

4. MISCELLANEOUS ITEMS RECEIVED FOR FILING:

Eastlake Oaks Community Development District minutes of the meeting held August 14, 2014.

If a copy of a report or CD is desired, please check the web page of the organization/municipality or contact Board Records at 464-3465.

Eastlake Oaks Community Development District

Severn Trent Services, Management Services Division

210 North University Drive Suite 702 • Coral Springs, Florida 33071
(954) 753-5841 • (954) 345-1292

Date: October 31, 2014

Memorandum To: Mr. Joseph Dinelli, Custodian – **CD Only**
1604 Shady Oaks Drive
Oldsmar, Florida 34677

From: Andrew Mendenhall, Manager

Re: Minutes of Meeting Held August 14, 2014 and Approved October 9, 2014

Enclosed for your records is a copy of the Minutes of the Meeting of the Eastlake Oaks Community Development District as referenced above, which is to be kept on file for public access.
Thank you.

AM/js

encl.

Cc: For information purposes only:

Bruce T. Haddock, City Manager
CITY OF OLDSMAR
100 State Street
Oldsmar, FL 34677-3655

Mark S. Woodard
Pinellas County Administrator
315 Court Street, 6th Fl.
Clearwater, FL 34616

Jill Richman
FIRST UNION CAPITAL MANAGEMENT GROUP
255 South County Road--2nd Floor
Palm Beach, FL 33480

Andy Mendenhall, PMP (Email only)

2014 NOV 13 AM 9:11
RECEIVED
CLERK OF
PINELLAS COUNTY FLORIDA

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

The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development District was held Thursday, August 14, 2014 at 6:00 p.m. at the Holiday Inn Express Hotel & Suites; 3990 Tampa Road; Oldsmar, Florida.

Present and constituting a quorum were:

Joseph Dinelli	Chairman
Cheryl Asoian	Vice Chairperson
Dan Saracki	Assistant Secretary
Bogdan (Don) Nowacki	Assistant Secretary
J.R. "Nick" Yagnik	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Matt Pippen	Pip's Pool Inc.
Darlene	Resident

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order; Supervisors and staff introduced themselves.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
June 12, 2014 Meeting**

On MOTION by Mr. Saracki seconded by Mr. Yagnik with all in favor, the Minutes of the June 12, 2014 Meeting were approved.
--

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Matt Pippen of Pip's Pool discussed resurfacing of the pool and presented a proposal in the amount of \$22,890.

Friday, 9/26/14

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption
of the Budget for Fiscal Year 2015 and
Levy of Non-Ad Valorem Assessments**

On MOTION BY Mr. Dinelli seconded by Ms. Asoian with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2015 Budget was opened.

Hearing no comments from the public,

On MOTION by Ms. Asoian seconded by Mr. Saracki with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2015 Budget was closed.

A. Resolution 2014-3 – Annual Appropriation and Adoption of the Budget

On MOTION by Mr. Dinelli seconded by Ms. Asoian with all in favor, Resolution 2014-3 the Annual Appropriation Resolution of the District Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2014, and Ending September 30, 2015 was adopted.

B. Resolution 2014-4 – Levy of Non-Ad Valorem Assessments

On MOTION by Ms. Asoian seconded by Mr. Dinelli with all in favor, Resolution 2014-4 Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted.

FIFTH ORDER OF BUSINESS

Discussion of Pool Gate

- The gate must be replaced because it is bent at the bottom.
- Mr. Mendenhall was directed to have a seven-foot gate installed.
- The Board will consider the Envera agreement and the proposal from HPI at the next meeting.
- Mr. Mendenhall presented a proposal from McConnie Fence Co. to install a white PVC fence in the amount of \$2,740; a copy of which will be entered into the official record.

- A survey had to be done for the fence around the pool.

Mr. Saracki MOVED to approve the proposal from McConnie Fence Co. to put up a white PVC fence in the amount of \$2,740 subject to all bushes in the area being removed and having the irrigation shut off.

