

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 16, 2018

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 14, 2017, as Approved on February 8, 2018

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.

Thank you.

Enclosure

For information purposes only:

Bruce T. Haddock, City Manager
City of Oldsmar
100 State Street
Oldsmar, FL 34677-3655

Mark S. Woodard
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

Andy Mendenhall, PMP (E-mail only) Andrew.Mendenhall@Inframark.com
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
2018 FEB 23 AM 9:47
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 14, 2017 at 6:00 p.m. at the Holiday Inn Express Hotel & Suites – Oldsmar, located at 3990 Tampa Road, Oldsmar, Florida 34677.

Present and constituting a quorum were:

Joseph Dinelli	Chairman
Darlene Lazier	Vice Chairperson
Bogdan (Don) Nowacki	Assistant Secretary
Scott Roper	Assistant Secretary
Chad Robinson	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Audience Members and Residents	

The following is a summary of the actions taken at the December 14, 2017 Eastlake Oaks Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Nick Yagnik commented the Oak Tree branches along Tampa Road are leaning over the electric light bulbs.
- Mr. Yagnik inquired about the bidding process for a landscaper.
- Mr. Tomaris, a resident who has a lawn care company addressed issues with the landscaping and his company would like to handle the lawn care for the District.
- Mr. Yagnik was told the holiday lights at the side entrance were not included in this year's proposal.

- The Board would like to have a workshop in the middle of January to discuss landscaping specifications and possible RFPs.
- Mr. Roper will work on the landscape map.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the October 12, 2017 Meeting**
- B. October 2017 Financial Statements and Check Register**
- C. Motion to Assign Fund Balance**

On MOTION by Mr. Dinelli seconded by Ms. Lazier with all in favor, the Consent Agenda was approved.

FOURTH ORDER OF BUSINESS

Manager's Report

- A. Consideration of Audit Engagement Letter for the Fiscal Year 2017 Audit**

On MOTION by Mr. Robinson seconded by Mr. Roper with all in favor, the Engagement Letter from Berger, Toombs, Elam, Gaines & Frank to perform the Audit for the Fiscal Year Ended September 30, 2017 was approved.

- B. Discussion of Estimate from LMP for Tree Removal**

- Removal of dead trees was not included in the estimate.
- The stump from the Oak Tree which was removed remains in its place.

On MOTION by Mr. Roper seconded by Ms. Lazier with all in favor, the estimate from LMP for tree removal in the amount of \$2,205 was approved subject to them removing the dead trees, as discussed.

- C. Discussion of Estimate from LMP for Mulch Installation**

- The Board would like to table this item until such time as more proposals are submitted.

- D. Paver Repairs**

- The repairs should consist of repairing the drain, loose pavers, broken pavers and coping. There are two quotes, one for \$5,689 and the other quote was just under \$1,000 more which includes new coping.

- The bid from Pool Doctor is \$10,000.
- Mr. Dinelli suggested either going back to CLC and offering to authorize the work for \$5,600, or go back to Florida Playground and ask them to decrease their price. The limit should be \$6,000.

On MOTION by Mr. Nowacki seconded by Ms. Lazier with all in favor, the proposal from CLC to repair and replace pavers was accepted in an amount not to exceed \$6,000, with 50% to be paid up front and the remainder being paid upon completion of the work.

E. Pond Aeration

- The pond study indicated the dissolved oxygen in Pond A is low, which has caused a fish kill and is the primary reason for several other issues. Installation of a new aerator may cost approximately \$9,000. A location needs to be determined.
- Mr. Mendenhall will obtain a quote from Jerry.

FIFTH ORDER OF BUSINESS

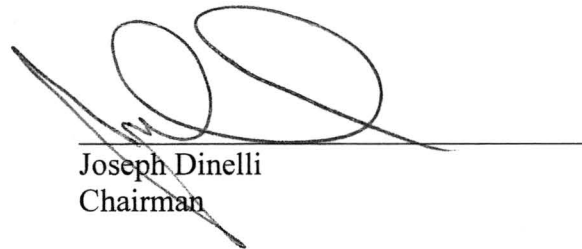
None.

Supervisors' Requests

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dinelli seconded by Ms. Lazier with all in favor, the meeting was adjourned at approximately 7:20 p.m.



Joseph Dinelli
Chairman

Eastlake Oaks Community Development District

Board of Supervisors

Joseph Dinelli, Chairman
Darlene Lazier, Vice Chairperson
Bogdan (Don) Nowacki, Assistant Secretary
Scott Roper, Assistant Secretary
Chad Robinson, Assistant Secretary

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

Revised Regular Meeting Agenda

Thursday, December 14, 2017 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Approval of the Consent Agenda**
 - A. Minutes of the October 12, 2017 Meeting
 - B. October 2017 Financial Statements and Check Register
 - C. Motion to Assign Fund Balance
4. **Manager's Report**
 - A. Consideration of Audit Engagement Letter for the Fiscal Year 2017 Audit
 - B. Discussion of Estimate from LMP for Tree Removal
 - C. Discussion of Estimate from LMP for Mulch Installation
 - D. Paver Repairs
 - E. Pond Aeration
5. **Supervisors' Requests**
6. **Adjournment**

The next meeting is scheduled for Thursday, February 14, 2018, 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 } ss
COUNTY OF Pinellas County

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: 2017/2018 Meetings** was published in **Tampa Bay Times: 9/15/17**. 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 09/15/2017.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

 **JEAN M MITOTES**
MY COMMISSION # GG009269
EXPIRES July 06, 2020

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 2018 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.

- October 12, 2017
- December 14, 2017
- February 8, 2018
- April 12, 2018
- June 14, 2018
- August 9, 2018

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, Severn Trent Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 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 15, 2017

PROPERTY MAINTENANCE AND/OR LANDSCAPING SERVICES AGREEMENT

PREAMBLE

This Agreement for Property Maintenance and/or Landscaping Services (hereinafter, "Agreement") is made effective as of _____ the "Effective Date"), between Tesa LLC, DBA Clean Cut Professional Lawn and Landscape, a limited liability company organized under the laws of the state of Florida (also referred to in the Agreement as, "CCP") with an address at: 1750 Split Fork Drive, Oldsmar, Florida 34677 AND _____ (hereinafter the "Client") a Commercial Business/an Individual with an address at:

RECITALS

WHEREAS, Tesa LLC, DBA Clean Cut Professional Lawn and Landscape, is a business providing property maintenance and landscaping services; and

WHEREAS, the Client is a commercial business/an individual person seeking to contract with, and pay, a business to provide the Client with property maintenance and/or landscaping services.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CCP and the Client (the "Parties") hereto covenant and agree as follows:

I. DEFINITIONS

a.

II. DESCRIPTION OF SERVICES TO BE PERFORMED BY CCP FOR CLIENT.

a. **Commencement and Description of Services Provided.** Beginning on _____, the Client authorizes CCP to commence all improvements and services stated below, and CCP will provide to the Client the following services (collectively also referred to as "Landscaping Services"):

i. Removal of existing hedge on _____.

ii. Removal of Palms per blueprint specification on _____.

iii. Prep hedge area for install. Removing weeds, trash, debris, and/or any other object excluding trees that would hinder the install process. _____

iv. Install new plants per blueprint specification

_____ All plants will be in good health when installed.

1. CCP will not be liable for maintenance or health of new plants after completion of the install. _____

v. Mulch all plant beds. _____

1. To also include _____

2. Mulch will be the color _____.

PROPERTY MAINTENANCE AND/OR LANDSCAPING SERVICES AGREEMENT

3. Mulch will be laid to a depth not to exceed three (3") inches deep.
4. All beds will be fully mulched with no visible dirt after completion of Landscaping Services. _____
5. Up to _____ yards of mulch will be used in the process of mulching the beds.

b. Work Site and Scope of Work.

