INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oakstead
Community Development District

November 10, 2026

Workshop
Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



Oakstead
Community Development District

Board of Supervisors
Fred Krauer, Chairman
Barbara Feldman, Vice Chairperson
Joe Cascio, Assistant Secretary
Dennis Priebe, Assistant Secretary

District Staff
Mark Vega, District Manager
Kathryn "KC" Hopkinson, District Counsel
Stephen Brletic, District Engineer
Luis Diaz, Field Manager
Sandra MacGregor, District Accountant
Diana Kapatsyna, District Admin

Workshop Agenda
Tuesday, November 10, 2026 – 10:00 a.m.

The Workshop Meeting of the **Oakstead Community Development District** will be held **on November 10, 2026, at 10:00 a.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, FL 34638.**

THE WORKSHOP MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **DISCUSSION ITEMS**
   - **A.** Discussion Tree Removal Services Agreement
   - **B.** Discussion of Concrete Sidewalk Replacement Services Agreement
   - **C.** Discussion of District Staff Raises and Year-end Bonuses
   - **D.** Discussion of AZ Tree Arborist Report and Proposed Community Arborist Report *(Under Separate Cover)*
   - **E.** Update on Ballastone Call Box and Progressive Check for $16,008.24
   - **F.** Discussion of Resolution 2027-01; Budget Amendment
   - **G.** Discussion of Erosion Proposals
   - **H.** Discussion of ROW Report - Report link is located on the CDD website at Oakstead Community News | Oakstead CDD
   - **I.** Discussion of Staff Complaint
   - **J.** Discussion of Gate Authorization Power
3. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
4. **CLOSE WORKSHOP**

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Tree Removal Services Agreement

This Tree Removal Services Agreement (this "**Agreement**") is entered into as of October 28, 2026, between the **Oakstead Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **A-Z Tree Service, Inc.**, a Florida For Profit Corporation (the "**Contractor**") with a mailing address of 9901 Ideal Lane, Hudson, FL 34667.

Background Information:

The District owns and maintains common areas throughout its boundary and seeks to remove certain trees that may cause damage to the District's property. The Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District's property and has submitted Proposal #3959 dated September 21, 2026, relevant portions of which are attached hereto as **Exhibit A** (the "**Work**"). In consideration of the Contractor's agreement to perform the services described in Exhibit A and as further detailed below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information and Proposal**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Description of Work.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work as described in the Proposal. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones, and shall manage and minimize the disturbance to traffic patterns.

3. **Responsibilities of the Contractor**.
   a. **A detailed Arborist Report detailing the need for the Work will be submitted to the District prior to the work commencing.**
   b. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
   c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   d. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

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4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The Contractor will complete the work within five (5) calendar days from the date the work was commenced. Time is of the essence.

6. **Compensation.** The District agrees to pay to Contractor a total amount of Twenty-Five Thousand Dollars and Zero Cents (**$25,000.00**) for the Work. Upon completion of the work and after a District representative has inspected and signed off on the Work, the Contractor shall submit an invoice to the District for the work. The District agrees to pay to Contractor within 45 days of receipt of the invoice from Contractor.

7. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

8. **Permits. All permits necessary for the work to be performed under this Agreement shall be obtained by the Contractor and paid for by the District. Prior to any Work commencing, the permits, if necessary, will be supplied to the District.** If the Contractor believes that the trees to be removed under this Agreement are exempt from permit requirements as provided for in Section 163.045, Florida Statutes, then the Contractor must provide the District with documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property prior to commencing the work. Contractor will be responsible for any fines or penalties assessed against District as a result of

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Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).

9. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

10. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
    a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
    b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
    d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

    The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Districts unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

11. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

12. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida

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Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

14. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

15. **Termination.** Either party shall have the right to terminate this Agreement upon ten (10) days written notice. Upon receipt of a termination notice Contractor will cease performance of the work. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly.

16. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

17. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

18. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

19. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not

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be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

20. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

21. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

22. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
    c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

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24. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, OR BY EMAIL AT PUBLICRECORDS@AZURIA.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

25. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

26. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. **Electronic Signatures**. The parties agree that electronic signatures (through 3rd party signature authentication software or other means) are acceptable for purposes of binding the parties to this Agreement and may be relied upon as if this Agreement was traditionally signed and delivered (originals or scanned versions). In the event that one or both parties elect to electronically sign this Agreement without the use of 3rd party signature authentication software, the District shall request email confirmation from the other party of acceptance of the electronic signature(s) after transmitting a fully executed copy to them for their review and approval and shall maintain such transmission email

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and such confirmation email for the same period as it maintains a fully executed copy of this Agreement. This section is intended to comply with all applicable Florida law, including but not limited to, Chapter 668, Florida Statutes.

29. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

30. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Mark Vega
mavega@azuria.com
oaksteadparkdirector@oaksteadcdd.org

To the Contractor:
A-Z Tree Service
9901 Ideal Lane
Hudson, FL 34667
Attn: Scott Mclaren
aztreeservicesale@gmail.com
alickaztree@gmail.com

31. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

A-Z Tree Service, Inc.

Name: Kimberly Dean
Title: manager

Oakstead
Community Development District

Signed by:
Fred Krauer
31301822ED0B4D2...

Name: Fred Krauer
Title: Chair of the Board of Supervisors

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STATE OF FLORIDA
COUNTY OF Pasco

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Kimberly Dean, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the Manager (Title) of A-Z Tree Service Inc (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the _____ Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on November 2nd, 2026

Verified FLDL.

Angel Bolling
Notary Public Signature

ANGEL BOLLING
Notary Public - State of Florida
Commission # HH 748963
My Comm. Expires Nov 14, 2026
Bonded through National Notary Assn.

Notary Stamp

Concrete Sidewalk Replacement Services Agreement

This Concrete Sidewalk Replacement Services Agreement (this "**Agreement**") is entered into as of October 28, 2026, between the **Oakstead Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **Parking Lot Services**, a fictitious name registered to do business in the State of Florida (the "**Contractor**").

Background Information:

The District owns various sidewalks within its boundaries, specifically along Main Boulevard and Oakstead Boulevard. The District desires to retain an independent contractor to replace approximately 1,080 square feet of existing sidewalk with a new concrete sidewalk. This Agreement is occurring in conjunction with the Tree Removal Services Agreement with A-Z Tree Service, Inc. dated October 28, 2026. The Contractor is familiar with the District's property. The Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Description of Work.** The Contractor shall furnish all services, labor, materials, and equipment necessary for the complete performance of the services as outlined in Contractor's Proposal OAK-SW-101626 dated October 16, 2026, relevant portions of which are attached hereto as **Exhibit A** (the "**Work**") and as described below:
    a. Call Sunshine 811 for utility locations before digging.
    b. Demolition of specific Sidewalk Panels of the existing concrete sidewalk.
    c. Cut grade to a depth of 4" or best elevation.
    d. Haul dirt and debris from site.
    e. Install necessary forms.
    f. Pour 4" of 3000 PSI concrete to approximately 1,080 square feet.
    g. Finish Sidewalk Panels to proper grade.
    h. Remove forms after concrete has dried.
    i. Put up barricades and signage while the wet concrete cures.
    j. Does not include any testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping or sod.
    k. Removal of offending Oak trees is occurring prior to installation of the new sidewalk by A-Z Tree Service.

3. **Responsibilities of the Contractor**.

a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
c. Except for any specifically excluded work, should any work and/or services be required which are not specified in this Agreement or any exhibit, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for such work.
e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage (including damage to trees, landscaping, or sod) resulting from Contractor's activities and work within 72 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.

5. **Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within 3 business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

6. **District Representatives**. The District Manager or District Engineer is authorized to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

7. **Time of Commencement and Completion Date.** District staff shall notify the Contractor when the work may begin, and Contractor shall confirm with the District that the site conditions are suitable for the work to be conducted. The work shall take no more than five (5) calendar days to complete from the agreed upon start date. Time is of the essence.

8. **Compensation.**
   - **a.** Contractor shall perform the work described above for the aggregate amount of Sixteen Thousand Two Hundred Dollars and Zero Cents (**$16,200.00**) in payment installments described below:
     - i. The District will pay Contractor a 50% refundable deposit within ten (10) days of the Contractor submitting an invoice to the District.
     - ii. The District will pay Contractor the remaining 50% after the work is fully completed and the District representative has inspected and signed off on the work.
   - **b.** Upon the District representative's approval, the Contractor shall submit an invoice for the work performed and the District shall pay the Contractor within 25 business days of receipt of the invoice.
   - **c.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

10. **Permits**. If permits are necessary for the work to be performed under this Agreement then they shall be obtained by the Contractor and paid for by the District. An additional $250 procurement fee will be charged to the District.

11. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

12. **Warranty.**
    - **a.** If within twelve (12) months after the date of final payment by the District any portion of the work is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction.
    - **b.** Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
    - **c.** Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
    - d. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
    - e. At time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
    - f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
    - **g.** The provisions of this section shall survive approval of the work under this Agreement.

13. **Insurance.** The Contractor and any subcontractor performing the work described in this Agreement shall maintain throughout the warranty period the following insurance:
    - a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
    - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    - c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
    - d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its supervisors, staff, and consultants ("**CDD Parties**") shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. The certificate must state that notice of any change or cancellation will be delivered to the District within 30 days of the change or cancellation. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

14. **Indemnification.**
    a. Contractor agrees, at its own expense, to defend, indemnify, and hold the CDD Parties harmless from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of the work under this Agreement. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings).
    b. The duty to defend applies even if the claim is groundless, false, or fraudulent. It begins when the claim is first made, not when fault is decided. The Contractor shall use legal counsel reasonably acceptable to the District. The District may take part in its own defense with counsel of its choice at its own expense. If the Contractor fails to begin the defense within 10 days after receiving written notice of a claim, the District may defend itself, and the Contractor shall repay the District for all reasonable attorneys' fees and costs it incurs. The Contractor shall not settle any claim in a way that admits fault by, or places any obligation on, any CDD Parties without the District's prior written consent.
    c. The provisions of this section shall survive termination or completion.

15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

17. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

18. **Termination.**
    a. The District shall have the right to terminate this Agreement, with or without cause, upon ten (10) days written notice.
    b. The Contractor may terminate this Agreement only if the District fails to pay any undisputed amount when due and does not cure such failure within ten (10) days after receiving written notice from the Contractor.
    c. Upon termination Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and delivered to the job site and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District within five (5) business days after termination.

19. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

20. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

21. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

22. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable

attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

23. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

24. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

25. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

26. **E-Verification**. Pursuant to Section 448.095, Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.

c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

27. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

28. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, BY EMAIL AT PUBLICRECORDS@AZURIA.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

29. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

30. Authority to Execute. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

31. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:	**To the Contractor:**
c/o Inframark	Inframark
2005 Pan Am Circle, Suite 300	2005 Pan Am Circle, Suite 300
Tampa, FL 33607	Tampa, FL 33607
Attn: Mark Vega	Attn: Gabe Montagna
mavega@azuria.com	gmontagna@azuria.com

33. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Inframark, LLC	**Oakstead Community Development District**
_____	_____
Name: _____	Name: Fred Krauer
Title: _____	Title: Chair of the Board of Supervisors

INFRAMARK

OAKSTEAD CDD

SIDEWALK REPLACEMENT

REPORT ITEMS 1-15

Main Blvd and Oakstead Blvd

PREPARED FOR	PREPARED BY	PROPOSAL DATE
BOARD OF SUPERVISORS **OAKSTEAD CDD**	**INFRAMARK** **GABE MONTAGNA**	**OCTOBER 16, 2026** **DRAFT - SCOPE REVIEW**

37 PANELS

15 REPORT LOCATIONS

1,080 SF

ESTIMATED REPLACEMENT AREA

$16,200

DRAFT TOTAL AT $15.00 / SF

CLEAR PROJECT DELIVERY

COORDINATE **REPLACE** **RESTORE** **CLOSEOUT**

PROJECT OVERVIEW

Inframark proposes replacement of **37 sidewalk panels** at the 15 locations in Gabe Montagna's October 16, 2026 Oakstead CDD report. Estimated replacement area is **1,080 square feet**, based on supplied sizes and photo review.

4 LARGE	33 SMALL	$15.00 / SF
9 FT X 8 FT / 288 SF	6 FT X 4 FT / 792 SF	DEMO $5.00 + INSTALL $10.00

SCOPE OF WORK

- Coordinate the replacement limits at each report location and provide barricades for active work areas and curing concrete.
- Sawcut as needed at repair limits; demolish, remove and dispose of the 37 designated existing concrete panels.
- Prepare and compact the exposed base; set forms and place new concrete. Draft pricing assumes 4-inch-thick, 3,000 PSI concrete.
- Provide a broom finish, tooled edges and joints aligned with adjoining panels. Set replacement elevations for smooth transitions and drainage.
- Remove forms, backfill disturbed edges, reset salvageable sod and complete debris removal and final cleanup.