Mr. Dinelli SECONDED the prior motion.

On VOICE vote with all in favor, the proposal from McConnie Fence Co. to put up a white PVC fence in the amount of \$2,740 was approved subject to all bushes in the area being removed and the irrigation being shut off.

SIXTH ORDER OF BUSINESS

Discussion of Revised Estimate from Countryside Locksmith, LLC

This item was not discussed.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Consideration of Fiscal Year 2015 Meeting Schedule

On MOTION by Mr. Yagnik seconded by Mr. Dinelli with all in favor, the Fiscal Year 2015 Meeting Schedule was approved as presented.

- Ms. Tonja Stewart's firm, WilsonMiller was bought out by Stantec.

On MOTION by Mr. Dinelli seconded by Mr. Saracki with all in favor, reassignment of Ms. Tonja Stewart's engineering firm from WilsonMiller to Stantec was approved.

- A resident is concerned with an erosion issue which is worsening on Split Fork.
 - Photographs are needed.
 - Mr. Saracki will look at the property before asking the engineer to become involved.

- People have been dumping garbage on a road which belongs to FDOT.
 - FDOT wants to install a gate; to which the Board was in favor.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Saracki commented some ponds have algae issues.
 - This will be addressed again at the next meeting.
- Ms. Asoian commented the lights are out at Oak Leaf and Split Fork at the sign.
- Ms. Asoian would like to resign from the Board this evening since she is moving soon.

On MOTION by Mr. Dinelli seconded by Mr. Saracki with all in favor, the resignation of Ms. Cheryl Asoian was accepted.

- A letter will be sent to the person with the dead tree on their property.

NINTH ORDER OF BUSINESS

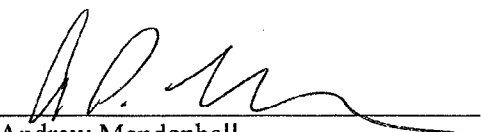
Approval of June 2014 Financial Statements, Check Register and Invoices

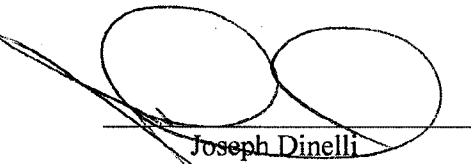
On MOTION by Mr. Saracki seconded by Mr. Nowacki with all in favor, the June 2014 Financial Statements, Check Register and Invoices were approved.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Saracki seconded by Mr. Dinelli with all in favor, the meeting was adjourned at approximately 7:25 p.m.


Andrew Mendenhall
Secretary


Joseph Dinelli
Chairman

Eastlake Oaks Community Development District

Board of Supervisors

Joseph Dinelli, Chairman
Cheryl Asoian, Vice Chairperson
Dan Saracki, Assistant Secretary
Bogdan (Don) Nowacki, Assistant Secretary
J.R. "Nick" Yagnik, Assistant Secretary

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

Regular Meeting Agenda

Thursday, August 14, 2014 – 6:00 p.m.

- 1. Roll Call**
- 2. Approval of the Minutes of the June 12, 2014 Meeting**
- 3. Audience Comments**
- 4. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2015 and Levy of Non-Ad Valorem Assessments**
 - A. Resolution 2014-3 – Annual Appropriation and Adoption of the Budget
 - B. Resolution 2014-4 – Levy of Non-Ad Valorem Assessments
- 5. Discussion of Pool Gate**
- 6. Discussion of Revised Estimate from Countryside Locksmith, LLC**
- 7. Manager's Report**
 - A. Consideration of Fiscal Year 2015 Meeting Schedule
- 8. Supervisors' Requests**
- 9. Approval of June 2014 Financial Statements, Check Register and Invoices**
- 10. Adjournment**

The next meeting is scheduled for Thursday, October 9, 2014, at 6:00 p.m.

