



Eastlake Oaks Community Development District

February 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 219 383 286 447 14 Passcode: pD2YA7kn

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2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Eastlake Oaks Community Development District

Board of Supervisors

Scott Roper, Chairman
Darlene Lazier, Vice Chairman
Nick Yagnik, Assistant Secretary
Joshua Main, Assistant Secretary
Joseph Dinelli, Assistant Secretary

District Staff

Christina Newsome, District Manager
Andrew Cohen, District Counsel
Tonja Stewart, District Engineer
Elizabeth Coons, District Accountant
Howard Neal, Field Services Director
Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, February 12, 2026, at 6:00 p.m.

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Audience Comments**
- 5. Staff Reports**
 - A. District Accountant
 - i. Financials (*November & December 2025*) P. 3
 - ii. Check Register (*November & December 2025*) P. 25
 - B. District Counsel
 - C. District Engineer
 - D. Aquatics Report
 - E. District Manager
- 6. Business Items**
 - A. Consideration of Resolution 2026-01, General Election P. 29
 - B. Consideration of Resolution 2026-02, Removing and Designating a
New Treasurer..... P. 31
 - C. Consideration of A-Quality Pool Service Agreement..... P. 32
 - D. Ratification of Brian Riley Carpentry Invoice..... P. 35
 - E. Ratification of Alexander’s Property Maintenance Estimate..... P. 36
 - F. Ratification of Alexander’s Property Maintenance Irrigation Inspection P. 37
 - G. Discussion of Culvert Repairs
- 7. Business Administration**
 - A. Consideration of Minutes from the Meeting held on December 11, 2025 P. 38
- 8. Supervisors’ Requests**
- 9. Adjournment**

Next regularly scheduled meeting is Thursday, April 9, 2026, at 6:00 p.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:

Fire Station Meeting Room
225 Pine Avenue North
Oldsmar, Florida 34677

EASTLAKE OAKS
Community Development District

Financial Report

November 30, 2025

Prepared by:



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

November 30, 2025

EASTLAKE OAKS

Community Development District

General Fund

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Checking Account	\$ 293,823
TOTAL ASSETS	\$ 293,823
<u>LIABILITIES</u>	
Accounts Payable	\$ 3,783
TOTAL LIABILITIES	3,783
<u>FUND BALANCES</u>	
Assigned to:	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	
	173,525
TOTAL FUND BALANCES	\$ 290,040
TOTAL LIABILITIES & FUND BALANCES	\$ 293,823

EASTLAKE OAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 7,200	\$ 1,200	\$ 1,522	\$ 322
Special Assmnts- Tax Collector	238,847	47,769	41,863	(5,906)
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(1,911)	(1,665)	246
Pool Access Key Fee	100	100	-	(100)
TOTAL REVENUES	237,422	47,987	41,720	(6,267)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	1,000	800	200
FICA Taxes	478	80	61	19
ProfServ-Engineering	2,000	333	1,997	(1,664)
ProfServ-Legal Services	2,000	333	85	248
ProfServ-Mgmt Consulting	60,735	10,123	10,123	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	42	5	37
Insurance - General Liability	8,623	8,623	7,621	1,002
Printing and Binding	200	33	-	33
Legal Advertising	2,000	333	-	333
Miscellaneous Services	1,000	167	33	134
Misc-Assessment Collection Cost	4,777	955	844	111
Misc-Web Hosting	500	83	-	83
Office Supplies	200	33	-	33
Annual District Filing Fee	175	175	175	-
Total Administration	92,738	22,313	21,744	569
Field				
Contracts-Lake and Wetland	10,783	1,797	1,869	(72)
Contracts-Landscape	58,345	9,724	8,566	1,158
Contracts-Pools	9,840	1,640	1,640	-
Contracts-Cleaning Services	2,292	382	384	(2)
Contracts-Pest Control	-	-	579	(579)
Telephone, Cable & Internet Service	1,200	200	212	(12)
Electricity - Streetlights	25,000	4,167	3,007	1,160
Utility - Water	7,500	1,250	3,038	(1,788)
R&M-Irrigation	15,000	2,500	3,671	(1,171)
R&M-Pools	3,500	583	-	583
Misc-Contingency	11,224	11,224	3,646	7,578