PROJECT INVESTMENT

DESCRIPTION	AREA	RATE	AMOUNT
Demolition, removal and disposal	1,080 SF	$5.00 / SF	$5,400
Concrete installation (materials included)	1,080 SF	$10.00 / SF	$10,800
DRAFT TOTAL - 37 PANELS	**1,080 SF**		**$16,200**

ITEMIZED PANEL SCHEDULE

Report quantities retained; panel sizes assigned from photo review.

ITEM	REPORT LOCATION	PANELS	SIZE / PANEL	AREA
1	Main Blvd	1	9 ft x 8 ft	72 SF
2	Main Blvd	2	9 ft x 8 ft	144 SF
3	Main Blvd	1	9 ft x 8 ft	72 SF
4	Oakstead Blvd	2	6 ft x 4 ft	48 SF
5	Oakstead Blvd	2	6 ft x 4 ft	48 SF
6	Oakstead Blvd	4	6 ft x 4 ft	96 SF
7	Oakstead Blvd	4	6 ft x 4 ft	96 SF
8	Oakstead Blvd	2	6 ft x 4 ft	48 SF
9	Oakstead Blvd	3	6 ft x 4 ft	72 SF
10	Oakstead Blvd	3	6 ft x 4 ft	72 SF
11	Oakstead Blvd	3	6 ft x 4 ft	72 SF
12	Oakstead Blvd	3	6 ft x 4 ft	72 SF
13	Oakstead Blvd	3	6 ft x 4 ft	72 SF
14	Oakstead Blvd	2	6 ft x 4 ft	48 SF
15	Oakstead Blvd	2	6 ft x 4 ft	48 SF
TOTAL		**37**		**1,080 SF**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of Oakstead Community Development District (the "**District**") previously adopted its budget for fiscal year 2025-2026;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by Section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amending the Budget for Fiscal Year 2025-2026**. The Budget for Fiscal Year 2025-2026 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District's official website within five (5) days adoption and will ensure it remains on the website for at least two (2) years.

3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and adopted on October 27, 2026.

Attest:	**Oakstead Community Development District**
_____	_____
Name:_____	Name: _____
Title: Secretary/Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: 2025/2026 Amended Budget

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ 20,000	$ -	$ 20,000	$ 29,544	$ 9,544
Room Rentals	6,000	-	6,000	3,938	(2,062)
Special Events	1,000	-	1,000	3,478	2,478
Other Charges For Services	2,500	-	2,500	370	(2,130)
Special Assmnts- Tax Collector	1,162,983	-	1,162,983	1,162,978	(5)
Special Assmnts- Discounts	(46,519)	-	(46,519)	(44,194)	2,325
Other Miscellaneous Revenues	500	-	500	-	(500)
Non-Resident Members	-	-	-	6,800	6,800
Gate Bar Code/Remotes	4,000	-	4,000	4,075	75
TOTAL REVENUES	**1,150,464**	**-**	**1,150,464**	**1,166,989**	**16,525**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	-	24,000	20,600	3,400
FICA Taxes	1,836	-	1,836	1,255	581
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	-
ProfServ-Engineering	17,000	-	17,000	14,018	2,982
ProfServ-Legal Services	10,000	5,828	15,828	15,828	-
ProfServ-Mgmt Consulting	60,586	-	60,586	60,586	-
ProfServ-Property Appraiser	150	-	150	150	-
ProfServ-Special Assessment	12,000	-	12,000	12,000	-
ProfServ-Trustee Fees	5,000	-	5,000	5,000	-
ProfServ-Web Site Development	1,553	-	1,553	1,553	-
Auditing Services	7,200	-	7,200	7,300	(100)
Postage and Freight	1,200	-	1,200	669	531
Insurance - General Liability	16,101	-	16,101	17,733	(1,632)
Printing and Binding	800	-	800	2,036	(1,236)
Legal Advertising	1,347	-	1,347	903	444
Misc-Bank Charges	849	-	849	3,360	(2,511)
Misc-Assessment Collection Cost	23,260	-	23,260	22,384	876
Misc-Credit Card Fees	600	-	600	2,202	(1,602)
Office Supplies	100	-	100	100	-
Annual District Filing Fee	175	-	175	175	-
Reserve - Sidewalks	-	142,165	142,165	142,165	-
Total Administration	184,957	147,993	332,950	331,217	1,733