- i. All Monthly Maintenance Services shall be completed by CCP for the Client on the property located at: _____ hereinafter also referred to as the "Work Site").
- ii. The Client authorizes CCP to commence and complete:
 1. The usual and customary excavation and grading on the Work Site as may be required in the judgment of the CCP to complete the Landscaping Services as specified in this Agreement and any attachments/addendums incorporated herein. _____
 2. CCP will mow and maintain grass for a 40 (forty) cuts per year industry standard.
 3. CCP will trim all bushes according to proper plant health and season growth.
 4. CCP will provide weed control in accordance to all state and local laws.
 5. CCP will provide Quarterly Irrigation inspection included in monthly billing. In the event work needs to be done during the inspection a billable Irrigation work order will be submitted with 14 days to reply.
 6. CCP will maintain UP to an 8-foot tree level. Anything above 8-foot CCP will submit a billable work order with 30 days to reply.
 7. Client understands and acknowledges that CCP shall bill for all labor and materials, needed to complete the above described Landscaping Services in/or at the Work Site.

III. **TERM.** This Contract will remain in effect for a period of _____ months or _____ years.

IV. **ACCESS.** The Client will allow free access to work areas for:

- a. CCP authorized workers' vehicles and Client will allow areas for the storage of materials and debris.
- b. Driveways will be kept clear for the movement of vehicles during work hours.
- c. CCP will make all reasonable efforts to protect driveways, shrubs, and other vegetation.

V. **PAYMENT.** Monthly Service payments shall be made to Clean Cut Professional Lawn and Landscape and mailed to P.O. Box 417 Oldsmar, FL 34677

- a. **Payment and amount the Client agrees to pay CCP.** Client shall make monthly payments to CCP in the form of one check in the amount of:
 - i. _____

PROPERTY MAINTENANCE AND/OR LANDSCAPING SERVICES AGREEMENT

- b. **When payment is to be received by CCP.** Payment is due by Client, and shall be received by CCP, *by the 15th day of each month.*
 - i. Any payment not received by the 15th of each month said payment shall be considered late.
 - c. **Late payment made by Client.**
 - i. If an invoice is not paid by client when due, interest will be added to and payable on, all late and overdue amounts at a minimum of 5% and up to the maximum percentage allowed under applicable law.
 - ii. Client agrees to, and shall, pay all costs of collection of any money owed to CCP by the Client, including and without limitation, reasonable attorney fees.
 - iii. In addition to any other right or remedy provided by law, if Client fails to pay for ANY Services when due:
 - 1. CCP has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract.
 - 2. CCP reserves all rights to seek legal remedies and if a Failure to pay/material breach of this Contract is declared, CCP will pursue the contractor, business and or property within the limits of the law for the honest payment, in full, for labor and the materials paid for, to complete the contracted services/work.
- VI. **PERMITS.** CCP shall apply for, and obtain, such permits and regulatory approvals as may be required by the local municipal/county government. The cost thereof shall be included as part of the Payment to CCP under this Agreement.
- VII. **INSURANCE.** CCP shall maintain general liability, workers' compensation, and builder's risk, insurance.
- VIII. **INDEMNIFICATION.** CCP agrees to indemnify and hold Client harmless from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against Client that result from the acts or omissions of CCP and/or CCP's employees, agents, or representatives.
- IX. **WARRANTY.** CCP shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the Landscaping Services which meet generally acceptable standards in CCP's community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to CCP on similar projects.
- X. **DEFAULT.** The occurrence of any of the following shall constitute a material default under this Contract:
 - a. The failure to make a required payment when due.
 - b. The insolvency or bankruptcy of either party.
 - c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

PROPERTY MAINTENANCE AND/OR LANDSCAPING SERVICES AGREEMENT

d. The failure to make available, or deliver, the Landscaping Services in the time and manner provided for in this Contract.

XI. REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due):

a. The other party may terminate the Contract by providing written notice to the defaulting party.

b. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have fifteen (15) days from the effective date of such notice to cure the default(s).

c. Unless waived by the party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

XII. FORCE MAJEURE. If performance of this Agreement or any obligation under this Agreement is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event.

a. The term *Force Majeure* shall include, without limitation, acts of God, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or other labor disputes.

b. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased.

c. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

XIII. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the parties.

XIV. SEVERABILITY. If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**PROPERTY MAINTENANCE AND/OR LANDSCAPING
SERVICES AGREEMENT**

- XV. AMENDMENT.** This Agreement may be modified or amended in writing, by noticing a party to the Agreement, as described in Clause XVII below, in writing, and agreed to by signature of both parties to this Agreement.

- XVI. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

- XVII. NOTICE.** Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

- XVIII.**

- XIX. WAIVER OF CONTRACTUAL RIGHT.** The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

- XX. SIGNATURES.** This Agreement shall be signed on behalf of the Client by _____, a person/agent authorized to enter the Client into contractual dealings and agreements, and _____ on behalf of CCP, by and effective as of the date first above written.

CLIENT:

/s/: _____

Date: _____

**CCP
Clean Cut Professional Lawn and Landscape:**

/s/: _____

Date: _____

-----NOTHING MORE FOLLOWS-----

EASTLAKE OAKS
Community Development District
Financial Report
October 31, 2017

EASTLAKE OAKS
Community Development District

Financial Statements
(Unaudited)

October 31, 2017

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Balance Sheet
October 31, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
ASSETS	
Cash - Checking Account	\$ 54,699
Accounts Receivable	695
Assessments Receivable	1,235
Allow-Doubtful Collections	(1,235)
Investments:	
Money Market Account	200,964
Prepaid Items	35
TOTAL ASSETS	\$ 256,393
LIABILITIES	
Accounts Payable	\$ 25,283
Accrued Expenses	1,390
Due To Other Funds	10,000
TOTAL LIABILITIES	36,673
FUND BALANCES	
Nonspendable:	
Prepaid Items	35
Assigned to:	
Operating Reserves	57,935
Reserves - Ponds	28,830
Reserves-Recreation Facilities	28,330
Unassigned:	104,590
TOTAL FUND BALANCES	\$ 219,720
TOTAL LIABILITIES & FUND BALANCES	\$ 256,393

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 38	\$ 75	\$ 37
Special Assmnts- Tax Collector	239,730	-	14,766	14,766
Special Assmnts- CDD Collected	832	-	-	-
Special Assmnts- Discounts	(9,622)	-	-	-
Pool Access Key Fee	300	25	25	-
TOTAL REVENUES	231,740	63	14,866	14,803
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	858	1,000	(142)
FICA Taxes	459	66	77	(11)
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	3,000	250	-	250
ProfServ-Legal Services	3,000	250	235	15
ProfServ-Mgmt Consulting Serv	50,931	4,245	4,244	1
ProfServ-Special Assessment	4,117	-	-	-
Auditing Services	4,350	-	-	-
Postage and Freight	500	42	41	1
Insurance - General Liability	5,829	5,829	5,614	215
Printing and Binding	2,500	212	4	208
Legal Advertising	2,000	-	336	(336)
Miscellaneous Services	3,000	250	87	163
Misc-Assessmnt Collection Cost	4,795	-	-	-
Office Supplies	200	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	91,856	12,194	11,813	381