EASTLAKE OAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Total Field	144,684	33,467	26,612	6,855
TOTAL EXPENDITURES	237,422	55,780	48,356	7,424
Excess (deficiency) of revenues Over (under) expenditures	-	(7,793)	(6,636)	1,157
Net change in fund balance	\$ -	\$ (7,793)	\$ (6,636)	\$ 1,157
FUND BALANCE, BEGINNING (OCT 1, 2025)	296,676	296,676	296,676	
FUND BALANCE, ENDING	\$ 296,676	\$ 288,883	\$ 290,040	

EASTLAKE OAKS
Community Development District

Supporting Schedules

November 30, 2025

EASTLAKE OAKS

Community Development District

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	
ASSESSMENTS LEVIED FY 2026				\$ 238,847	\$ 238,847	
Allocation %				100%	100%	
11/12/25	\$ 550	\$ 33	\$ 11	\$ 594	\$ 594	
11/14/25	14,825	630	303	15,757	15,757	
11/28/25	9,976	405	204	10,584	10,584	
11/25/25	14,044	597	287	14,928	14,928	
TOTAL	\$ 39,394	\$ 1,665	\$ 804	\$ 41,863	\$ 41,863	
% COLLECTED				18%	18%	
TOTAL OUTSTANDING				\$ 196,984	\$ 196,984	

EASTLAKE OAKS

Community Development District

ALL FUNDS

Cash and Investment Report

November 30, 2025

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	Southstate Bank	Operating Account	0.00%	n/a	\$ 48,127
Checking Account	Valley National Bank	High Yield	3.83%	n/a	\$ 245,696
Total					<u>\$ 293,823</u>

'Note 1: The district is in the process of closing the account with SouthState

Bank Account Statement

East Lake Oaks CDD

Bank Account No. 4131
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101002 Balance	245,695.66	Statement Balance	253,863.66
Positive Adjustments	0.00	Outstanding Deposits	<u> </u>
		Subtotal	253,863.66
Subtotal	<u>245,695.66</u>	Outstanding Checks	-8,168.01
Negative Adjustments	0.00		
		Ending Balance	<u>245,695.66</u>
Ending G/L Balance	<u>245,695.66</u>		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/05/2025	Payment	100122	AMERICAN POWER WASHING LLC	Inv: 115			-3,200.00
11/20/2025	Payment	100016	ALEXANDER'S PROPERTY MAINTENANCE, INC	Inv: 37992			-4,862.03
11/21/2025	Payment	300006	FRONTIER - ACH	Inv: 110325-513205			-105.98
Total Outstanding Checks							-8,168.01
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

East Lake Oaks CDD

Bank Account No. 1913

Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101001 Balance	48,126.99	Statement Balance	48,126.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	48,126.99
Subtotal	48,126.99	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	48,126.99
Ending G/L Balance	48,126.99		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

*Eastlakes Oaks
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

December 31, 2025

EASTLAKE OAKS

Community Development District

General Fund

Balance Sheet
December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 436,032
TOTAL ASSETS	\$ 436,032
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,194
TOTAL LIABILITIES	2,194
<u>FUND BALANCES</u>	
Assigned to:	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	317,323
TOTAL FUND BALANCES	\$ 433,838
TOTAL LIABILITIES & FUND BALANCES	\$ 436,032

EASTLAKE OAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 7,200	\$ 1,800	\$ 2,479	\$ 679
Special Assmnts- Tax Collector	238,847	167,193	218,510	51,317
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(6,688)	(8,705)	(2,017)
Pool Access Key Fee	100	100	-	(100)
TOTAL REVENUES	237,422	163,234	212,284	49,050
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	2,000	1,400	600
FICA Taxes	478	159	107	52
ProfServ-Engineering	2,000	500	1,997	(1,497)
ProfServ-Legal Services	2,000	500	2	498
ProfServ-Mgmt Consulting	60,735	15,184	15,184	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	63	8	55
Insurance - General Liability	8,623	8,623	7,621	1,002
Printing and Binding	200	50	-	50
Legal Advertising	2,000	500	-	500
Miscellaneous Services	1,000	250	33	217
Misc-Assessment Collection Cost	4,777	3,344	4,236	(892)
Misc-Web Hosting	500	125	687	(562)
Office Supplies	200	50	-	50
Annual District Filing Fee	175	175	175	-
Total Administration	92,738	31,523	31,450	73
Field				
Contracts-Lake and Wetland	10,783	2,696	2,804	(108)
Contracts-Landscape	58,345	14,586	12,850	1,736
Contracts-Pools	9,840	2,460	2,460	-
Contracts-Cleaning Services	2,292	573	577	(4)
Contracts-Pest Control	-	-	868	(868)
Telephone, Cable & Internet Service	1,200	300	318	(18)
Electricity - Streetlights	25,000	6,250	5,440	810