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Field					
Contracts-Landscape	259,410	-	259,410	250,140	9,270
Contracts-Landscape Consultant	19,440	-	19,440	19,440	-
Contracts-Mulch	31,900	-	31,900	31,900	-
Contracts-Lakes	30,348	-	30,348	29,400	948
Contracts-Florida Hwy Patrol	29,808	-	29,808	32,130	(2,322)
Contracts-Annuals	25,200	-	25,200	38,138	(12,938)
Contracts-Gate Wi-Fi	6,000	-	6,000	7,627	(1,627)
Contracts-Gate CCTV	8,580	-	8,580	4,342	4,238
Contracts-Gate Cloud Lift Master	4,572	-	4,572	2,960	1,612
Electricity - Streetlights	99,000	-	99,000	87,308	11,692
Utility - Reclaimed Water	22,921	-	22,921	22,517	404
Insurance - Property	-	56,100	56,100	56,100	-
R&M-Electrical	1,500	-	1,500	731	769
R&M-Gate	10,000	18,104	28,104	28,104	-
R&M-Other Landscape	10,000	-	10,000	19,968	(9,968)
R&M-Irrigation	22,000	-	22,000	28,138	(6,138)
R&M-Other Field	13,813	10,394	24,207	24,207	-
R&M-Sidewalks	10,000	-	10,000	5,798	4,202
R&M-Trees and Trimming	16,000	-	16,000	3,960	12,040
R&M-Roads	2,500	-	2,500	-	2,500
R&M-Pressure Washing	6,000	-	6,000	-	6,000
R&M-Landscape Lighting	2,000	-	2,000	5,433	(3,433)
Misc-Holiday Lighting	8,500	-	8,500	9,779	(1,279)
Misc-Property Taxes	3,200	-	3,200	3,128	72
Misc-Contingency	36,985	-	36,985	11,495	25,490
Reserve - Landscaping	3,400	-	3,400	-	3,400
Reserve - Ponds	-	55,100	55,100	55,100	-
Total Field	683,077	139,698	822,775	777,843	44,932
Parks and Recreation					
Payroll-Salaries	68,264	-	68,264	61,540	6,724
Payroll-Hourly	72,952	25,927	98,879	98,879	-
FICA Taxes	10,803	-	10,803	12,242	(1,439)
Workers' Compensation	4,500	-	4,500	1,500	3,000
Contracts-Security Services	480	-	480	780	(300)
Contracts-Pools	17,820	29,460	47,280	47,280	-
Contracts-Computer Support	3,000	-	3,000	6,053	(3,053)
Contracts-Pest Control	3,060	-	3,060	3,085	(25)
Communication - Telephone	3,420	-	3,420	2,683	737
Utility - Gas	528	-	528	821	(293)
Utility - Refuse Removal	2,760	-	2,760	3,670	(910)

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Utility - Water & Sewer	7,000	-	7,000	7,939	(939)
R&M-Clubhouse	30,000	-	30,000	21,122	8,878
R&M-Pools	9,000	12,720	21,720	21,720	-
Miscellaneous Services	280	-	280	4,720	(4,440)
Misc-Public Relations	10,000	-	10,000	9,001	999
Solid Waste Disposal Assessm.	1,920	-	1,920	2,143	(223)
Newsletter Printing/Supplies	17,826	-	17,826	14,855	2,971
Office Supplies	1,900	-	1,900	3,168	(1,268)
Cleaning Supplies	1,700	-	1,700	2,250	(550)
Op Supplies - Clubhouse	1,700	-	1,700	4,941	(3,241)
Op Supplies - Pool Chemicals	7,000	-	7,000	27	6,973
Reserve - Clubhouse	6,525	22,146	28,671	28,671	-
Total Parks and Recreation	282,438	90,253	372,691	359,090	13,601
TOTAL EXPENDITURES	**1,150,472**	**377,944**	**1,528,416**	**1,468,150**	**60,266**
Excess (deficiency) of revenues Over (under) expenditures	(8)	(377,944)	(377,952)	(301,161)	76,791
Net change in fund balance	(8)	(377,944)	(377,952)	(301,161)	76,791
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,124,269**	**-**	**1,124,269**	**1,124,269**	**-**
FUND BALANCE, ENDING	**$ 1,124,261**	**$ (377,944)**	**$ 746,317**	**$ 823,108**	**$ 76,791**

Pond Erosion Proposals - Price Comparison

1	East End Landscape	$1,825
2	Site Masters of Florida, LLC	$3,200
3	Finn Outdoor, LLC	$4,500
4	Finn Outdoor, LLC	$26,400
5	East End Landscape	$27,900
6	Site Masters of Florida, LLC	$44,000

