

**EASTLAKE OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**OCTOBER 9, 2025**

**AGENDA PACKAGE**

# Eastlake Oaks Community Development District

## Board of Supervisors

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

## Staff

David Wenck, District Manager  
Andrew Cohen, District Counsel  
Tonja Stewart, District Engineer

## Meeting Agenda

Thursday, October 9, 2025 – 6:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Staff Reports**
  - A. Pond Report.....Page 5
  - B. District Engineer
    - i. Storm Structure Repair Proposal.....Page 8
  - C. District Counsel
  - D. District Manager
    - i. Ratification of Florida Insurance Alliance Proposal.....Page 15
    - ii. Ratification of EGIS Insurance Invoice.....Page 27
    - iii. Ratification of Eastlake Oaks CDD 2026 Goals and Objectives.....Page 29
    - iv. Pool House Repairs.....Page 34
    - v. Discussion of Bank Account
- 4. Business Items**
- 5. Consent Agenda**
  - A. Consideration of Minutes from the Meeting Held August 12, 2025.....Page 39
- 6. Supervisor Requests**
- 7. Adjournment**

*The next meeting is scheduled for Thursday, December 11, 2025, at 6:00 p.m.*

# **Third Order of Business**

**3A**



Work Order	00854147	Account	Eastlake Oaks CDD
Work Order	00854147	Contact	David Wenck
Number		Address	Shady Oaks Drive & Tampa Road Oldsmar, FL 34677 United States
Created Date	8/25/2025		

Work Details

Specialist	Inspected ponds and outflows. Ponds look good.	Prepared By	Brady Vick
Comments to Customer	Rainy day. Property very wet		

Work Order Assets

Asset	Status	Product Work Type
Eastlake Oaks Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Eastlake Oaks Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Eastlake Oaks Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Eastlake Oaks Cdd-Lake-ALL	LAKE WEED CONTROL	
Eastlake Oaks Cdd-Lake-ALL	ALGAE CONTROL	
Eastlake Oaks Cdd-Lake-ALL		

**3B**

**3Bi.**

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Eastlake Oaks CDD**

**Pond B40 - Slope Protection Restoration**

**8/12/2025**

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**Restoration of deteriorated concrete cap on rip-rap slope protection located at east end of Pond B40 (inflow to pond)**

**Option 1**

Re-construct 10'-12' of missing concrete cap at curved section of rip-rap wall on north side, remove and re-construct 6' x 8' section of broken concrete cap on south side rip-rap wall, and remove and re-construct 3 smaller sections of concrete cap at west end of north rip-rap wall.

**Sub-Total     \$4,800**

**Option 2**

Remove existing and construct new concrete cap on entire surface of both north and south walls. New cap to be 3" thick with steel reinforcement.

**Sub-Total     \$15,600**

**Option 3**

Remove all concrete cap and rip-rap walls and replace with 2' thick layer of limestone rubble rip-rap

**Sub-Total     \$24,000**









**3D.**

**3Di**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Eastlake Oaks Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Eastlake Oaks Community Development District**  
**c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101**  
**Wesley Chapel, FL 33544**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125773**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$105,565
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$500	Included
Flood	\$500 *	Included
Boiler & Machinery	\$500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$1,530**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$1,000,000 each claim/annual aggregate  
Fraudulent Instruction: \$250,000



## PREMIUM SUMMARY

Eastlake Oaks Community Development District  
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, FL 33544

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125773

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,530
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,331
Public Officials and Employment Practices Liability	\$2,760
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$7,621</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes: Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Eastlake Oaks Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By:   
Signature

DAVID R. WENCK  
Print Name

Witness By:   
Signature

VICKI WENCK  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_  
Administrator



PROPERTY VALUATION AUTHORIZATION

Eastlake Oaks Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- Building and Content TIV \$105,565 As per schedule attached
Inland Marine Not Included
Auto Physical Damage Not Included

Signature: [Handwritten Signature] Date: 09/23/2025

Name: David R. Wenck

Title: District Manager



**Eastlake Oaks Community Development District**

Policy No.: 100125773  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Pool House		1996	10/01/2025	\$85,938		\$85,938
	1619 Gray Bark Drive Oldsmar FL 34677		Joisted masonry	10/01/2026			
2	Fences		1996	10/01/2025	\$6,504		\$6,504
	1619 Gray Bark Drive Oldsmar FL 34677		Non combustible	10/01/2026			
3	Playground		1996	10/01/2025	\$13,123		\$13,123
	1619 Gray Bark Drive Oldsmar FL 34677		Non combustible	10/01/2026			
<b>Total:</b>			Building Value	Contents Value	Insured Value		
			\$105,565	\$0	\$105,565		

Sign:

Print Name: David R. Wenck

Date: 09/23/2025

**3Dii**

# INVOICE



<b>Customer</b>	Eastlake Oakes Community Development District
<b>Acct #</b>	1052
<b>Date</b>	08/25/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

**Eastlake Oakes Community Development District**  
**c/o Inframark Management Services**  
**2654 Cypress Ridge Blvd., Suite 101**  
**Wesley Chapel, FL 33544**

Payment Information	
<b>Invoice Summary</b>	\$ 7,621.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#28905
	100125773