EASTLAKE OAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Water	7,500	1,875	4,625	(2,750)
R&M-Irrigation	15,000	3,750	4,005	(255)
R&M-Pools	3,500	875	250	625
Misc-Contingency	11,224	11,224	9,475	1,749
Total Field	144,684	44,589	43,672	917
TOTAL EXPENDITURES	237,422	76,112	75,122	990
Excess (deficiency) of revenues Over (under) expenditures	-	87,122	137,162	50,040
Net change in fund balance	\$ -	\$ 87,122	\$ 137,162	\$ 50,040
FUND BALANCE, BEGINNING (OCT 1, 2025)	296,676	296,676	296,676	
FUND BALANCE, ENDING	\$ 296,676	\$ 383,798	\$ 433,838	

EASTLAKE OAKS
Community Development District

Supporting Schedules

December 31, 2025

EASTLAKE OAKS

Community Development District

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	
ASSESSMENTS LEVIED FY 2026				\$ 238,847	\$	238,847
Allocation %				100%		100%
11/12/25	\$ 550	\$ 33	\$ 11	\$ 594	\$	594
11/14/25	14,825	630	303	15,757		15,757
11/28/25	9,976	405	204	10,584		10,584
11/25/25	14,044	597	287	14,928		14,928
12/05/25	14,044	597	287	14,928		14,928
12/22/25	127,178	5,407	2,595	135,181		135,181
12/17/25	17,945	763	366	19,075		19,075
12/24/25	7,047	274	144	7,464		7,464
TOTAL	\$ 205,609	\$ 8,705	\$ 4,196	\$ 218,510	\$	218,510
% COLLECTED				91%		91%
TOTAL OUTSTANDING				\$ 20,337	\$	20,337

EASTLAKE OAKS

Community Development District

ALL FUNDS

Cash and Investment Report

December 31, 2025

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	Valley National Bank	High Yield	3.82%	n/a	436,031.85
Total					<u>\$ 436,031.85</u>

Bank Account Statement

East Lake Oaks CDD

Bank Account No. 4131
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	436,031.85	Statement Balance	441,339.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	441,339.38
Subtotal	436,031.85	Outstanding Checks	-5,307.53
Negative Adjustments	0.00	Ending Balance	436,031.85
Ending G/L Balance	436,031.85		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/15/2025	Payment	100023	ALEXANDER'S PROPERTY MAINTENANCE, INC	Inv: 38132			-4,862.03
12/24/2025	Payment	227	ALEXANDER'S PROPERTY MAINTENANCE, INC	Payment of Invoice 005474			-45.50
12/24/2025	Payment	228	NEWHANDYMAN, LLC	Payment of Invoice 005475			-400.00
Total Outstanding Checks							-5,307.53
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

