

*Eastlake Oaks  
Community Development  
District*

**April 9, 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, April 9, 2026, at 6:00 p.m.

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- 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 (*January 2026*) ..... P. 3
    - ii. Financials (*February 2026*) ..... P. 14
  - B. District Counsel
  - C. District Engineer
  - D. Aquatics Report
  - E. District Manager
    - i. Discussion of FY 2027 Budget
    - ii. FDOT Update
- 6. Business Items**
  - A. Review of Irrigation report ..... P. 26
  - B. Discussion of Alexander's Property Maintenance Tree Service Proposal  
Various Locations ..... P. 27
  - C. Discussion of Alexander's Property Maintenance Palm Trimming Proposal ..... P. 29
  - D. Discussion of Alexander's Property Maintenance Tree Trimming, Elevation,  
and Pine Removal Proposal ..... P. 30
- 7. Business Administration**
  - A. Consideration of Minutes from the Meeting held on February 12, 2026 ..... P. 31
- 8. Supervisors' Requests**
- 9. Adjournment**

*Next regularly scheduled meeting is Thursday, June 11, 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

*Eastlakes Oaks  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



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**EASTLAKE OAKS**  
Community Development District

**Financial Statements**  
**(Unaudited)**

**January 31, 2026**

**Balance Sheet**  
January 31, 2026

ACCOUNT DESCRIPTION	TOTAL
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 427,338
<b>TOTAL ASSETS</b>	<b>\$ 427,338</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 11,304
<b>TOTAL LIABILITIES</b>	<b>11,304</b>
<b><u>FUND BALANCES</u></b>	
<b>Assigned to:</b>	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
<b>Unassigned:</b>	<b>299,519</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 416,034</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 427,338</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 7,200	\$ 2,400	\$ 3,802	\$ 1,402
Special Assmnts- Tax Collector	238,847	191,078	225,361	34,283
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(7,643)	(8,919)	(1,276)
Pool Access Key Fee	100	100	10	(90)
<b>TOTAL REVENUES</b>	<b>237,422</b>	<b>186,764</b>	<b>220,254</b>	<b>33,490</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	2,000	1,400	600
FICA Taxes	478	159	107	52
ProfServ-Engineering	2,000	667	1,997	(1,330)
ProfServ-Legal Services	2,000	667	87	580
ProfServ-Mgmt Consulting	60,735	20,245	20,245	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	83	24	59
Insurance - General Liability	8,623	8,623	7,621	1,002
Printing and Binding	200	67	-	67
Legal Advertising	2,000	667	-	667
Miscellaneous Services	1,000	333	64	269
Misc-Assessment Collection Cost	4,777	3,822	4,369	(547)
Misc-Web Hosting	500	167	1,059	(892)
Office Supplies	200	67	-	67
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>92,738</b>	<b>37,742</b>	<b>37,148</b>	<b>594</b>
<b>Field</b>				
Contracts-Lake and Wetland	10,783	3,594	3,738	(144)
Contracts-Landscape	58,345	19,448	17,347	2,101
Contracts-Pools	9,840	3,280	3,295	(15)
Contracts-Cleaning Services	2,292	764	775	(11)
Contracts-Pest Control	-	-	1,172	(1,172)
Telephone, Cable & Internet Service	1,200	400	424	(24)
Electricity - Streetlights	25,000	8,333	7,587	746

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Water	7,500	2,500	5,379	(2,879)
R&M-Irrigation	15,000	5,000	6,916	(1,916)
R&M-Pools	3,500	1,167	250	917
Roadway Repair & Maintenance	-	-	900	(900)
R&M-Security Cameras	-	-	515	(515)
Misc-Contingency	11,224	11,224	15,450	(4,226)
<b>Total Field</b>	<u>144,684</u>	<u>55,710</u>	<u>63,748</u>	<u>(8,038)</u>
<b>TOTAL EXPENDITURES</b>	<b>237,422</b>	<b>93,452</b>	<b>100,896</b>	<b>(7,444)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	93,312	119,358	26,046
Net change in fund balance	\$ -	\$ 93,312	\$ 119,358	\$ 26,046
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>296,676</b>	<b>296,676</b>	<b>296,676</b>	
<b>FUND BALANCE, ENDING</b>	<u><b>\$ 296,676</b></u>	<u><b>\$ 389,988</b></u>	<u><b>\$ 416,034</b></u>	