ESTIMATE

East End Landscape
PO Box 504
Port Richey, FL 34673-0504

joe@eel.design
727-364-5049

Bill to
Oakstead CDD

Ship to
Oakstead CDD

Estimate details
Estimate no.: 1118
Estimate date: 09/25/2026
Expiration date: 10/25/2026

Product or service	Description	Qty	Rate	Amount
Pond Bank Spot Erosion Repair	Furnish labor, materials, equipment and supervision to restore the spot erosion area identified by BDI. Includes preparation, compacted clean fill, grading, filter fabric, coconut mesh, 6–8" riprap at the toe per the supplied restoration detail, sod on disturbed areas, access restoration and cleanup.	1	$1,825.00	$1,825.00

Total **$1,825.00**

Expiry date 10/25/2026

Note to customer

Payment Terms
50% due upon acceptance and scheduling; balance due upon completion and final invoice. Approved additional work will be invoiced separately.

Proposal Terms
Valid for 30 days from the proposal date. Pricing includes all labor, materials, equipment, supervision, mobilization, normal water management, access restoration and cleanup required to repair the identified erosion area at Oakstead CDD. Scope is based on the location map, photographs and pond bank restoration detail provided by BDI Engineering, including riprap at the toe. Additional work, unforeseen conditions or extraordinary dewatering require an approved written change order.

Accepted date **Accepted by**

Site Masters of Florida, LLC

5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Oakstead CDD

Weedon Ct. Pond Erosion Repair

10/7/2026

Remediate erosion at northeast corner of pond located south of Weedon Court.

Scope of work includes:

- **access via CDD easement at west end of Weedon Ct cul de sac**
- **removal of grass at eroded area**
- **replace missing soil and compact area**
- **cover new fill with non-woven fabric**
- **place rubble rip-rap at bottom 3'-5' of repaired area**
- **restore area with Bahia sod (pinned to fabric)**

TOTAL $3,200

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Oakstead CDD

Ship to
Oakstead CDD

Estimate details
Estimate no.: 2639
Estimate date: 10/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	19324 Weedon Ct -- Restore eroded pond corner with 6-12" limestone rip rap, geotextile, imported fill soil, and sod to match surroundings.	1	$4,500.00	$4,500.00

Total **$4,500.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Oakstead CDD

Ship to
Oakstead CDD

Estimate details
Estimate no.: 2621
Estimate date: 09/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Pond 2B -- Restore approximately 440 linear feet of pond bank. Restoration with non-woven geotextile, imported fill (compacted and graded to 4:1 slope) and Bahia sod to water's edge. All work to conform to cross-section specifications provided by BDi. Pricing is inclusive of any necessary restoration for staging and access areas.	440	$60.00	$26,400.00

Total **$26,400.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

East End Landscape
PO Box 504
Port Richey, FL 34673-0504

joe@eel.design
727-364-5049

Bill to
Oakstead CDD

Ship to
Oakstead CDD

Estimate details
Estimate no.: 1116
Estimate date: 09/08/2026

Product or service	Description	Qty	Rate	Amount
Pond 2B – Bank Restoration	Pond 2B - Provide labor, equipment and materials to restore approximately 440 LF of pond bank in accordance with the BDI Pond Bank Restoration Detail. Scope includes placement and compaction of imported clean fill, nonwoven filter fabric, final grading and Bahia sod to disturbed areas and water's edge. Includes required erosion controls, dewatering/water management, mobilization, and final cleanup.	1	$27,900.00	$27,900.00

Total **$27,900.00**

Note to customer

Payment Terms:
50% deposit due upon acceptance and scheduling. Remaining balance due upon completion.

Proposal Terms:
Proposal valid for 30 days. Pricing is based on the Oakstead CDD Pond 2B Bank Restoration exhibits and details prepared by BDI Engineering. Unforeseen conditions, owner-requested changes or work outside the proposed scope will be addressed separately by written change order.

Accepted date **Accepted by**

Site Masters of Florida, LLC

5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Oakstead CDD

Pond 2B Erosion Repair

10/7/2026

Remediate eroded bank along 440' of southeast side of Pond 2B which is located south and west of Ballastone Drive

Scope of work includes:

- **remove loose grass at top of eroded slope**
- **import, place and compact fill soil to restore 4:1 slope**
- **install nonwoven fabric per District Engineer's detail**
- **restore with Bahia sod, pinned to fabric**
- **restore access path and staging areas**

TOTAL $44,000

NOTES:
Access to repair area will be via CDD easement west of 3503 Ballastone Drive
Work to be performed when water level recedes to new toe of slope