East Lake Oaks CDD

Bank Account No. 1913

Statement No. 12-25

Statement Date

12/31/2025

G/L Account No. 101001 Balance	0.00	Statement Balance	0.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	0.00	Subtotal	0.00
Subtotal	0.00	Outstanding Checks	0.00
Negative Adjustments	0.00		
	0.00	Ending Balance	0.00
Ending G/L Balance	0.00		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100011								
001	11/07/25	SOLITUDE LAKE MANAGEMENT , LLC	PSI218932	NOV - 25 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50	
							Check Total	\$934.50
CHECK # 100012								
001	11/07/25	PERSSON & COHEN P.A.	6469	OCT - 2025 District Counsel Review Agenda package	Oct 2024 SVCS	531023-51401	\$84.50	
							Check Total	\$84.50
CHECK # 100013								
001	11/07/25	A-QUALITY POOL SERVICE	979073	NOV 25 POOL MAINTENANCE	Contracts-Pools	534078-53901	\$820.00	
							Check Total	\$820.00
CHECK # 100014								
001	11/14/25	PRESTIGE JANITORIAL SERVICE	5842	Nov -25 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$192.95	
							Check Total	\$192.95
CHECK # 100015								
001	11/14/25	PINELLAS COUNTY PROPERTY	2403	2025 -Non-Ad-valorem Assessment Roll Change	Misc-Assessment Collection Cost	549070-51301	\$40.00	
							Check Total	\$40.00
CHECK # 100016								
001	11/20/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	37992	NOVEMBER 25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,862.03	
							Check Total	\$4,862.03
CHECK # 100017								
001	11/26/25	INFRAMARK LLC	163470	November - 2025 District Management	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25	
							Check Total	\$5,061.25
CHECK # 300003								
001	11/06/25	FRONTIER - ACH	101325-13205	Oct 13 - Nov 12 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							Check Total	\$105.98
CHECK # 300005								
001	11/14/25	TAMPA ELECTRIC CO. - ACH	111425	SRV 10/21-11/16/25	Electricity - Streetlights	543013-53901	\$2,343.88	
							Check Total	\$2,343.88
CHECK # 300006								
001	11/21/25	FRONTIER - ACH	110325-513205	Nov 13 - Dec 12, 2025 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							Check Total	\$105.98
CHECK # DD448								
001	11/01/25	TAMPA ELECTRIC CO. - ACH	122724 ACH	Dec- 2024 - SERV PRD 11/20-12/19/24	Electricity - Streetlights	543013-53901	\$2,270.40	
001	11/01/25	TAMPA ELECTRIC CO. - ACH	122724 ACH	Credit Memo 000077	Dec- 2024 - SERV PRD 11/20-12/19/24	543013-53901	(\$757.86)	
							Check Total	\$1,512.54

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
 For the Period from 11/01/2025 to 11/30/2025
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD449								
001	11/01/25	TAMPA ELECTRIC CO. - ACH	122724 ACH B	Credit Memo 000078	Dec- 2024 - SERV PRD 11/20-12/19/24	543013-53901	(\$1,512.54)	
							Check Total	(\$1,512.54)
CHECK # DD450								
001	11/10/25	CITY OF OLDSMAR -ACH	111925ACH	SRV 10/2-11/01/25	Utility - Water	543018-53901	\$1,793.19	
							Check Total	\$1,793.19
							Fund Total	\$16,344.26

Total Checks Paid	\$16,344.26
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EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100018								
001	12/02/25	STANTEC CONSULTING SERVICES, INC	2488692	NOV 25 ENGINEERING SERVICES	ProfServ-Engineering	531013-51501	\$1,997.25	
							Check Total	\$1,997.25
CHECK # 100019								
001	12/02/25	PRESTIGE JANITORIAL SERVICE	5858	Dec -25 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$192.95	
							Check Total	\$192.95
CHECK # 100020								
001	12/02/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	38120	Nov -2025 LANDSCAPE SERVICES CLEAN UP	R&M-Irrigation	546041-53901	\$1,440.00	
							Check Total	\$1,440.00
CHECK # 100021								
001	12/08/25	A-QUALITY POOL SERVICE	979509	DEC 2025 POOL MAINTENANCE AND THERMOMETER	Contracts-Pools	534078-53901	\$820.00	
001	12/08/25	A-QUALITY POOL SERVICE	979509	DEC 2025 POOL MAINTENANCE AND THERMOMETER	R&M-Pools	546074-53901	\$249.59	
							Check Total	\$1,069.59
CHECK # 100022								
001	12/08/25	INFRAMARK LLC	164389	Aug -2025 POSTAGE -Replacement of check	Postage and Freight	541006-51301	\$5.18	
							Check Total	\$5.18
CHECK # 100023								
001	12/15/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	38132	DEC 2025 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,283.21	
001	12/15/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	38132	DEC 2025 LANDSCAPE MAINTENANCE	R&M-Irrigation	546041-53901	\$289.41	
001	12/15/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	38132	DEC 2025 LANDSCAPE MAINTENANCE	Contracts-Pest Control	534125-53901	\$289.41	
							Check Total	\$4,862.03
CHECK # 100024								
001	12/15/25	SOLITUDE LAKE MANAGEMENT , LLC	PSI225851	DEC- 2025 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50	
							Check Total	\$934.50
CHECK # 100025								
001	12/15/25	INFRAMARK LLC	165596	DEC 2025 DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25	
							Check Total	\$5,061.25
CHECK # 100026								
001	12/15/25	IMPACT GRAFX, INC	16749	Nov 2025 -Web hosting	Misc-Web Hosting	549915-51301	\$357.00	
							Check Total	\$357.00
CHECK # 100027								
001	12/30/25	INFRAMARK LLC	166678	Nov -2025 Postage	Postage and Freight	541006-51301	\$2.96	
							Check Total	\$2.96
CHECK # 226								
001	12/03/25	AMERICAN POWER WASHING LLC	115	FY 25 -26 Holiday Lighting Deposit 3 Year Premium	Misc-Contingency	549900-53901	\$3,200.00	
							Check Total	\$3,200.00