**EASTLAKE OAKS**  
Community Development District

**Supporting Schedules**

**January 31, 2026**

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund
					General Fund
<b>ASSESSMENTS LEVIED FY 2026</b>				\$ 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
01/09/26	6,505	214	133	6,851	6,851
<b>TOTAL</b>	\$ 212,114	\$ 8,919	\$ 4,329	\$ 225,361	\$ 225,361
<b>% COLLECTED</b>				94%	94%
<b>TOTAL OUTSTANDING</b>				\$ 13,486	\$ 13,486

**Cash and Investment Report**

*January 31, 2026*

**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	3.59%	n/a	427,388
<b>Total</b>					<u>427,388</u>

# Bank Account Statement

East Lake Oaks CDD

**Bank Account No.** 4131  
**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	427,337.99	<b>Statement Balance</b>	435,795.25
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	435,795.25
<b>Subtotal</b>	427,337.99	<b>Outstanding Checks</b>	-8,457.26
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	427,337.99
<b>Ending G/L Balance</b>	427,337.99		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
12/24/2025	Payment	228	NEWHANDYMAN, LLC	Payment of Invoice 005475			-400.00
01/16/2026	Payment	237	INFRAMARK LLC	Payment of Invoice 005486			-5,061.25
01/16/2026	Payment	238	NEWHANDYMAN, LLC	Payment of Invoice 005483			-1,200.00
01/16/2026	Payment	239	NEWHANDYMAN, LLC	Payment of Invoice 005484			-300.00
01/16/2026	Payment	240	PINELLAS COUNTY PROPERTY PRESTIGE	Payment of Invoice 005264			-40.00
01/16/2026	Payment	241	JANITORIAL SERVICE PRESTIGE	Payment of Invoice 005053			-217.58
01/16/2026	Payment	242	JANITORIAL SERVICE SOLITUDE LAKE	Payment of Invoice 005487			-197.95
01/16/2026	Payment	243	MANAGEMENT, LLC	Payment of Invoice 005489			-934.50
01/21/2026	Payment	300010	FRONTIER - ACH	Inv: 011326-513205-ACH			-105.98
<b>Total Outstanding Checks</b>							<b>-8,457.26</b>