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
Contracts-Lake and Wetland	7,644	637	637	-
Contracts-Landscape	33,300	2,775	2,775	-
Contracts-Pools	8,340	695	695	-
Contracts-Cleaning Services	2,100	175	175	-
Electricity - Streetlighting	18,000	1,500	1,542	(42)
Utility - Water	5,500	458	218	240
R&M-Irrigation	5,000	417	-	417
R&M-Pools	10,000	834	-	834
Misc-Contingency	50,000	4,167	2,285	1,882
Total Field	139,884	11,658	8,327	3,331
TOTAL EXPENDITURES	231,740	23,852	20,140	3,712
Excess (deficiency) of revenues Over (under) expenditures	-	(23,789)	(5,274)	18,515
Net change in fund balance	\$ -	\$ (23,789)	\$ (5,274)	\$ 18,515
FUND BALANCE, BEGINNING (OCT 1, 2017)	224,994	224,994	224,994	
FUND BALANCE, ENDING	\$ 224,994	\$ 201,205	\$ 219,720	

EASTLAKE OAKS
Community Development District

Supporting Schedules

October 31, 2017

Cash and Investment Report

October 31, 2017

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	Jefferson Bank	Operating Account	0.00%	n/a	\$ 24,699
Money Market	Stonegate Bank	Public Funds Money Market	0.40%	n/a	\$ 200,964
				Subtotal	<u>\$ 225,662</u>
				Total	<u><u>\$ 225,662</u></u>

Eastlake Oaks Community Development District

Check Register by Fund
 For the Period from 10/1/17 to 10/31/17
 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
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GENERAL FUND - 001

001	110	10/05/17	EASTLAKE OAKS CDD	092717	XFER FUNDS TO JEFFERSON GF#191	Due From Other Funds	131000	\$30,000.00
001	1343	10/06/17	FEDEX	5-941-91568	SERVICE FOR 9/19/17	Postage and Freight	541006-51301	\$21.32
001	1344	10/06/17	LANDSCAPE MAINTENANCE	125653	GRNDS MAINT OCT 2017	Contracts-Landscape	534050-53901	\$2,775.00
001	1345	10/06/17	PRESTIGE JANITORIAL SERVICE	3013	CLNG SVC OCT 2017	Contracts-Cleaning Services	534082-53901	\$145.36
001	1345	10/06/17	PRESTIGE JANITORIAL SERVICE	3013	CLNG SVC OCT 2017	Contracts-Cleaning Services	534082-53901	\$29.64
001	1346	10/12/17	AQUATIC SYSTEMS, INC	389486	OCT AQUATIC MAINT	Contracts-Lake and Wetland	534021-53901	\$637.00
001	1346	10/12/17	AQUATIC SYSTEMS, INC	0000389486	OCT AQUATIC MAINT	Contracts-Lake and Wetland	534021-53901	\$637.00
001	1347	10/18/17	SPECTRUM	100617-	10/12-11/11/17 SERVICE	Miscellaneous Services	549001-51301	\$84.28
001	1348	10/18/17	TIMES PUBLISHING COMPANY	524284	2018 MTG SCHEDULE AD	Legal Advertising	548002-51301	\$335.50
001	1354	10/25/17	DEPARTMENT OF ECONOMIC OPPORTUNITY	69826	2017/2018 DISTRICT FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
001	1355	10/31/17	SEVERN TRENT ENVIRONMENTAL SER	24521	OCT 2017 MANAGEMENT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,244.25
001	1355	10/31/17	SEVERN TRENT ENVIRONMENTAL SER	24521	OCT 2017 MANAGEMENT SRVCS	Postage and Freight	541006-51301	\$30.40
001	1355	10/31/17	SEVERN TRENT ENVIRONMENTAL SER	24521	OCT 2017 MANAGEMENT SRVCS	Printing and Binding	547001-51301	\$4.25
001	DD119	10/25/17	Payment of Invoice 003011	100217-ACH	BILL PRD 8/22-9/21/17	UTILITY - WATER	543018-53901	\$137.76
001	DD120	10/25/17	Payment of Invoice 003012	092717-ACH	BILL PRD 8/22-9/21/2017	Electricity - Streetlighting	543013-53901	\$1,122.07
001	DD123	10/23/17	Payment of Invoice 003019	100217-ACH	BILL PRD 8/25-9/26/2017	Electricity - Streetlighting	543013-53901	\$446.78
001	1349	10/23/17	DARLENE LAZIER	PAYROLL	October 23, 2017 Payroll Posting			\$183.87
001	1350	10/23/17	CHAD D. ROBINSON	PAYROLL	October 23, 2017 Payroll Posting			\$184.70
001	1351	10/23/17	SCOTT J. ROPER	PAYROLL	October 23, 2017 Payroll Posting			\$184.70
001	1352	10/23/17	JOSEPH DINELLI	PAYROLL	October 23, 2017 Payroll Posting			\$184.70
001	1353	10/23/17	BOGDAN M. NOWACKI	PAYROLL	October 23, 2017 Payroll Posting			\$183.87
Fund Total								\$41,747.45

Total Checks Paid	\$41,747.45
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**EASTLAKE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance for FY 2017

The Board hereby assigns the FY 2017 Reserves as follows:

- Operating Reserves \$ 52,508
- Reserves – Ponds \$ 28,830
- Reserves – Recreational Facilities \$ 28,330



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 20, 2017

Eastlake Oaks Community Development District
c/o Severn Trent Management Services
210 North University Drive, Suite 702
Coral Springs, FL 33071

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Eastlake Oaks Community Development District, which comprise governmental activities, a discretely presented component unit, each major fund and the budgetary comparison for the General Fund as of and for the year ended September 30, 2017 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2017 and thereafter for two annual renewals if mutually agreed by Eastlake Oaks Community Development District and Berger, Toombs, Elam, Gaines, & Frank, Certified Public Accountants, PL.

Our audit will be conducted with the objective of expressing an opinion on the financial statements.

The Responsibility of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



Eastlake Oaks Community Development District
October 20, 2017
Page 2

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to Eastlake Oaks Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Eastlake Oaks Community Development District and that are to be included as part of our audit are listed below:

1. General Fund



Eastlake Oaks Community Development District
October 20, 2017
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control of financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.



Eastlake Oaks Community Development District

October 20, 2017

Page 4

Management is responsible for identifying and ensuring that Eastlake Oaks Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse, or, suspected fraud or abuse affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

The Board is responsible for informing us of its views about the risks of fraud or abuse within the entity, and its knowledge of any fraud or abuse, or, suspected fraud or abuse affecting the entity.