**Thank You**

Please detach and return with payment



Customer: Eastlake Oakes Community Development District

Invoice	Effective	Transaction	Description	Amount
28905	10/01/2025	Renew policy	Policy #100125773 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 8/25/2025	7,621.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total	
\$	7,621.00

**Thank You**

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	accounting@egisadvisors.com	08/25/2025

**3Diii.**

**Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

**Eastlake Oaks Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

**Standard:** District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

**Achieved:** Yes  No

**SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Eastlake Oaks Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Eastlake Oaks Community Development District

**3Div.**



Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date: 10/01/2025

Work Order # 103-001-1-25  
Customer ID: EAST LAKE OAKS CDD

Quotation valid until 12/01/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description	Unit Price	Quantity	Amount
Pool pump repairs to enclosure are needed. Vent covers and hinges need to be replaced. Hinge placements need to be relocated due to fiberglass damages to enclosure.	\$925	1	\$925
10 linear feet of pool paver bullnosing are loose and need to be reinstalled.	\$400	1	\$400
<b>Subtotal</b>			<b>\$1325</b>
<b>Shipping</b>			-
<b>Tax</b>			-
<b>Total</b>			<b>\$1325</b>

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 10/01/2025

Date: \_\_\_\_\_

Inframark

EAST LAKE OAKS CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.

# ITEMS





# **Fifth Order of Business**

**5A**

**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 Tuesday, August 12, 2025 at 6:00 p.m. at the Office of MPS Engineering, located at 240  
3 Pine Avenue North, Oldsmar, Florida 34677.

4  
5           Present and constituting a quorum were:

6		
7	Scott Roper	Chairperson
8	Darlene Lazier	Vice Chairperson
9	Nick Yagnik	Assistant Secretary
10	Joseph Dinelli	Assistant Secretary
11	Joshua Main	Assistant Secretary <i>(via phone)</i>

12  
13           Also present was:

14	David Wenck	District Manager
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15  
16  
17           *The following is a summary of the discussions and actions taken.*

18  
19 **FIRST ORDER OF BUSINESS**

**Roll Call**

- 20           • Mr. Wenck called the meeting to order, and a quorum was established.

21           

On MOTION by Mr. Dinelli, seconded by Mr. Roper with  
22 all in favor, authorizing Mr. Main to participate in the  
23 meeting by phone. 4-0

- 24  
25           • Mr. Main joined the meeting.

26  
27 **SECOND ORDER OF BUSINESS**

**Audience Comments**

- 28           • Audience members inquired about fixing the doors at the pool, pavers and painting the pool house.  
29

30 **THIRD ORDER OF BUSINESS**

**Pubic Hearing to Adopt Fiscal Year 2026  
Budget**

31  
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On MOTION by Mr. Roper, seconded by Mr. Yagnik with  
34 all in favor, the public hearing was opened. 5-0

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On MOTION by Mr. Dinelli, seconded by Ms. Lazier with  
37 all in favor, the public hearing was closed. 5-0

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39 **A. Fiscal Year 2026 Budget**

40 **B. Consideration of Resolution 2025-06, Adopting the Fiscal Year 2026 Budget**  
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On MOTION by Mr. Yagnik, seconded by Mr. Roper with all in favor, Resolution 2025-06, Adopting the Fiscal Year 2026 Budget was adopted. 5-0

**C. Consideration of Resolution 2025-07, Levying of Assessments**

On MOTION by Mr. Dinelli, seconded by Ms. Lazier with all in favor, Resolution 2025-07, Levying Assessments was adopted. 5-0

**FOURTH ORDER OF BUSINESS Consent Agenda**

- A. Minutes of the June, 2025 Meeting
- B. June 2025 through July 2025 Financial Report, Payment Register and May 2025 through June 2025 Invoices

On MOTION by Mr. Dinelli, seconded by Mr. Roper, with all in favor, the consent agenda was approved. 5-0

**FIFTH ORDER OF BUSINESS Attorney Report**

- There being none, the next order business followed.

**SIXTH ORDER OF BUSINESS District Manager’s Report**

- A. Consideration of Resolution 2025-08, Setting the FY2026 Meeting Schedule

On MOTION by Mr. Roper, seconded by Mr. Yagnik, with all in favor, Resolution 2025-08, Setting the FY26 Meeting Schedule was Adopted. 5-0

- B. Discussion of Financials

**SEVENTH ORDER OF BUSINESS Ponds – SOLitude Report**

- The pond report was discussed.

**EIGHTH ORDER OF BUSINESS New Business**

- A. Holiday Lighting Proposal

On MOTION by Mr. Roper, seconded by Mr. Dinelli, with all in favor, the Holiday Lighting Proposal was approved.5-0

**NINTH ORDER OF BUSINESS Supervisor’s Requests**

- Supervisor noted the up lights for palm trees are broken.

82 **TENTH ORDER OF BUSINESS** **Audience Comments**  
83 • There being none, the next order of business followed.

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85 **ELEVENTH ORDER OF BUSINESS** **Adjournment**  
86 There being no further business,

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On MOTION by Ms. Lazier, seconded by Mr. Yagnik, with all in 89 favor, the meeting was adjourned at 6:55 p.m. 5-0
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95 Scott Roper  
Chairperson