**Outstanding Deposits**

**Total Outstanding Deposits**

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 235</b>								
001	01/16/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38261	Lawn Service	January -2026 LANDSCAPE MAINTENANCE	534050-53901	\$4,497.37	
001	01/16/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38261	Lawn Service	January -2026 Pest Control Fertilization & Ground control	534125-53901	\$303.88	
001	01/16/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38261	Lawn Service	January -2026 Irrigation Services Inspections	546041-53901	\$303.88	
							<b>Check Total</b>	<b>\$5,105.13</b>
<b>CHECK # 236</b>								
001	01/16/26	IMPACT GRAFX, INC	16714	Web Hosting for Two Years Expired 10.15.2027	Misc-Web Hosting	549915-51301	\$330.00	
							<b>Check Total</b>	<b>\$330.00</b>
<b>CHECK # 237</b>								
001	01/16/26	INFRAMARK LLC	167851	Jan 2026 DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25	
							<b>Check Total</b>	<b>\$5,061.25</b>
<b>CHECK # 238</b>								
001	01/16/26	NEWHANDYMAN, LLC	25-146	Dec -2025 PRESSURE WASHING, CLEAN BATHROOMS AND POOL HOUSE	Misc-Contingency	549900-53901	\$1,200.00	
							<b>Check Total</b>	<b>\$1,200.00</b>
<b>CHECK # 239</b>								
001	01/16/26	NEWHANDYMAN, LLC	25-147	REMOVE/INSTALL NEW WIRE AT PLAYGROUND/FIXED POOL ENTRY GATE	Misc-Contingency	549900-53901	\$300.00	
							<b>Check Total</b>	<b>\$300.00</b>
<b>CHECK # 240</b>								
001	01/16/26	PINELLAS COUNTY PROPERTY	2397	NON AD VALOR SPEC ASSESS 2024	Misc-Assessment Collection Cost	549070-51301	\$40.00	
							<b>Check Total</b>	<b>\$40.00</b>
<b>CHECK # 241</b>								
001	01/16/26	PRESTIGE JANITORIAL SERVICE	5395	CLNNG SVCS JAN/25/HAND SOAP/TOILET PAPERCLNNG	Jan 2025 CLEANING SUPPLIES/CLEANING SUPPLIES - HANC	534082-53901	\$42.58	
001	01/16/26	PRESTIGE JANITORIAL SERVICE	5395	SVCS JAN/25/HAND SOAP/TOILET PAPER	LEANING SERVICES	534082-53901	\$175.00	
							<b>Check Total</b>	<b>\$217.58</b>
<b>CHECK # 242</b>								
001	01/16/26	PRESTIGE JANITORIAL SERVICE	5874	Jan -26 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$197.95	
							<b>Check Total</b>	<b>\$197.95</b>
<b>CHECK # 243</b>								
001	01/16/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI232613	Jan- 2026 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50	
							<b>Check Total</b>	<b>\$934.50</b>
<b>CHECK # 300009</b>								
001	01/06/26	FRONTIER - ACH	513205-ACH	Dec 13 - Jan 12, 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							<b>Check Total</b>	<b>\$105.98</b>
<b>CHECK # 300010</b>								
001	01/21/26	FRONTIER - ACH	011326-513205-ACH	Jan 13 - Feb 12, 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							<b>Check Total</b>	<b>\$105.98</b>
<b>CHECK # 300011</b>								
001	01/26/26	CITY OF OLDSMAR -ACH	ACH102626	SERV PRD 12/18-01/18/26	Utility - Water	543018-53901	\$753.17	
							<b>Check Total</b>	<b>\$753.17</b>
<b>CHECK # DD102</b>								
001	01/21/26	TAMPA ELECTRIC CO. - ACH	012626ACH	SERV PRD 12/31/25-01/23/26	Electricity - Streetlights	543013-53901	\$2,146.51	
							<b>Check Total</b>	<b>\$2,146.51</b>
							<b>Fund Total</b>	<b>\$16,498.05</b>

**Total Checks Paid**      **\$16,498.05**

*Eastlakes Oaks  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



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**EASTLAKE OAKS**  
Community Development District

**Financial Statements**  
**(Unaudited)**

**February 28, 2026**

**Balance Sheet**  
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 404,719
<b>TOTAL ASSETS</b>	<b>\$ 404,719</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 221
<b>TOTAL LIABILITIES</b>	<b>221</b>
<b><u>FUND BALANCES</u></b>	
<b>Assigned to:</b>	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
<b>Unassigned:</b>	<b>287,983</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 404,498</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 404,719</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b>REVENUES</b>				
Interest - Investments	\$ 7,200	\$ 3,000	\$ 4,928	\$ 1,928
Special Assmnts- Tax Collector	238,847	214,962	230,337	15,375
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(8,599)	(9,018)	(419)
Pool Access Key Fee	100	100	10	(90)
<b>TOTAL REVENUES</b>	<b>237,422</b>	<b>210,292</b>	<b>226,257</b>	<b>15,965</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	3,000	2,400	600
FICA Taxes	478	239	107	132
ProfServ-Engineering	2,000	833	1,997	(1,164)
ProfServ-Legal Services	2,000	833	256	577
ProfServ-Mgmt Consulting	60,735	25,306	25,306	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	104	35	69
Insurance - General Liability	8,623	8,623	7,621	1,002
Printing and Binding	200	83	-	83
Legal Advertising	2,000	833	-	833
Miscellaneous Services	1,000	417	92	325
Misc-Assessment Collection Cost	4,777	4,299	4,466	(167)
Misc-Web Hosting	500	208	372	(164)
Office Supplies	200	83	-	83
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>92,738</b>	<b>45,036</b>	<b>42,827</b>	<b>2,209</b>
<b>Field</b>				
Contracts-Lake and Wetland	10,783	4,493	4,673	(180)
Contracts-Landscape	58,345	24,310	21,844	2,466
Contracts-Pools	9,840	4,100	4,130	(30)
Contracts-Cleaning Services	2,292	955	875	80
Contracts-Pressure Washing	-	-	1,200	(1,200)
Contracts-Pest Control	-	-	1,476	(1,476)