Eastlake Oaks Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Eastlake Oaks Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Eastlake Oaks Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Eastlake Oaks Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Eastlake Oaks Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Eastlake Oaks Community Development District's Records and Assistance

If circumstances arise relating to the condition of the Eastlake Oaks Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements, because of error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including: declining to express an opinion, issuing a report, or withdrawing from engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Eastlake Oaks Community Development District's books and records. The



Eastlake Oaks Community Development District

October 20, 2017

Page 5

District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Fees, Costs, and Access to Workpapers

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2017, will not exceed \$4,350, unless the scope of the engagement is changed, the assistance which Eastlake Oaks Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case, we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Eastlake Oaks Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Eastlake Oaks Community Development District, Eastlake Oaks Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Eastlake Oaks Community Development District

October 20, 2017

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Reporting

We will issue a written report upon completion of our audit of Eastlake Oaks Community Development District's financial statements. Our report will be addressed to the Board of Eastlake Oaks Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Eastlake Oaks Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements.

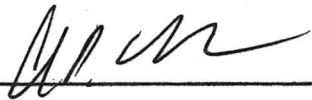
This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines & Frank and Eastlake Oaks Community Development District, superseding all proposals, oral or written, and all other communication, with respect to the terms of the engagement between the parties.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
J. W. GAINES, CPA

Confirmed on behalf of the addressee:



DISTRICT MANAGER / SECRETARY

12 *19, 2017*



Judson B. Baggett | 6815 Dairy Road
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542
Marci Reutimann | (813) 788-2155
CPA, Partner | (813) 782-8606

System Review Report

To the Directors
Berger, Toombs, Elam, Gaines & Frank, CPAs PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 2, 2016

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.


Baggett, Reutimann & Associates, CPAs, PA

(BERGER_REPORT16)

**ADDENDUM TO ENGAGEMENT LETTER
DATED OCTOBER 20, 2017**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

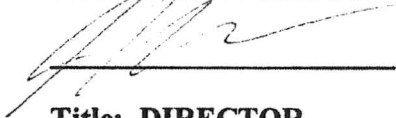
- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SEVERN TRENT MANAGEMENT SERVICES
210 North University Drive, Suite 702
Coral Springs, FL 33071**

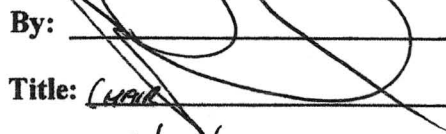
Auditor: J. W. GAINES



Title: DIRECTOR

Date: October 20, 2017

District: Eastlake Oaks

By: 

Title: *Custodian*

Date: *12/14/17*



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

S bmitted To:
Eastlake Oaks CDD c/o Severn Trent 210 N University Dr. Suite 702 Coral Springs, FL 33071

Date	11/21/2017
Estimate #	42889
LMP REPRESENTATIVE	
JAL	
PO #	
Work Order #	

East Lake Oaks CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Prune 59 Washingtonia Palm trees And 4 Queen Palm trees			
Enhancements	Washingtonia Palm Trees	59	35.00	2,065.00
Enhancements	Queen Palm Trees	4	35.00	140.00

TERMS AND CONDITIONS:

TOTAL	\$2,205.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Florida Playstructures and Water Features Inc.

Consultants -- Sales -- Installation -- Service
Commercial/Residential -- Play Structures & Accessories
Designing Adventures *Building with Green Technology*
Commercial Pool & Spa License CPC1457810
Electrical License EC13002736
NPCAI Certified Playground Installer #2015-1236
CSPI #31529-618
OSHA #36-601307899

1808 James Redman Parkway #178
Plant City, FL 33563

813-704-4395 Office
813-754-9703 Fax

www.floridaplaystructures.com



info@floridaplaystructures.com

December 14, 2017

East Lake Oaks CDD
1619 Gray Bark Dr.
Oldsmar, Fl. 34677

Andrew Mendenhall
(813) 991-1116
amendenhall@severntrentms.com

SCOPE OF WORK

Remove and replace any cracked coping, remove pavers re-level base and reinstall existing pavers and replace broken pavers as needed on pool deck. ----- \$ 800.00

Pressure Wash; Re-sand, and seal pool deck and beam with water based sealer ----- \$ 3,965.00

Repair deco drain as need in around deck. ----- \$ 924.00

TOTAL _____ **\$ 5,689.00**

NOT INCLUDED IN THIS PROPOSAL:

Landscape, Sprinkler, or Re-Sod Repair

Owner to Provide Site Access, Power and Water to Site

Installation prices assume normal soil conditions and do not include rock excavation, unless noted. Does not include Dewatering if necessary for the Installation of Footers

12/14/2017

1

Quote does not include permits, prevailing wages, performance bond, testing, soil preparation, storage, fencing or landscaping.

PAYMENT TERMS:

50% Due with signed contract; 50% Due when completed.

We accept Visa, MasterCard, and Discover Cards.

This quotation is governed by the Terms & Conditions stated within and is good for 30 days **unless otherwise stated** and subject to our confirmation thereafter. To enter into agreement simply sign below and fax to 813-754-9703.

Customer Signature

Title

Date

By signing this agreement you are agreeing to the Terms & Conditions and authorizing this document to act as our purchase order.

CONTRACT AGREEMENT:

1) Estimated target window for project is: TBD

NOTE: Customer is responsible for security of site before, during and after installation.

Signature - FPSWF, Inc

Title

Date

WE APPRECIATE THIS OPPORTUNITY TO MEET YOUR
PLAYGROUND NEEDS!



Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION



AIR2 XL2™

The Vertex Air2 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air2 XL2™ can aerate approximately 2-3 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds two bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ♦ Total pumping capacity of up to 9,800 GPM
- ♦ Four 9" flexible membrane discs with MicronBubble™ technology
- ♦ Shallow water Airstation optional for depths lower than 8'
- ♦ Self-cleaning, low maintenance
- ♦ Rugged EPDM construction with vacuum formed and sonic welded HDPE base unit
- ♦ Lipped edge prevents sinking into soft bottom sediments
- ♦ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ♦ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ♦ Vertex SafeStart™ Technology
- ♦ UL, 115v or 230v, 35 Max PSI
- ♦ Thermal overload protection
- ♦ 1/2hp (0.37kW): low electrical costs
- ♦ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ♦ Class "A" GFCI protection on all 115v circuits
- ♦ Powder coated aluminum for a durable attractive finish
- ♦ High capacity 290 CFM fan
- ♦ Easy access design with cam lock
- ♦ Easy plug-in connection to waterside electrical service
- ♦ Disconnect switch
- ♦ Heavy duty, light weight mounting pad included
- ♦ Sound dampening kit optional
- ♦ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ♦ Over-sized I.D. for high flow
- ♦ Self-weighted for easy installation
- ♦ Available in 100' and 500' increments
- ♦ 15-year Vertex warranty

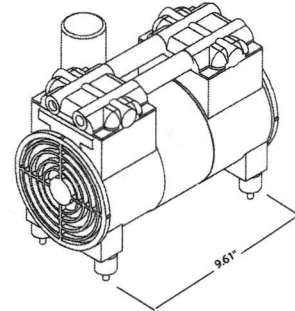
BENEFITS TO THE LAKE

- ♦ High pumping rate easily penetrates stratification layers
- ♦ Circulates entire water column
- ♦ Increases oxygen levels throughout water column
- ♦ Promotes beneficial bacteria growth
- ♦ Prevents low oxygen fish kills
- ♦ Reduces nutrient levels and associated algae growth
- ♦ Oxidizes/reduces bottom muck
- ♦ Expands oxygenated habitat for improved fisheries
- ♦ Reduces aquatic midge and mosquito insect hatches
- ♦ Eliminates foul odors from undesirable dissolved gases
- ♦ Safe entry – no electricity in the water
- ♦ Extremely energy efficient