District Office:

Severn Trent Services, Inc.
210 North University Drive
Suite 702
954-753-5841

Meeting Location:

Holiday Inn Express Hotel & Suites – Oldsmar
3990 Tampa Road
Oldsmar, Florida 34677
813-854-5080

Tampa Bay Times

Published Daily

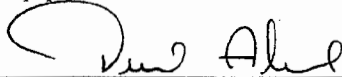
St. Petersburg, Pinellas County, Florida

STATE OF FLORIDA
COUNTY OF Pinellas

} S.S.

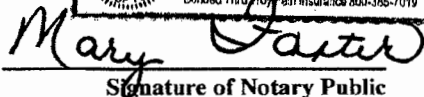
Before the undersigned authority personally appeared D. Almeida who on oath says that he/she is Legal Clerk of the *Tampa Bay Times* a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of FY 2014 Meeting Schedule was published in said newspaper in the issues of Classified N Pinellas, 9/25/2013.

Affiant further says the said *Tampa Bay Times* is a newspaper published at St. Petersburg, in said Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he /she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant

Sworn to and subscribed before me
this 25th day of September A.D.2013

Signature of Notary Public

Personally known X or produced identification _____

Type of identification produced _____

Notice of Meetings Eastlake Oaks Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2014 on the second Thursday of every other month, except as noted, at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

October 10, 2013
December 12, 2013
February 13, 2014
April 10, 2014
June 12, 2014
August 14, 2014

The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Severn Corp. Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager

Published in the Tampa Bay Times, September 25, 2013

(1004028699)



10 Year Warranty

**Diamond-Gem
Brite Finishes**

10 Year Warranty

Pip's Pool Inc., is a licensed applicator, hereby agrees to sell and install the items specified below to the swimming pool located at the address specified below:



Contract Date: _____
State License # CPC1456933

1973 Hastings Dr • Clearwater, FL 33763
(727) 444-4441 • Fax: (727) 444-4430
pipspool@verizon.net

LAST FIRST MIDDLE and LAST FIRST MIDDLE
Herein termed "BUYER" whose address is:

RESIDENCE ADDRESS CITY COUNTY STATE ZIP CODE
EASTLAKE OAKS

Work to be installed at: LOT # BLOCK # FL

ADDRESS CITY COUNTY STATE ZIP CODE
CLASMAR

HOME PHONE BUSINESS PHONE JOB PHONE

Pool Type CONCRETE Pool Condition GOOD Empty FULL Owner to Drain _____

Spa: Attached () Detached () Spa Condition _____ Empty _____ Owner to Drain _____

Special Instructions: INSTALL ANTI SKID CAP TILES ON STEPS - REPLACE BROKEN (6X6) TILES AROUND POOL (15) - REPLACE 3X2 GUTTER GRATES (16) - REPLACE (10) EYE BALLS - PREP POOL & GUTTER AND SEAL W/PRIMER BEFORE AQUAGUARD IS INSTALLED.

	POOL	SPA	DECK
Length	<u>52'</u>		
Width	<u>25'</u>		
Depth	<u>3'-6"</u>		
Sq. Ft.			
Perimeter	<u>157LF</u>		

NO YES

☒ ☐ Finish AQUA GUARD \$ 19,890.00

☐ ☒ Undercut Tile, Returns, Light \$ _____

☐ ☐ Acid Wash Pool and Spa \$ _____

☐ ☐ Bond Kote Pool and Spa \$ _____

☐ ☒ New Antivortex Drain Cover \$ 650.00

☐ ☐ Install 6" Tile on Pool Perimeter Choice: _____ \$ _____

☐ ☐ Finish SPA \$ _____

☐ ☐ Install 6" Tile on Spa Perimeter \$ _____

☐ ☐ Tile Choice: _____ \$ _____

ADDITIONAL

☐ ☐ Deck Resurface _____ Total Square Ft. \$ _____

☐ ☐ Choice: 1) _____ \$ _____

☐ ☐ Special - Prep \$ _____

☐ ☐ Wellpoint \$ _____

☐ ☒ Rebalance Water at startup only \$ NC

☐ ☐ Deck Drain \$ _____

☐ ☒ Other REPLACE BROKEN TILES \$ 2400.00

Contract Amount: 22,890.00

Payment To Be Made As Follows:

Deposit 50% _____

Balance due upon completion _____

Approximate start date will be _____ work will be completed within 10 business days of the actual start date. Business day shall be Monday through Friday exclusive of legal holidays.