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 227								
001	12/24/25	ALEXANDER'S PROPERTY MAINTENANCE, INC	38179	Dec -2025 IRRIGATION INSPECTION REPAIRS	R&M-Irrigation	546041-53901	\$45.50	
							Check Total	\$45.50
CHECK # 228								
001	12/24/25	NEWHANDYMAN, LLC	25-132	POOL HOUSE BATHROOMS AND POOL PUMP HOUSING REPAIRS	Misc-Contingency	549900-53901	\$400.00	
							Check Total	\$400.00
CHECK # 2288								
001	12/30/25	EASTLAKE OAKS CDD	12232025-4131	Closing SouthState 1913 Change to Valley Bank 4131	Cash with Fiscal Agent	103000	\$48,126.99	
							Check Total	\$48,126.99
CHECK # 231								
001	12/24/25	STAR ELECTRIC SERVICES	5920	ELECTRICAL REPAIRS AT FRONT ENTRANCE	Misc-Contingency	549900-53901	\$3,929.00	
							Check Total	\$3,929.00
CHECK # 300007								
001	12/15/25	TAMPA ELECTRIC CO. - ACH	121625 ACH	SERV PRD 10/30-12/31/25	Electricity - Streetlights	543013-53901	\$1,642.20	
							Check Total	\$1,642.20
CHECK # 300008								
001	12/22/25	CITY OF OLDSMAR -ACH	ACH122225	SERV PRD 11/2-12/1/25	Utility - Water	543018-53901	\$1,587.20	
							Check Total	\$1,587.20
CHECK # DD101								
001	12/26/25	TAMPA ELECTRIC CO. - ACH	112625ACH2	SRV 10/24/25-11/24/25	Electricity - Streetlights	543013-53901	\$791.42	
							Check Total	\$791.42
							Fund Total	\$75,645.02
							Total Checks Paid	\$75,645.02

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE PINELLAS COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Eastlake Oaks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pinellas County, Florida; and

WHEREAS, the Board of Supervisors of the Eastlake Oaks Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, to instruct the Pinellas County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Nick Yagnik, Darlene Lazier, Joshua Main, Scott Roper and Joseph Dinelli.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Yagnik	Seat 1	four year – expires 11/2026
Supervisor Main	Seat 2	four year – expires 11/2026
Supervisor Lazier	Seat 3	four year – expires 11/2026
Supervisor Roper	Seat 4	four year – expires 11/2028
Supervisor Dinelli	Seat 5	four year – expires 11/2028

Section 3. Seat 1 currently held by Nick Yagnik, Seat 2, currently held by Joshua Main, and Seat 3, currently held by Darlene Lazier, are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for their services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District’s elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 12th DAY OF FEBRUARY 2026.

ATTEST:

**EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Christina Newsome
Secretary

Scott Roper
Chairman

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Eastlake Oaks Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted on this 12th day of February 2026

Chairman/Vice Chair

Assistant Secretary



COMMERCIAL SWIMMING POOL SERVICE AGREEMENT

Eastlake Oaks CDD

C/O David Wenck – Property Mgr.

From: A-Quality Pool Service

December 9, 2025



Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for **Eastlake Oaks CDD** with pool located at 1619 Gray Bark Dr., Oldsmar, FL 34677. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$835 per month effective: January 1, 2026.

Subject pool is an open, unscreened, un-heated pool at approximately 41,000 gallons with palm and oak trees nearby.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter locking up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.



- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

- **Service frequency:**

- 3 times per week Year-round.

Note: Modifications may be needed due to weather conditions

- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)

- Weekdays - \$195 Weekends and Holidays - \$249

Invoicing

1st of each month with 20-day terms; ○ Repairs due upon completion

- 5% Late Fee. Service can be suspended if payments are not received timely
- 3rd party vendor management fees will be billed annually if applicable

- East Lake Oaks CDD agrees to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. The property also agrees to make best efforts in providing timely approval on necessary repairs for proper functionality of the pool.
- Cancellation by either the Management Company or A-Quality Pool Service will require written 30-day notice.