SPECIFICATIONS: AIR2 XL2™ LAKE AERATION SYSTEM

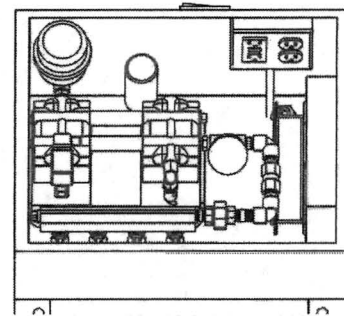
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



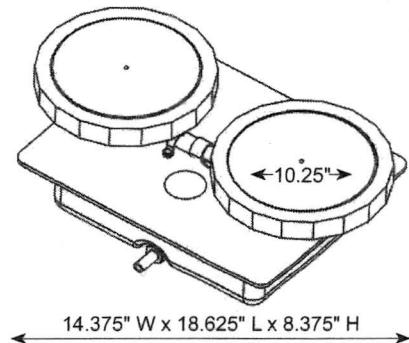
QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits.



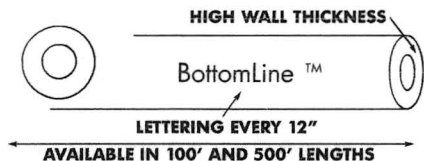
AIRSTATION XL2™ ASSEMBLY

Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station is equipped with vacuum-formed HDPE base, sonic spot-welded to provide unit integrity. Base unit is made of hollow chamber design for the addition of inert pea gravel ballast and has a lipped design to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements.



BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



(844) 432-4303 • info@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.
 ©Vertex Water Features rev.051116



Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION

With
Vertex
MicronBubble™
Technology



AIR2 XL2™

The Vertex Air2 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air2 XL2™ can aerate approximately 2-3 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds two bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ◆ Total pumping capacity of up to 9,800 GPM
- ◆ Four 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Rugged EPDM construction with vacuum formed and sonic welded HDPE base unit
- ◆ Lipped edge prevents sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ 1/2hp (0.37kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on all 115v circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ High capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 100' and 500' increments
- ◆ 15-year Vertex warranty

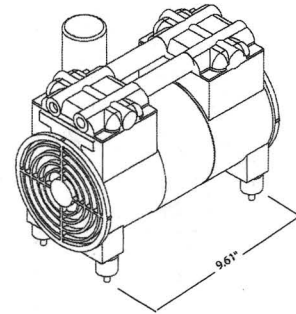
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- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

SPECIFICATIONS: AIR2 XL2™ LAKE AERATION SYSTEM

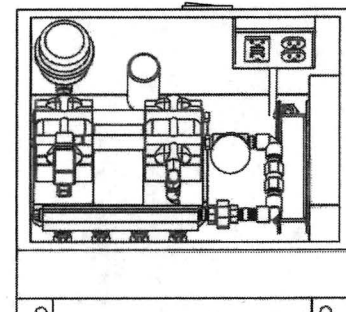
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



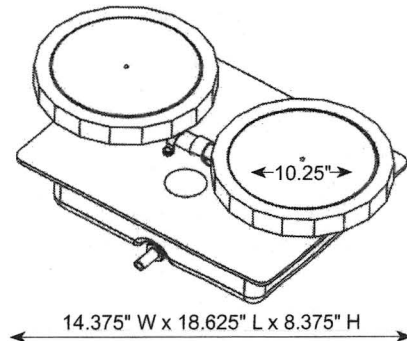
QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits.



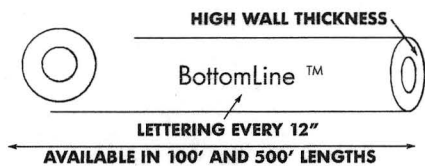
AIRSTATION XL2™ ASSEMBLY

Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station is equipped with vacuum-formed HDPE base, sonic spot-welded to provide unit integrity. Base unit is made of hollow chamber design for the addition of inert pea gravel ballast and has a lipped design to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements.



BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



(844) 432-4303 • info@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.
©Vertex Water Features rev.051116

December 4, 2017

Mr. Andy Mendenhall
Eastlake Oaks CDD
c/o Severn Trent Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida 33544

VIA EMAIL: andy.mendenhall@stservices.com

**RE: Aeration Proposal
Aeration Maintenance**

Dear Mr. Mendenhall:

Vertex Water Features, is pleased to offer a truly superior lake aeration system. Please find enclosed our proposal for your diffused aeration system.


With over 20 years' experience in lake management and aquatic biology, our professionals provide aeration systems constructed of the highest quality components in the industry. Proven technology, rugged dependability and high performance are the trademarks of **Vertex Water Features**. Our attention to detail and focus on quality insures our customers that **Vertex** aeration systems are the best in the business.

Your system will operate using a shore-mounted compressor that will deliver air to flexible membrane diffusers, located on the lake bottom, via ½ inch self-weighted tubing. The air coming into the diffuser(s) will be broken into millions of small (1-3mm) bubbles, generating a lift of bottom water and creating a gentle boil at the surface. This "turning over" of your lake will vent harmful gases such as carbon dioxide and hydrogen sulfide, while allowing the absorption of beneficial oxygen - **the lifeblood of a healthy lake**.

Also, enclosed is an agreement for MAINTENANCE of your AERATION equipment. You will find that the benefits of this service will extend the life of your system(s) and will help prevent the high cost of repair work.

If you have any questions or need any additional information, please do not hesitate to call me at (844) 432-4303.

Sincerely,



Chris Byrne
Sales Manager
CB/dk

Enclosure

Aeration and Restoration



Custom Floating Fountains

Vertex Water Features

1-844-432-4303

2100 N.W. 33rd Street
 Pompano Beach, Florida 33069
 www.vertexwaterfeatures.com

Aerator System Agreement - Installed

Mr. Andy Mendenhall
Eastlake Oaks CDD
 c/o Severn Trent Management Services
 2654 Cypress Ridge Boulevard, Suite 101
 Wesley Chapel, Florida 33544
 (813) 991-1116
 andy.mendenhall@stservices.com

Date of proposal: December 4, 2017 CB-R

See Attached Technical Specifications.

TAX EXEMPT: *Please provide a copy of your Tax Exemption Certificate.*

We are pleased to quote special pricing below and reserve the right to "progress bill" as units are installed.

Quantity	Description	Amount
Site #1		
1	AIR 2 XL Aeration System Wired 115 Volt Includes 425 Feet of BottomLine™ Weighted Supply Tubing. Includes Compressor Cabinet Sound Kit Includes 20 Feet of Trenching (Additional trenching will be priced per foot)	\$3,824.99
Total Due Net 30 Days		\$3,824.99
		<u>TAX EXEMPT</u>

Terms & Conditions of Aeration Agreement

The above price is effective for 6 months from the date of this proposal.

If you are tax exempt, please attach a copy of your Tax Exemption Certificate with contract.

1. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by BUYER.
2. No claims of any kind, whether as to products delivered or for non-delivery of products, shall be greater in amount than the purchase price of the products in respect of which such damages are claimed, and failure to give notice of claim within sixty (60) days from date of delivery, or the date fixed for delivery respectively, shall constitute a waiver by BUYER of all claims in respect to such products. No charges or expenses incident to any claims will be allowed unless approved by an authorized representative of SELLER. Products shall not be returned to SELLER without SELLER's permission. The remedy hereby provided shall be the exclusive and sole remedy of the BUYER. **In no event shall the SELLER be liable for loss of production, damage to materials, injury to persons, or other remote or consequential damages resulting from breach of any warranty, whether express or implied, including any implied warranty of merchantability of fitness, or from any cause whatsoever.**
3. SELLER shall under no circumstances be responsible for failure or delay in filling any order or orders when due to fires, floods, riots, strikes, freight embargoes or transportation delays, shortage of labor; material unavailability, inability to secure fuel, material, supplies or power at current prices or on account of shortages thereof, acts of God, or the public enemy; governmental order and/or regulations, affecting the conduct of SELLER's business with which SELLER in its judgment and discretion deems it advisable to comply as a legal or patriotic duty or to any cause beyond the SELLER's reasonable control.
4. In the event of liability, for any reason, to supply the total demands for the material specified in BUYER's order, SELLER may allocate its available supply among any or all purchasers, as well as departments and divisions of



SELLER on such basis as SELLER may deem fair and practical without liability for any failure of performance which may result therefrom.

5. The BUYER may terminate this contract in whole or in part upon notice in writing to SELLER. The BUYER shall pay the SELLER the contract price for all products which have been completed prior to termination, and the cost of material or work in process, applicable taxes, plus a reasonable profit thereon, but in no event more than the contract price, or less than \$25.

6. Notwithstanding the credit terms shown, all shipments are at all times subject to the approval of SELLER's Credit Department and if the financial responsibility of BUYER is or becomes unsatisfactory, or if BUYER fails to make any payment in accordance with the terms of this contract, then, in any such event, SELLER may defer or decline to make any shipment hereunder except upon receipt of satisfactory security or cash payments in advance, or it may terminate this contract.

7. SELLER warrants that the products sold hereunder shall be free from defects in material and workmanship. SELLER's liability shall be limited solely to replacement or repair, and SELLER shall not be liable for any consequential damages nor for any loss, damages or expenses directly or indirectly arising in connection with the purchase or use of the products.

8. SELLER may instruct that remittances shall be sent to a bank or other receiving agency or depository. No receiving agency or depository has authority to settle claims for SELLER or to accept payment tendered as payment in full. Therefore, BUYER agrees that notwithstanding any endorsements or other legend appearing on BUYER's checks, drafts or other orders for payment of money, constitute payment in full or settlement of account.

9. **Collection terms are as specified on the face of signed agreement.** 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. No retainage shall be withheld from any payment involving this contract.

10. Any of the terms and provisions of BUYER's order which are inconsistent or at variance with the terms and provisions hereof shall not be binding on the SELLER and shall not be considered applicable to the sale or shipment of the materials mentioned and referred to herein. SELLER's agreement with BUYER is hereby made expressly conditional on BUYER's assent to the terms and conditions hereof. Unless BUYER shall notify SELLER in writing to the contrary as soon as practicable after receipt of the acknowledgment by BUYER, acceptance of the terms and conditions hereof by BUYER shall be indicated and, in the absence of such notification, the BUYER's acceptance of the goods shall be equivalent to BUYER's assent to the terms and conditions hereof. No waiver, alteration or modification of any of the provisions hereof shall be binding on the SELLER unless made in writing and agreed to by a duly authorized official of the SELLER. Waiver by either party of any default by the other hereunder shall not be deemed a waiver by such party of any default by the other which may thereafter occur.

11. This Agreement shall be governed by the Uniform Commercial code as adopted in the State of Florida, in the United States of America and as effective and in force on the date of this Agreement. Any action for breach of the agreement must be commenced within one (1) year after the cause of action has occurred.

12. This contract is not assignable or transferable by BUYER, in whole or in part, except with the written consent of SELLER.

13. Any errors appearing on the face hereof or incorporated herein are subject to correction with the consent of both parties.

14. This contract may be amended or modified only by a written agreement signed by an authorized official of each party expressly referring to this contract.

15. We reserve the right to progress bill as units are installed.

16. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non prevailing party including appellate level.

17. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees

that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this agreement.

Buyer's Responsibilities

CUSTOMER to provide final voltage as specified above to completed compressor at lakeside. CUSTOMER will be responsible for the supply, trenching and installation of the power to the compressor cabinet.

TO PREVENT A FISH KILL, VERTEX HAS ESTABLISHED THE FOLLOWING START-UP PROCEDURE. THIS SHOULD TAKE 7 DAYS:

- Turn on system and operate for 30 minutes.
- Turn off the system for remainder of the day.
- Restart the system the next day and operate for 60 minutes. Turn off system for the remainder of day.
- Each day double the operating time from the previous day until the system is running continuously.

Please initial here _____ if you would like Vertex to perform the above start-up procedure for a fee of **\$80.00**.

PERMITTING: It is the PURCHASER's obligation to secure required permits and/or approvals from local authorities prior to installation of the diffuser.

WARRANTY: VERTEX will repair or replace, from date of install, any defective parts for a period of 3 years and diffuser unit 5 years.

<p>Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name.</p>			
<p>The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services. If the Vertex Water Features invoice is not paid within 60 days from the completion of the work a lien may be filed against the owner of the property.</p>			
Property Owner(s):			
Owner Address:			
Owner Phone #:			
Vertex Water Features' Signature _____	Date _____	Authorized Customer's Signature _____	Title _____
		Print Name _____	Date _____
Print Company Name _____			



1-844-432-4303

Vertex Water Features
 2100 N.W. 33rd Street
 Pompano Beach, Florida 33069
 www.vertexwaterfeatures.com

Aeration Maintenance Agreement

This Agreement made the date set forth below, by and between **Vertex Water Features**, a Florida Corporation, hereinafter called "**Vertex**", and

Mr. Andy Mendenhall
Eastlake Oaks CDD
 c/o Severn Trent Management Services
 2654 Cypress Ridge Boulevard, Suite 101
 Wesley Chapel, Florida 33544
 (813) 991-1116
 andy.mendenhall@stservices.com

One-Year Agreement - Automatic Renewal
 Semiannual Visits

Start Date: _____

Date of proposal: December 4, 2017 CB-R

hereinafter called "Customer". The parties hereto agree as follows:

1. **Vertex** agrees to perform aerator maintenance in accordance with the terms and conditions of this Agreement at the above-named site.
2. **SEMIANNUAL** (2) maintenance visits, as required (approximately once every 180 days).
3. **CUSTOMER** agrees to pay **Vertex**, its agents or assigns, the following sum for aerator maintenance:

Site #1: One Vertex AIR 2 XL Aeration System **\$181.00** **Semiannually**
 Includes Management Reporting

TAX EXEMPT

Our service includes the maintenance of the following:	
<p>Compressor Services</p> <ul style="list-style-type: none"> ◆ Replace compressor head gasket, piston cups and/or vanes, as needed to maintain required air volume & pressure output. ◆ Adjust air manifold and pressure relief valves to insure optimal performance. ◆ Replace external air filter twice per year. ◆ Replace internal air filters once per year. ◆ Clean muffler assembly and filter. ◆ Check and adjust compressor, CFM and PSI calibrate pressure relief valve. 	<p>QuietAir™ Cabinet Services</p> <ul style="list-style-type: none"> ◆ Inspect and lubricate cooling fan. ◆ Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures. ◆ Application of fire ant bait around cabinet, if necessary. ◆ Clean cabinet interior. ◆ Lubricate cabinet hinges and barrel lock. ◆ Test and reset GFI circuitry.
<p>AirStation™ Diffuser Services</p> <ul style="list-style-type: none"> ◆ Flex clean and adjust each AirStation™ diffuser assembly, for proper air flow and optimal performance. 	<p>BottomLine™ Air Line Services</p> <ul style="list-style-type: none"> ◆ Inspect and repair, airline supply tubing and fittings.
<p>No parts or special repairs are included in our service other than those parts specified above. Additional repairs will be invoiced separately. By charging for maintenance, Vertex does not assume responsibility for parts failure and repair costs not covered above.</p>	

The above price is effective for 6 months from the date of this proposal.