This completion shall occur, barring time delays caused by failure of Buyers to make construction payments as scheduled or delays caused by acts of God, rain, rain damage, strikes or reasons beyond seller's control and could not reasonably be anticipated by seller. The date of completion referred to herein shall be extended five (5) business days for each day of delay caused by any or all of the events referred to in this paragraph, up to including the sixth day of delay. Thereafter the date of completion shall be extended one (1) additional business day for each day of delay.

You are authorized to do the work specified, payment will be made as outlined above. Any amount due and not paid upon completion will be assessed at 1 1/2% interest charge monthly. All colors are white unless specified above. All colors will vary; there will be no guarantee as to colors. Non-skid will be applied in accordance with normal procedure unless specifically stated otherwise. This is a cash sale, Pip's Pool Inc. is neither financing nor arranging for financing of this contract. This is not an estimate. This is a legal contract. Each buyer acknowledges that: (1) Before signing this contract he/she received and read a legible, completely filled-in copy of this contract; (2) he/she received a copy of every other document he/she signed during the contract negotiation; (3) he/she has read both pages herein and agrees to be bound by all the terms and conditions contained herein.

The terms and conditions on the reverse side of this contract are part of this agreement. "You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right." On reverse.

CONTRACT SUBJECT TO APPROVAL OF CORPORATE OFFICER:

(Date) Sales Counselor _____
Accepted By: _____
Officer _____
(Title) (Date)

BUYER _____
(Signature) (Date)
BUYER _____
(Signature) (Date)

WHITE: OFFICE YELLOW: CUSTOMER

AGREED TERMS AND CONDITIONS

No additional work shall be performed without the prior written authorization of Buyer, any such authorization shall be on a contract change order form and approved by an officer of Pip's Pool Inc. Which shall become a part of this contract. The total price under this contract shall be increased by the price of such additional work and all terms and conditions of this contract shall apply equally to such additional work.

Pip's Pool Inc. is not liable for, but not limited to: Existing structural failure or movement, water table conditions, soil conditions, pool lights, pool coping, pool decking, pool equipment, pool access, and access right away.

Buyer also agrees that they will follow Cure Time and Chemical maintenance Instructions.

In the event buyer would fail to authorize access to work site within 90 days of the date of this contract, Buyer agrees that Pip's Pool Inc. may at its option cancel this contract effective upon written notice to Buyer and that the Buyer shall pay all sellers actual costs accrued, profit anticipated and liquidated damages in a sum equal to twenty-five percent of the original contract amount.

The application of AquaGuard 5000, Gem Brite or any other cementitious finish will not change the configuration/conture of the pool. AquaGuard 5000 will follow the contour of the existing surface.

Buyer is to understand that the existing surface is constructed of a suitable material. If it is found that the existing surface is not suitable for the application there will be an extra charge to make the surface suitable unless appropriate provisions are already included in this contract.

Work under this contract is deemed complete when AquaGuard 5000 or any cementitious finish is applied.

Filling the pool with water or usage of the pool after completion of the work will constitute acceptance of the job.

In the event the seller is forced to institute any action in law or equity for the enforcement of the terms of this contract. Buyer agrees to pay all cost of said action including attorney's fees.

Buyer agrees there will be no warranties in effect until contract is paid in full and that he will be responsible and liable for any damages that may occur for not adhering to the terms and conditions of his contract.