Authorized Signature - Property

Date

PRINT
Jennifer Lawrence

12/09/2025

Authorized Signature – A-Quality Pool Service

Date

Jennifer Lawrence /Office Manager

PRINT



ESTIMATE

Alexander's Property
Maintenance, Inc.
P.O. Box 5420
Clearwater, FL 33758

ADMIN2@ALEXANDERSPM.COM
+1 (727) 535-7314
AlexandersPM.com



Bill to

Eastlake Oaks CDD
INVOICES:
inframarkcms@payableslockbox.com
c/o Inframark
2654 Cypress Ridge Blvd Ste 101
Wesley Chapel, FL 33544

Estimate details

Estimate no.: 6961
Estimate date: 01/27/2026

Sales Manager: Bill L/Merak M, Irrigation
Technicians

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Finished location all missing St 1 valves, no accessible wire, install: - 2station Hunter Node Bluetooth - (2) D/C solenoid - (8) Wire Nuts - 10" round valve box to resume normal system operations			
2.		2 station Node Bluetooth	2 station Node Bluetooth	1	\$582.50	\$582.50
3.		24v Solenoid	24v Solenoid	2	\$99.00	\$198.00
4.		Wire Nuts	Wire Nut	8	\$4.00	\$32.00
5.		10" Round Valve Box	10" Round Valve Box	1	\$56.94	\$56.94
6.		Labor 2 EE	Labor, 2 men at 2.5 hrs each	5	\$55.00	\$275.00

Total **\$1,144.44**

Note to customer

Approval acknowledges - the above prices, specifications and conditions are satisfactory, and are hereby accepted. Work is authorized as specified above.

Upon approval, please sign and return.

EASTLAKE OAKS CDD
December 11, 2025

42 Ms. Newsome informed the Board that the next regular meeting is scheduled for
43 February 12, 2026, at 6:00 p.m., to be held at the Fire Station Meeting Room, located at 225 Pine
44 Avenue North, Oldsmar, Florida 34677.

45 **FOURTH ORDER OF BUSINESS** **Business Items**

46 **A. Consideration of Alexander’s Proposals**

47 **i. Entrance Monuments Mulch Installation Estimate #6762**

48
49 On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with
50 all in favor, Entrance Monuments Mulch Installation
51 Estimate #6762, in the amount of \$6,800, was approved.
52 3-0

53
54 **ii. Landscape Service for Annuals Estimate #6763**

55
56 On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with
57 all in favor, Landscape Service for Annuals Estimate #6763,
58 in the amount of \$350, was approved. 3-0

59
60 **FIFTH ORDER OF BUSINESS** **Business Administration**

61 **A. Consideration of Minutes from the Meeting held on October 9, 2025**

62
63 On MOTION by Mr. Yagnik, seconded by Mr. Roper, with
64 all in favor, the meeting minutes from October 9, 2025, were
65 approved. 3-0

66
67 **B. Ratification of the Berger, Tooms, Elam, Gaines & Frank FY 2025 Audit**
68 **Engagement Letter**

69
70 On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with
71 all in favor, the Berger, Tooms, Elam, Gaines & Frank FY
72 2025 Audit Engagement Letter was approved. 3-0

73
74 **SIXTH ORDER OF BUSINESS** **Supervisor’s Requests**

75 The Board reviewed a proposal for door repairs.

76
77 On MOTION by Mr. Roper, seconded by Mr. Dinelli, with
78 all in favor, the proposal for door repairs, in the amount of
79 \$6,000, was approved. 3-0

80

EASTLAKE OAKS CDD
December 11, 2025

81 It was also noted that additional pressure washing will be completed at a cost of \$1,000.
82 Further discussion was held regarding the electrical work that needs to be completed, and it was
83 noted that the cost associated with the electrical work is expected to be significant.

84

SEVENTH ORDER OF BUSINESS

Adjournment

85
86 There being no further business,

87

88 On MOTION by Mr. Yagnik, seconded by Mr. Dinelli, with
89 all in favor, the meeting adjourned at 6:47 p.m. 3-0

90

91

92

93

94

Scott Roper
Chairperson