Tax Exempt. If you are tax exempt, please provide a copy of your Tax Exemption Certificate.

1. If **CUSTOMER** requires **Vertex** to enroll in any special third-party compliance programs invoicing or payment plans that charge **Vertex**, those charges will be invoiced back to **CUSTOMER**.
2. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by **BUYER**.
3. This Agreement shall have as its effective date the first day of the month in which services are first rendered to **CUSTOMER**. If this maintenance agreement is part of a corresponding installation agreement, the maintenance services will not begin until the installation is complete. If this is the case, then a notice will be sent to confirm commencement of service.



4. Customer agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the work areas specified. In the event that 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 agrees to hold VERTEX harmless for the consequences of such services not arising out of VERTEX sole negligence.

5. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fires, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. Upon termination, any advance payments made for services which would have been rendered CUSTOMER after date of terminate shall include, without limitation, increased material and transportation costs resulting from the supplementary supply conditions.

6. VERTEX, at its expense, shall maintain the following insurance coverages: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.

7. If at any time during the term of this Agreement, CUSTOMER feels VERTEX is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform VERTEX by certified mail, return receipt requested, stating with particularity the reasons for CUSTOMER's dissatisfaction. VERTEX shall investigate and attempt to cure the defect. If, after thirty (30) days from the giving of the original notice, CUSTOMER continues to feel VERTEX's performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("second Notice") to VERTEX and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by VERTEX.

8. VERTEX agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of VERTEX; however, VERTEX shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

9. Collection terms are net 30 days from invoice date. In consideration of VERTEX's providing services and/or products, the CUSTOMER agrees to pay its statements within 30 days of the statement 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 also agrees to pay all costs of collection, including reasonable attorneys' fees. VERTEX may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account. *Checks should be made payable to Vertex Water Features, Inc.*

10. **Automatic Extension.** Upon the anniversary date, this Agreement shall automatically be extended for successive twelve month periods, unless notice of non-renewal has been received by VERTEX, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this Agreement. Prices specified are firm throughout the original term of the contract; but, thereafter, VERTEX may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. VERTEX shall then have the option of terminating this Agreement without penalty to you.

11. If this Agreement is signed by owner's agent, a change in agent will not void the terms of this Agreement.

12. 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 VERTEX and the CUSTOMER.

13. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non-prevailing party including appellate level.

14. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

<hr/>		<hr/>	
Vertex Water Features' Signature	Date	Customer/Authorized Agent's Signature	Title
		<hr/>	<hr/>
		Print Name	Date
		<hr/>	<hr/>
		Print Company Name	

Your Custom Vertex Aeration System Design Specifications

Lake Solutions Ver. 17 May 2016

Customer Name:	Eastlake Oaks CDD
Contact Name:	Mr. Andy Mendenhall
Site Name/Number:	Site 1
Date:	November 30, 2017
Vertex Biologist:	Tamerra Jones

Surface Acres:	1.43
Perimeter Feet:	1,890
Slope Ratio Relative to 1	2.0
Average Center Depth:	15.0
Average Depth	8.2
Circulation Constraint Percentage	0.0
Total Acre Feet	11.7
Lake Volume (Gallons)	3,808,200
Monthly Influent Volume (Gallons)	0
Total Volume Requiring Aeration (Gallons)	3,808,200
GPM / XL AirStation	6,312
Gallons Pumped / Day	18,177,179
System Working Pressure (PSI)	9.0
Air Delivery Per AirStation at Depth(CFM)	2.2
Number of XL AirStations Specified:	2
Complete Turnovers / Day	4.77

Terminology

Surface Acres:	Total Surface Acres of Entire Water Body
Perimeter Feet:	Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio :	Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth:	Average of Depth Readings in Deepest Areas
Average Depth	Average Depth of Entire Lake in Feet
Circulation Constraint %	Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet:	An Acre Foot Equals One Acre One Foot Deep
Lake Volume :	Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume:	Water Flowing into Lake that Requires Additional Aeration Capacity
GPM	Gallons of Water Pumped Per Minute
Gallons Pumped / Day:	Total Gallons of Water Pumped by All AirStations Per Day
PSI	Pounds Per Square Inch
CFM	Cubic Feet Per Minute
# of XL AirStations:	Recommended Number of XL AirStations For Proper Aeration
Turnovers / Day:	Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface



Vertex Water Features
2100 NW 33rd Street, Pompano Beach, Florida 33069
Tel:800-432-4302 / Fax:954-977-7877
www.vertexwaterfeatures.com
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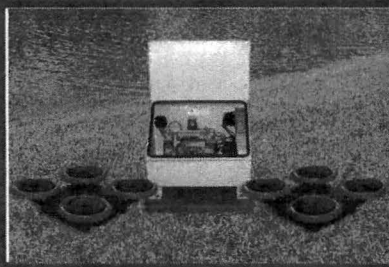
Vertex Water Features

Lake Aeration Systems & Floating Fountains
Tel: (800)432-4302 / Fax (954)977-7877

Eastlake Oaks CDD

Site 1

Air 2 XL



Legend

Compressor Cabinet



XL AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

Surface Acres:	1.4
Perimeter Feet:	1,890
Lake Volume, Gal.:	3,808,200
Total Acre Feet:	12
# of XL AirStations:	2
CFM / AirStation:	2.15
GPM / AirStation:	6,312
Daily Pumpage:	18,177,179
Turnovers/Day:	4.77
System PSI:	9.0