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
Janitorial Services & Supplies	-	-	98	(98)
Telephone, Cable & Internet Service	1,200	500	636	(136)
Electricity - Streetlights	25,000	10,417	9,733	684
Utility - Water	7,500	3,125	5,621	(2,496)
Electricity - Irrigation	-	-	8,451	(8,451)
R&M-Irrigation	15,000	6,250	3,713	2,537
R&M-Pools	3,500	1,458	1,481	(23)
Roadway Repair & Maintenance	-	-	900	(900)
R&M-Security Cameras	-	-	515	(515)
Tools and Equipment	-	-	6,375	(6,375)
Misc-Contingency	11,224	11,224	-	11,224
Website Administration	-	-	687	(687)
Holiday Lighting & Decorations	-	-	3,200	(3,200)
<b>Total Field</b>	<u>144,684</u>	<u>66,832</u>	<u>75,608</u>	<u>(8,776)</u>
<b>TOTAL EXPENDITURES</b>	<b>237,422</b>	<b>111,868</b>	<b>118,435</b>	<b>(6,567)</b>
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	<u>98,424</u>	<u>107,822</u>	<u>9,398</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 98,424</u>	<u>\$ 107,822</u>	<u>\$ 9,398</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>296,676</b>	<b>296,676</b>	<b>296,676</b>	
<b>FUND BALANCE, ENDING</b>	<u><b>\$ 296,676</b></u>	<u><b>\$ 395,100</b></u>	<u><b>\$ 404,498</b></u>	

**EASTLAKE OAKS**  
Community Development District

**Supporting Schedules**

**February 28, 2026**

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund
					General Fund
<b>ASSESSMENTS LEVIED FY 2026</b>				\$ 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
01/09/26	6,505	214	133	6,851	6,851
02/20/26	4,779	100	98	4,976	4,976
<b>TOTAL</b>	\$ 216,892	\$ 9,018	\$ 4,426	\$ 230,337	\$ 230,337
<b>% COLLECTED</b>				96%	96%
<b>TOTAL OUTSTANDING</b>				\$ 8,510	\$ 8,510