In the event any provision of this contract be held inoperative, the remainder of this contract shall remain in full force and effect.

This Contract constitutes the entire Contract and the parties are not bound by any oral expression or representation by any agent or either party purporting to act for or on behalf of either party of by any commitment or arrangements not specified on this contract.

Alr pockets in existing marsele finish to be removed and repaired with bonding agents. Cost for this service is not included in this contract and will be added to the final balance and/or invoiced separately.

NOTICE TO OWNER

Under the Florida Lien Law any contractor, subcontractor, laborer, supplier or other person who helps improve your property, but is not paid for his/her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractors, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Notice to Owner." Original (or prime) contractors and laborers for wages do not have to provide this notice. A notice to owner is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. (Generally, the maximum time allowed for filing a claim or lien against your property is ninety (90) days after completion of your project.) TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS.

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection.

(2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Any joint control agreement should include the addendum approved by the Registrar of Contractors.

(3) Issue joint checks for payment, made out to both your contractor and subcontractors or materials suppliers involved in the project. This will help to insure that all persons due payment are actually paid.

(4) After making payment of any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional lien releases signed by each material supplier, sub contractor and laborer involved in that portion of the work for which payment was made. On projects involving improvements to a single family residence or a duplex owned by individuals, the persons signing these releases lose the right to file a claim against your property. In other types of construction this protection may still be important, but may not be as complete. TO PROTECT YOURSELF UNDER THIS OPTION YOU MUST BE CERTAIN THAT ALL MATERIAL SUPPLIERS, SUBCONTRACTORS AND LABORERS HAVE SIGNED.

NOTICE OF CANCELLATION

Transaction date shall be determined by the date set forth on the reverse of this contract as stated "Contract Date."

You may cancel this transaction, without penalty or obligation within three business days from the date of this contract.

If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract of sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to:

Pip's Pool Inc.

1973 Hastings Dr • Clearwater, FL 33763
(727) 444-4441 • Fax: (727) 444-4430 • pipspool@verizon.net

NO LATER THAN MIDNIGHT OF THE 3RD BUSINESS DAY of the date of this contract, as stated on the reverse.

I hereby cancel this transaction _____

Buyer's Signature

Date

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2014/2015 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors of the Eastlake Oaks Community Development District will hold a Public Hearing and a regular meeting on Thursday, August 14, 2014 at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

The purpose of the Public Hearing is to receive public comment and objections on the Fiscal Year 2015 Proposed Budget(s), to consider the imposition of special assessments to fund the District's Proposed Budget for Fiscal Year 2015 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190 and 197, Florida Statutes. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt the Budget(s) and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held in which the Board may consider any other business that may properly come before it.

A copy of the Proposed Budget, Preliminary Assessment Roll, and/or the Agenda for the Hearing and meeting may be obtained at the Offices of the District Manager, located at 2634 Cypress Ridge Boulevard, Suite 102, Wesley Chapel, Florida, 33544, Ph: (813) 991-1116, during normal business hours. In accordance with Section 189.418, Florida Statutes, the proposed budget will be posted on the Severn Trent website <http://www.cdddocs.org/Eastlake-Oaks-CDD> at least two days before the Budget Public Hearing date.

The special assessments are annually recurring assessments and are in addition to debt assessments if any. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the Hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**Eastlake Oaks
FISCAL YEAR 2014/2015 O&M ASSESSMENT SCHEDULE**

LOT SIZE	UNITS	PER LOT O&M
All Lots	289	\$761.11

(1) Annual O & M Assessment (in addition to the Debt Service Assessments) will appear on November 2015 Pinellas County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

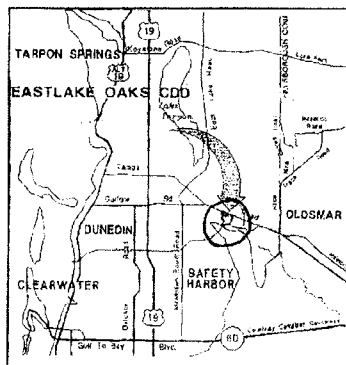
The tax collector will collect the assessments. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and meeting may be continued to a date, time and location to be specified on the record at the Hearing or meeting.