Date: 11/30/17



Eastlake Oaks CDD

Standard Lake Assessment

Sample date: 11/7/2017

Report date: 11/20/2017

Produced by: Caitlin Henderson
Lab and Field Biologist



Report	2
Aquatic Glossary	3

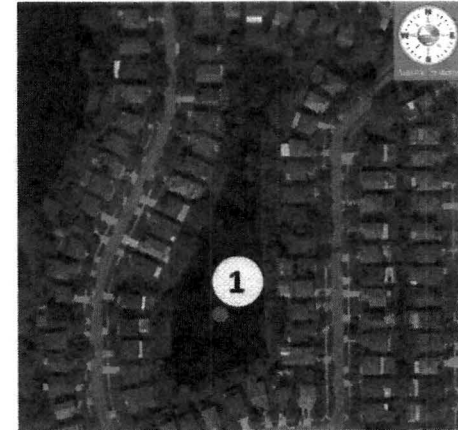
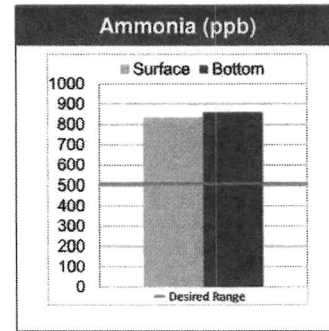
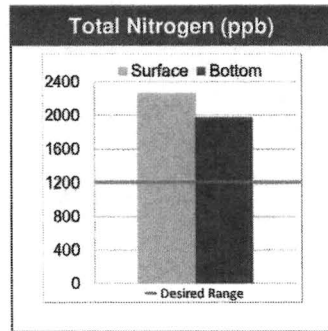
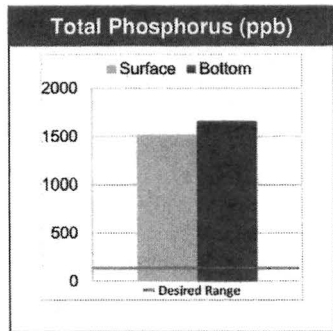
 **Aquatic Systems**
LAKE & WETLAND SERVICES

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

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Water Quality Data: Eastlake Oaks CDD, Site 1

Test	Desired Range	Site 1		This lake is:
		Surface	Bottom	
Nutrients - Total Phosphorus	< 100 ppb	1520	1660	Very High
Nutrients - Total Nitrogen	400-1200 ppb	2270	1980	High
Nutrients - Ammonia	< 500 ppb	830	860	High
Water Clarity - Secchi Depth	≥ 4 Feet	2.5		Low



Basic Lake Information	
Measured	Calculated Approximation
Perimeter Ft: 1890	Volume-Gal.: 8,060,600
Surface Acres: 2.3	Total Acre Ft: 25
Depth: 15	

The TN/TP Ratio is: 1.3

When the TN/TP ratio is less than 10 the lake strongly favors growth of cyanobacteria algae blooms that may produce toxins and display a pea soup appearance and/or forms surface mats. Water column phosphorus needs to be reduced.

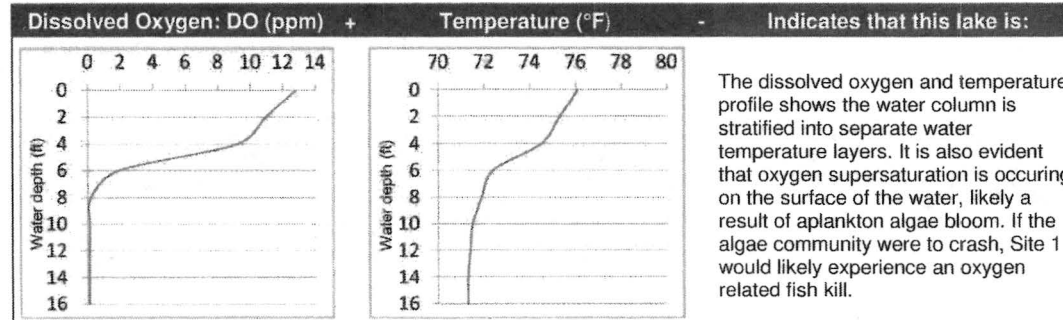
The trophic lake health index is: 111

Hypereutrophic lakes have a TSI index greater than 100 and usually experience heavy plankton algae blooms, dangerously low dissolved oxygen levels, occasional fish kills, poor water clarity, odor, bottom muck and undesirable blue green algae mats dominate.

Observations

Water quality analysis suggests that Site 1 is experiencing extremely elevated nutrient levels. Lakes with high nutrient concentrations are likely to experience algal blooms. Phosphorus, in particular, is often the limiting nutrient that fuels algal growth. Since algae use these nutrients for food, algae abundance is often correlated with nutrient availability.

Based on ammonia and oxygen levels, Site 1 is at risk of a fish kill. When ammonia levels accumulate above 500 ppb, levels become toxic within the water column. Additionally, the extremely low oxygen levels in the water column suggest a need to bottom-diffused aeration in order to restore lake health and prevent future fish kills.



- Recommendations for This Lake**
- Aeration for de-stratification and ammonia reduction
 - Alum for Phosphorus Reduction
 - On-going water quality monitoring

Trophic State Index (TSI)

A Trophic State Index (TSI) provides a single quantitative result for the purpose of classifying and ranking lakes in terms of water quality.

Nutrients such as phosphorus are usually the limiting resource for algae and plant abundance and therefore are used in creating a TSI reference number. Generally, the higher the lakes TSI the greater the likelihood of elevated nutrient levels, increased algae problems and decreased water clarity.

Most of Florida's geology provides for very nutrient rich sediments which cause lakes to have naturally high primary productivity and be naturally eutrophic.

Oligotrophic (<30): Very low biological productivity - Clear Water, bottom, well oxygenated, few plants and animals

Mesotrophic (30-40): Low to medium biological productivity - moderately clear water, abundant plant growth

Eutrophic (50-70): High biological productivity - fair water clarity, muck accumulation, dense plant growth and algae mats

Hypereutrophic (>70): Very high productivity - plankton algae blooms, low oxygen, fish kills, poor water clarity and quality, limited submersed plant growth, muck accumulation, bottom and surface algae mats dominate

TN/TP Ratio

The TN/TP ratio can provide a useful clue as to the relative importance of nitrogen or phosphorus toward the abundance of algae in a waterbody.

In general, the lower the TN/TP ratio the more cyanobacteria bacteria will be present (i.e., Microcystis) and the higher the TN/TP ratio the more desirable green algae will be present.

Studies done on TN/TP ratios have found good agreement in predicting the type of algae present (Schindler et al., 2008; Yoshimasa Amano et al., 2008).

Nutrient Tested	Desired Range	Issues with high levels	Likely causes of high levels
Total Phosphorus	<100 ppb	>100 ppb can cause excessive aquatic weeds and algae	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Total Nitrogen	400-1200 ppb	>1200 ppb can cause excessive aquatic weeds and algae	Landscape fertilizer runoff
Ammonia	<500 ppb	>500 ppb can be toxic to fish and animals	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen)

Dissolved Oxygen

The most critical indicator of a lake's health and water quality.

- Oxygen is added to aquatic ecosystems by aquatic plants and algae through photosynthesis and by diffusion at the water's surface and atmosphere interface.
- Oxygen is required for fast oxidation of organic wastes including bottom muck.
- When the oxygen is used up in the bottom of the lake, anaerobic bacteria continue to breakdown organic materials, creating toxic gasses such as hydrogen sulfide.
- For a healthy game-fish population, oxygen levels should not go below 4.0 ppb

Secchi depth

A mechanical test to judge water clarity, accomplished by lowering a black and white disk into the water and recording the point at which it can no longer be seen.

- Higher values indicate greater water clarity.
- Nutrient rich lakes tend to have Secchi depths less than 9 feet and highly enriched sites less than 3 feet.



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Eastlake Oaks CDD c/o Severn Trent 210 N University Dr. Suite 702 Coral Springs, FL 33071

Date	11/21/2017
Estimate #	42891
LMP REPRESENTATIVE	
JAL	
PO #	
Work Order #	

East Lake Oaks CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Mulch at both entrances and outside wall			
Mulch	Mulch	85	38.50	3,272.50

TERMS AND CONDITIONS:

TOTAL	\$3,272.50
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT