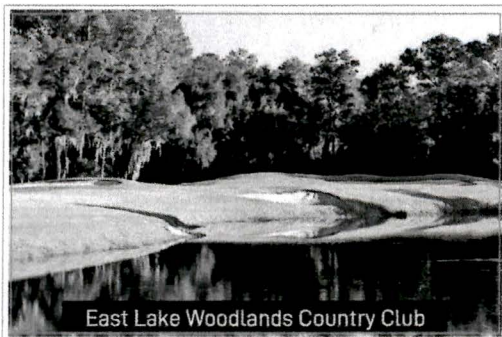
East Lake Oaks CDD
Waterchase CDD



Placido Bayou Community

Home Owners Association

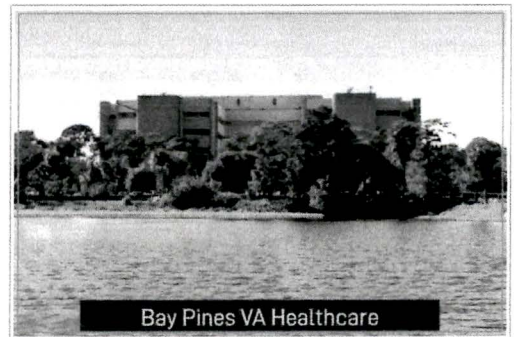
Placido Bayou Community Association
Woodfield Community Association
Tree Tops Neighborhood Association



East Lake Woodlands Country Club

Golf Course

East Lake Woodlands Country Club
Innisbrook Resort & Golf
Seminole Lake Country Club



Bay Pines VA Healthcare

Government

City of Oldsmar
City of Pinellas Park
Bay Pines VA Health Care

Aquatic Management Programs

Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



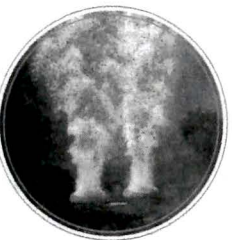
Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
 - Bottom diffused aeration systems to improve overall water quality
 - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



Fisheries Management

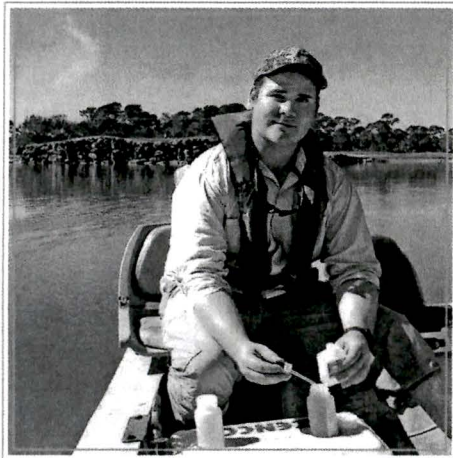
- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

Assessment Services

Lake Water Quality Testing and Research Services

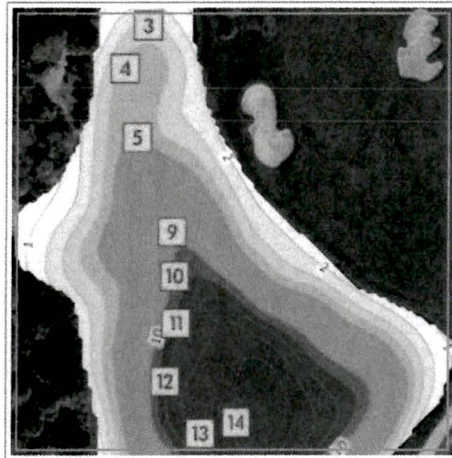
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



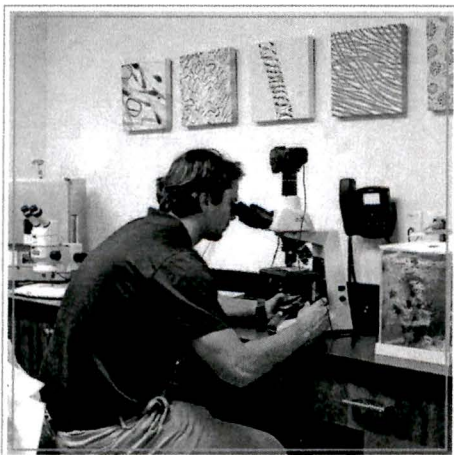
BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



WATER QUALITY LAB

Water is more than H₂O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



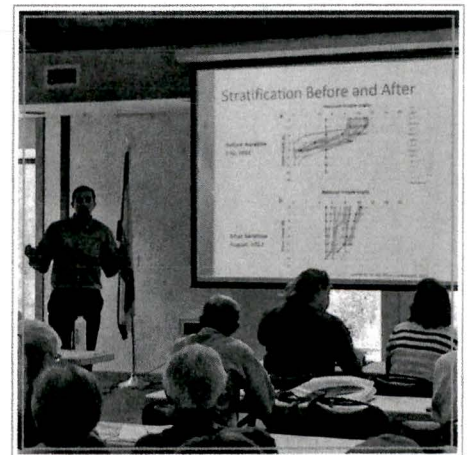
ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

February 8, 2019

Ms. Janice Swade, Recording Secretary
Eastlake Oaks CDD
c/o Inframark
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida 33544

Dear Ms. Swade:

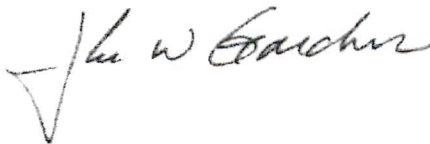
Thank you for the agreement we received for LAKE MANAGEMENT services. Enclosed is your copy of the executed sales contract.

Our Aquatic Service Technicians look forward to providing you with professional waterway care. Any administrative questions or requests may be personally directed to these account representatives:

Ms. Anne Marie Troher- Customer Service
Ms. Laurie Ethridge – Sales Support
Ms. Cyndee Brandon - Accounting

Thank you for choosing **Aquatic Systems, Inc.**, we all look forward to providing you with the finest service available.

Sincerely,



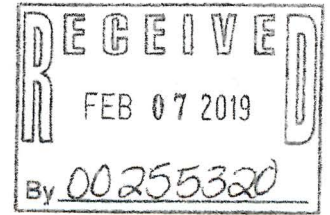
John W. Gardner
President
Aquatic Systems, Inc.

JWG/dd

Enclosure

◆ **Vertex Water Features** Authorized Lake Aeration & Fountain Dealer

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com



This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Andy Mendenhall, PMP
Eastlake Oaks CDD
c/o Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544
(813) 991-1116
andy.mendenhall@inframark.com

Special Services Agreement

#00255320

Start Date: _____

Date of proposal: November 7, 2018 DA-AO

We are pleased to quote special pricing as follows:

Services to be performed: Cut down and removal of vegetation within littoral shelf, except for a 5-foot buffer around the perimeter.

Site: #1, (Lake A) 2.61 Acres

Equipment:

Trailer
Power Cutting Equipment
Manual Tools, Rakes, Shovels, etc.

Disposal: A.S.I. to remove material from site.

Total Balance Due Upon Completion \$5,933.00

The above price is effective for 90 days from the date of this proposal.

Terms & Conditions of Special Services Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.
3. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
4. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
5. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of

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10. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

[Signature]
Customer or Authorized Agent Signature

ANDREW P. MENDERHALL / SECRETARY
Print Name and Title of Signer

[Signature]
Aquatic Systems, Inc. Signature

12-13-2018
Date

EMERALD LAKE OAKS CDD
Print Company Name of Signer

2/7/19
Date

Clean Cut Professional Lawn & Landscape

PO Box 417
Oldsmar FL 34677

Estimate

Date	Estimate #
10/3/2018	393

Name / Address
Eastlake Oaks CDD 210 N University Drive Suite 702 Coral Springs, FL 33071

Project

Description	Qt	Rate	Total
Trim and raise canopy on 21 live Oak trees around pond behind Hawthorne Ct. Dump fees, and labor all included in quote		3,000.00	3,000.00
Total			\$3,000.00