**Cash and Investment Report**

*February 28, 2026*

**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	3.56%	n/a	404,719
<b>Total</b>					<b>\$ 404,719</b>

# Bank Account Statement

East Lake Oaks CDD

**Bank Account No.** 4131  
**Statement No.** 02-26

**Statement Date** 02/28/2026

<b>G/L Account No. 101002 Balance</b>	404,718.78	<b>Statement Balance</b>	404,938.88
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	404,718.78	<b>Subtotal</b>	404,938.88
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-220.10
<b>Ending G/L Balance</b>	404,718.78	<b>Ending Balance</b>	404,718.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
01/16/2026	Payment	240	PINELLAS COUNTY PROPERTY	Payment of Invoice 005264			-40.00
02/27/2026	Payment	100039	INFRAMARK LLC	Inv: 171446			-11.10
02/27/2026	Payment	100040	PERSSON & COHEN P.A.	Inv: 6690			-169.00
<b>Total Outstanding Checks</b>							-220.10
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 02/01/2026 to 02/28/2026  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100028</b>							
001	02/04/26	PERSSON & COHEN P.A.	6614	12/04/25 Review agenda Packages Legal Services	12/04/25 Review agenda Packages Legal Services	531023-51401	\$84.50
<b>Check Total</b>							<b>\$84.50</b>
<b>CHECK # 100029</b>							
001	02/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38356	January 2026-irrigation repairs	R&M-Irrigation	546041-53901	\$1,462.51
<b>Check Total</b>							<b>\$1,462.51</b>
<b>CHECK # 100030</b>							
001	02/04/26	BRIAN RILEY LLC	010725	Jan 26 -Deposit 40% prior to Work on Repairs	Misc-Contingency	549900-53901	\$5,975.00
<b>Check Total</b>							<b>\$5,975.00</b>
<b>CHECK # 100031</b>							
001	02/04/26	INFRAMARK LLC	169020	Dec -2025 -Postage	Postage and Freight	541006-51301	\$2.22
<b>Check Total</b>							<b>\$2.22</b>
<b>CHECK # 100032</b>							
001	02/04/26	A-QUALITY POOL SERVICE	979941	January 26- POOL MAINTENANCE	Contracts-Pools	534078-53901	\$835.00
<b>Check Total</b>							<b>\$835.00</b>
<b>CHECK # 100033</b>							
001	02/13/26	INFRAMARK LLC	170568	Feb - 2026 DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25
<b>Check Total</b>							<b>\$5,061.25</b>
<b>CHECK # 100034</b>							
001	02/13/26	PRESTIGE JANITORIAL SERVICE	5894	Feb -26 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$197.95
<b>Check Total</b>							<b>\$197.95</b>
<b>CHECK # 100035</b>							
001	02/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38322	Feb 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,497.37
001	02/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38322	Feb 2026 LANDSCAPE MAINTENANCE	February 26 Pest Control	534125-53901	\$303.88
001	02/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38322	Feb 2026 LANDSCAPE MAINTENANCE	February 26-irrigation repairs	546041-53901	\$303.88
001	02/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38384	January 2026-Irrigation Repairs	R&M-Irrigation	546041-53901	\$1,144.44
001	02/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38395	February 2026 Tree Removal	Tree Removal	546041-53901	\$1,500.00
<b>Check Total</b>							<b>\$7,749.57</b>
<b>CHECK # 100036</b>							
001	02/13/26	A-QUALITY POOL SERVICE	980393	February - 26- POOL MAINTENANCE	Contracts-Pools	534078-53901	\$835.00
<b>Check Total</b>							<b>\$835.00</b>
<b>CHECK # 100037</b>							
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs Refund Order #3850	546167-51301	\$226.64
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 -Scott Roper Repairs refund Order #6214	546167-51301	\$20.30
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs Refund Order #0487	546167-51301	\$39.80
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs Refund Order #5058	546167-51301	\$180.73
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs Ord #8613	546167-51301	\$47.13
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs Ord #3423	546167-51301	\$9.27
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repairs refund #3169	546167-51301	\$376.41
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Security Refund	546345-51301	\$234.44
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper FEDEX	541006-51301	\$13.67
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Ring refund Camera	546345-51301	\$106.99
001	02/13/26	SCOTT ROPER	001-25	Dec 2025 -Reimbursement for purchase	Dec 2025 Scott Roper Repair Ring Camera	546345-51301	\$173.34
<b>Check Total</b>							<b>\$1,428.72</b>
<b>CHECK # 100038</b>							
001	02/13/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI239018	Feb- 26 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50
<b>Check Total</b>							<b>\$934.50</b>
<b>CHECK # 100039</b>							
001	02/27/26	INFRAMARK LLC	171446	Postage 2026	postage jan 2026	541006-51301	\$11.10

**EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	<u>\$11.10</u>
<b>CHECK # 100040</b>								
001	02/27/26	PERSSON & COHEN P.A.	6690	02/05/26-Legal Services Audit draft Letter	ProfServ-Legal Services	531023-51401	\$169.00	
							<b>Check Total</b>	<u>\$169.00</u>
<b>CHECK # 244</b>								
001	02/18/26	IMPACT GRAFX, INC	16781	Jan 26-Website Design/Hosting	Misc-Web Hosting	549915-51301	\$372.00	
							<b>Check Total</b>	<u>\$372.00</u>
<b>CHECK # 300012</b>								
001	02/18/26	CITY OF OLDSMAR -ACH	021826 ACH	01/02-02/23/26	Utility - Water	543018-53901	\$233.34	
							<b>Check Total</b>	<u>\$233.34</u>
<b>CHECK # 300013</b>								
001	02/18/26	TAMPA ELECTRIC CO. - ACH	012826-4749ACH	12/20/25-01/22/26	Electricity - Streetlights	543013-53901	\$597.56	
							<b>Check Total</b>	<u>\$597.56</u>
<b>CHECK # 300014</b>								
001	02/18/26	TAMPA ELECTRIC CO. - ACH	0128265233ACH	12/20/25-01/22/26	SERV PRD 12/01/25	543013-53901	\$149.37	
							<b>Check Total</b>	<u>\$149.37</u>
<b>CHECK # 300015</b>								
001	02/18/26	TAMPA ELECTRIC CO. - ACH	128265449ACH	12/20/25-01/22/26	12/20-01/22/26	543013-53901	\$448.14	
							<b>Check Total</b>	<u>\$448.14</u>
<b>CHECK # 300016</b>								
001	02/18/26	TAMPA ELECTRIC CO. - ACH	0128165688ACH	12/20/25-01/22/26	01/20/25-01/22/26	543013-53901	\$268.89	
							<b>Check Total</b>	<u>\$268.89</u>
<b>CHECK # 300017</b>								
001	02/18/26	TAMPA ELECTRIC CO. - ACH	0118264996-ACH	SRV 12/20/25-01/22/26	Electricity - Streetlights	543013-53901	\$179.24	
							<b>Check Total</b>	<u>\$179.24</u>
<b>CHECK # 300018</b>								
001	02/23/26	TAMPA ELECTRIC CO. - ACH	0202265902ACH	12/27/25-01/23/26	12/27/25-02/23/06	543013-53901	\$48.25	
							<b>Check Total</b>	<u>\$48.25</u>
<b>CHECK # 300019</b>								
001	02/23/26	TAMPA ELECTRIC CO. - ACH	0202266140ACH	12/27/25-01/23/26	12/27/25-01/2/26	543013-53901	\$425.37	
							<b>Check Total</b>	<u>\$425.37</u>
<b>CHECK # 300020</b>								
001	02/23/26	TAMPA ELECTRIC CO. - ACH	020266355ACH	12/27/25-01/23/26	12/27/25-01/27/26	543013-53901	\$29.18	
							<b>Check Total</b>	<u>\$29.18</u>
<b>CHECK # DD103</b>								
001	02/24/26	FRONTIER - ACH	011326-513205-ACH	Jan 13 - Feb 12, 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							<b>Check Total</b>	<u>\$105.98</u>
							<b>Fund Total</b>	<u><u>\$27,603.64</u></u>

<b>Total Checks Paid</b>	<b>\$27,603.64</b>
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**Irrigation Inspection Form**

Location: F/O

Tech Name: B. H. Marshall

Arrival: AM PM Departure: AM PM  
(Circle One) (Circle One)

Customer: \_\_\_\_\_

Start Times: 9:00 5:17  
6AM 6AM

Address: Time #1 (MAM)

Run Days: A. Tu/FR B. \_\_\_\_\_ C. \_\_\_\_\_  
Tu, Sa W, F

Zone #	Zone Type	Program	Run Time	Notes
1	R	H	40	ok
2	R		40	ok
3	R		40	ok
4	R/S		35	ok
5	S		20	ok
6	R/S		35	ok
7	S		20	ok
8	S		20	ok
9	R/S		40	ok
10	R/S	H	40	ok

1	Boc #1	H	8:00	Tu/FR
	R/S	H	60	

1	Boc #2	H	9:00	M/Th
	S/R	H	60	

1	Boc #3	H	9:00	M/Th
	R	H	60	ok



**Accepted date**

**Accepted by**



**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:  
inframarcms@payableslockbox.com  
c/o Inframark  
2654 Cypress Ridge Blvd Ste 101  
Wesley Chapel, FL 33544

**Estimate details**

Estimate no.: 7052  
Estimate date: 03/16/2026

Sales Manager: Mike Mitchell, Tree Division  
Mgr

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Tree Service</b>	Trim and elevate from 12 to 15' high over walls and sidewalks. (6) Oaks around west entrance and pool area. (53) Oaks on Tampa Rd		\$5,000.00	\$5,000.00
2.		<b>Tree Service</b>	In front on Tampa Rd - remove (2) dead Pines and grind stump	2	\$850.00	\$1,700.00
<b>Total</b>						<b>\$6,700.00</b>

**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.

Accepted date

Accepted by

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

1 The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development  
2 District was held Thursday, February 12, 2026, at 6:01 p.m. at the Oldsmar Public Library, in  
3 TECO Hall, at 400 Saint Petersburg Drive E, Oldsmar, FL, 34677.