There may be occasions when staff or other individuals may participate via speaker telephone. Any person requiring special accommodations at this Public Hearing and meeting because of a disability or physical impairment should contact the District Office at (813) 991-1116 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Public Hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager



Publish July 18, 2014 and July 25, 2014

Swade, Janice

From: DAlmeida@tampabay.com
Sent: Monday, July 21, 2014 8:38 AM
To: Swade, Janice
Subject: Re: FW: EASTLAKE OAKS CDD BUDGETproof 1004190870 ready for your review/approval
Attachments: 1004190870-01.PDF

The ad published on Friday July 18th and is schedule to publish again on 7/25
Thank you

Respectfully,
Deirdre Almeida,
Legal Advertising Specialist



TAMPA BAY TIMES
Publishing Legals in Citrus, Hernando, Pasco, Pinellas & Hillsborough Counties
15365 Cortez Blvd., Brooksville, FL 34613
Direct: 352-848-1454 Email: dalmeida@tampabay.com

From: "Swade, Janice" <Janice.Swade@STServices.com>
To: "dalmeida@tampabay.com" <dalmeida@tampabay.com>,
Date: 07/21/2014 08:15 AM
Subject: FW: EASTLAKE OAKS CDD BUDGETproof 1004190870 ready for your review/approval

Did the attached ad run?

From: Swade, Janice
Sent: Wednesday, July 16, 2014 8:24 AM
To: 'dalmeida@tampabay.com'
Cc: Rehe, Stephanie
Subject: FW: EASTLAKE OAKS CDD BUDGETproof 1004190870 ready for your review/approval

The attached notice is good to go for advertising.

From: DAlmeida@tampabay.com [<mailto:DAlmeida@tampabay.com>]
Sent: Wednesday, July 16, 2014 8:11 AM
To: Swade, Janice
Subject: RE: EASTLAKE OAKS CDD BUDGETproof 1004190870 ready for your review/approval

EASTLAKE OAKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 3 - Modified Tentative Budget
(Printed 7/31/14)

Prepared by:



EASTLAKE OAKS

Community Development District

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Eastlake Oaks
Community Development District