4  
5 Present and constituting a quorum were:

6	Scott Roper	Chairperson
7	Darlene Lazier	Vice Chairperson
8	Nick Yagnik	Assistant Secretary
9	Joseph Dinelli	Assistant Secretary
10	Joshua Main	Assistant Secretary

11  
12 Also present, either in person or via communication media technology, were:  
13 Wesley Elias Senior District Manager

14  
15 *This is not a certified or verbatim transcript but rather represents the context and summary of the*  
16 *meeting. The full meeting is available in audio format upon request. Contact the District Office*  
17 *for any related costs for an audio copy.*

18  
19 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

20 Mr. Elias called the meeting to order, and a quorum was established.

21 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

22 The Pledge of Allegiance was recited.

23  
24 **THIRD ORDER OF BUSINESS** **Approval of Agenda**

25 The Board approved the February 12, 2026, agenda.

26  
27 **FOURTH ORDER OF BUSINESS** **Audience Comments**

28 There being none, the order of business followed.

29  
30 **FIFTH ORDER OF BUSINESS** **Staff Reports**

31 **A. District Accountant**

32 The Board reviewed the November and December financial statements and check  
33 registers.

34 **B. District Counsel**

35 There were no updates for the Board at this time.

36 **C. District Engineer**

37 There were no updates for the Board at this time.

38 **D. Aquatics Report**

39 There was no report provided.

40 **E. District Manager**

41 Mr. Elias provided an update to the Board regarding the next scheduled meeting, which will  
42 be held on April 9, 2026, at 6:00 p.m. Mr. Elias also advised that he would follow up with FDOT  
43 regarding the outflow hammering on the walls of the monument.

44  
45 **SIXTH ORDER OF BUSINESS** **Business Items**

46 **A. Consideration of Resolution 2026-01, General Election**

47  
48 On MOTION by Mr. Yagnik, seconded by Mr. Dinelli, with  
49 all in favor, Resolution 2026-01 was adopted. (5-0)

50  
51 **B. Consideration of Resolution 2026-02, Removing and Designating a New Treasurer**

52  
53 On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with  
54 all in favor, Resolution 2026-02, Removing and Designating  
55 a New Treasurer, was adopted. (5-0)

56  
57 **C. Consideration of A-Quality Pool Service Agreement**

58  
59 On MOTION by Mr. Roper, seconded by Mr. Main, with all  
60 in favor, A-Quality Pool Service Agreement was approved.  
61 (5-0)

62  
63 **D. Ratification of Brian Riley Carpentry Invoice**

64  
65 On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with  
66 all in favor, the Brian Riley Carpentry invoice was ratified.  
67 (5-0)

68  
69 **E. Ratification of Alexander’s Property Maintenance Estimate**

70  
71 On MOTION by Mr. Roper, seconded by Mr. Main, with all  
72 in favor, the Alexander’s Property Maintenance estimate in  
73 the amount of \$1,144.44 was approved. (5-0)

74  
75 **F. Ratification of Alexander’s Property Maintenance Irrigation Inspection**

76 Discussion was held regarding the irrigation inspection. The Board directed Mr. Elias to speak  
77 with Alexanders Property Maintenance and remind them to provide monthly landscape and  
78 irrigation reports, as well as quarterly face-to-face check-ins with the Board.

79 **G. Discussion of Culvert Repairs**

80 A discussion was held regarding culvert repairs.

81

82 **SEVENTH ORDER OF BUSINESS** **Business Administration**  
83 **A. Consideration of Minutes from the Meeting held on December 11, 2025**

84  
85 On MOTION by Mr. Yagnik, seconded by Mr. Dinelli, with  
86 all in favor, the minutes of the meeting held December 11,  
87 2025 were approved. (5-0)

88  
89 **EIGHTH ORDER OF BUSINESS** **Supervisor’s Requests**

90 Mr. Yagnik brought to the Board’s attention the installation of Christmas lights and asked  
91 when they had been set up. The Board noted that the timing of the installation should be tracked  
92 for the upcoming year.

93  
94 **NINTH ORDER OF BUSINESS** **Adjournment**

95 There being no further business,

96  
97 On MOTION by Mr. Main, seconded by Mr. Yagnik, with all  
98 in favor, the meeting was adjourned at 6:37 p.m. (5-0)

99  
100  
101  
102  
103 \_\_\_\_\_  
104 Scott Roper  
Chairperson