Operating Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL FY 2013	BUDGET FY 2014	THRU JUN-2014	JUL- SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 378	\$ 250	\$ 516	\$ 172	\$ 688	\$ 250
Net Incr (Decr) In FMV-Invest	191	-	-	-	-	-
Special Assmnts- Tax Collector	219,960	219,960	219,961	-	219,961	219,960
Special Assmnts- CDD Collected	733	733	731	-	731	733
Special Assmnts- Discounts	(8,121)	(8,798)	(8,539)	-	(8,539)	(8,798)
Other Miscellaneous Revenues	109	-	-	-	-	-
TOTAL REVENUES	213,250	212,145	212,669	172	212,841	212,145
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	5,800	7,000	4,800	2,000	6,800	7,000
FICA Taxes	444	536	367	153	520	536
ProfServ-Dissemination Agent	-	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	827	1,500	133	1,367	1,500	1,500
ProfServ-Legal Services	1,829	1,500	4,610	500	5,110	2,000
ProfServ-Mgmt Consulting Serv	48,008	48,008	36,006	12,002	48,008	48,008
ProfServ-Special Assessment	3,881	3,881	3,881	-	3,881	3,881
ProfServ-Trustee	4,489	3,800	2,200	1,600	3,800	4,370
Auditing Services	4,350	4,350	4,350	-	4,350	4,350
Postage and Freight	405	600	332	111	443	500
Rental - Meeting Room	100	450	150	-	150	450
Insurance - General Liability	4,944	5,686	4,934	-	4,934	5,686
Printing and Binding	1,123	1,000	1,029	343	1,372	1,000
Legal Advertising	1,761	1,000	285	715	1,000	1,000
Miscellaneous Services	1,235	1,540	1,036	345	1,381	1,540
Misc-Assessmnt Collection Cost	2,928	4,399	4,268	131	4,399	4,399
Office Supplies	66	200	-	100	100	200
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	82,363	86,625	68,556	20,367	88,923	87,595
Field						
Contracts-Lake and Wetland	7,800	7,200	5,400	1,800	7,200	7,200
Contracts-Landscape	35,958	33,300	22,200	8,325	30,525	33,300
Contracts-Pools	8,142	7,140	5,355	1,785	7,140	7,140
Contracts-Cleaning Services	2,263	2,100	1,620	525	2,145	2,100
Electricity - Streetlighting	16,183	19,000	12,279	4,093	16,372	18,000
Utility - Water	4,421	6,800	2,899	966	3,865	5,000
R&M-Renewal and Replacement	699	1,500	-	500	500	1,500
R&M-Irrigation	2,686	6,400	3,419	1,140	4,559	5,000
R&M-Ponds	-	1,800	-	500	500	1,800
R&M-Pools	2,152	1,500	3,884	500	4,384	1,500
Misc-Contingency	20,451	38,780	40,564	13,521	54,085	42,010
Total Field	100,755	125,620	97,620	33,655	131,275	124,550

Annual Operating and Debt Service Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-2014	PROJECTED JUL- SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
TOTAL EXPENDITURES	183,118	212,145	166,176	54,022	220,198	212,145
Excess (deficiency) of revenues						
Over (under) expenditures	30,132	-	46,493	(53,850)	(7,357)	-
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(1,420)	(12,155)	-	-	-	(13,750)
Contribution to (Use of) Fund Balance	-	(12,155)	-	-	-	(13,750)
TOTAL OTHER SOURCES (USES)	(1,420)	(24,310)	-	-	-	(27,500)
Net change in fund balance	28,712	(12,155)	46,493	(53,850)	(7,357)	(13,750)
FUND BALANCE, BEGINNING	172,168	200,880	200,880	-	200,880	193,523
FUND BALANCE, ENDING	\$ 200,880	\$ 188,725	\$ 247,373	\$ (53,850)	\$ 193,523	\$ 179,773

**Budget Narrative
Fiscal Year 2015****REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – District Collected

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all six of the meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Prager and Sealy. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative
Fiscal Year 2015**EXPENDITURES****Administrative** (continued)**Professional Services - Special Assessment**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2008 Bond. The budgeted amount for the fiscal year has and increase of 15% per notice from US Bank, plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter from Berger, Toombs and Elam.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Rental-Meeting Room

The District pays a fee for meeting facilities at Holiday Inn Express where District Board meetings and workshops are held.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs

The District reimburses the Pinellas County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Budget Narrative
Fiscal Year 2015****EXPENDITURES****Field****Contracts-Lake and Wetland**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD water ponds. The District has currently a contract with American Ecosystems for a monthly fee of \$600.

Contracts-Landscape

The District currently has a contract with Landscape Maintenance Professional, Inc. to maintain the landscaping, edging, pruning, fertilization and irrigation system of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs.

Contracts-Pools

Scheduled maintenance consists of monthly inspections and treatment of pool within CDD. The District change the contract with Pip's Pool Service for a monthly fee of \$595.

Contracts-Cleaning Services

Scheduled maintenance consists of 12 times per year. Cleaning services provided for the District's common areas. The District has currently a contract Prestige Janitorial Service for a monthly fee of \$175.

Electricity – Street lighting

The District will incur electrical usage of streetlights within the District.

Utility - Water

The District currently has utility accounts with the City of Oldsmar. Usage consists of water, sewer and reclaimed water services.

R&M-Irrigation System

Unscheduled maintenance to irrigation system which includes; inspections, adjustments to controller and irrigation heads, minor system repairs and replacement of system components and purchase of irrigation supplies.

R&M- Renewal and Replacement

This represents the cost to replace any landscape materials within the District.

R&M-Ponds

Unscheduled maintenance consists of inspections and treatment of ponds and lakes.

R&M-Pools

This includes any repairs and maintenance that may be incurred during the year by the District.

Miscellaneous - Contingency

This contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

OTHER FINANCING SOURCES (USES)**Operating Transfers-Out**

Transfer from the General Fund to Debt Service Fund to cover the annual payment on the Lennar Notes Payable.

EASTLAKE OAKS

Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2015	\$ 193,523
Net Change in Fund Balance - Fiscal Year 2015	(13,750)
Total Funds Available (Estimated) - 9/30/2015	179,773

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Prepaid Items	2,810
Subtotal	2,810

Assigned Fund Balance

Operating Reserve - One Quarter Operating Capital	53,036 ⁽¹⁾
Reserves - Recreational Facilities	28,330 ⁽²⁾
Reserves - Ponds	28,830 ⁽²⁾
Subtotal	110,196

Total Allocation of Available Funds	113,006
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Total Unassigned (undesignated) Cash	\$ 66,766
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Notes

- (1) Represents approximately 3 months of operating expenditures
(2) Represents reserve from previous years

Eastlake Oaks
Community Development District

Debt Service Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

Series 2008 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-2014	PROJECTED JUL- SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 22	\$ 1	\$ 18	\$ 25	\$ 43	\$ 1
Special Assmnts- Tax Collector	135,828	135,828	135,828	-	135,828	135,828
Special Assmnts- Discounts	(5,015)	(5,433)	(5,273)	-	(5,273)	(5,433)
TOTAL REVENUES	130,835	130,396	130,573	25	130,598	130,396
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,776	2,717	2,611	-	2,611	2,717
Total Administrative	1,776	2,717	2,611	-	2,611	2,717
<i>Debt Service</i>						
Principal Debt Retirement	105,000	110,000	110,000	-	110,000	115,000
Principal Line of Credit/Note	-	11,500	-	11,500	11,500	12,500
Interest Expense	23,655	19,298	19,298	-	19,298	14,733
Total Debt Service	128,655	140,798	129,298	11,500	140,798	142,233
TOTAL EXPENDITURES	130,431	143,515	131,909	11,500	143,409	144,950
Excess (deficiency) of revenues Over (under) expenditures	404	(13,119)	(1,336)	(11,475)	(12,811)	(14,554)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	1,420	12,155	-	-	-	13,750
Contribution to (Use of) Fund Balance	-	(984)	-	-	-	(804)
TOTAL OTHER SOURCES (USES)	1,420	11,191	-	-	-	12,946
Net change in fund balance	1,824	(984)	(1,336)	(11,475)	(12,811)	(804)
FUND BALANCE, BEGINNING	11,791	13,615	13,615	-	13,615	804
FUND BALANCE, ENDING	\$ 13,615	\$ 12,651	\$ 12,279	\$ (11,475)	\$ 804	\$ 0

EASTLAKE OAKS

Community Development District

Series 2008 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2014	355,000		7,366.25	7,366	
5/1/2015	355,000	115,000	7,366.25	122,366	129,733
11/1/2015	240,000		4,980.00	4,980	
5/1/2016	240,000	120,000	4,980.00	124,980	129,960
11/1/2016	120,000		2,490.00	2,490	
5/1/2017	120,000	120,000	2,490.00	122,490	124,980
	\$ 355,000		\$ 29,673	\$ 384,673	\$ 384,673

EASTLAKE OAKSCommunity Development District

AMORTIZATION SCHEDULE
NOTES PAYABLE

DATE	PAYMENT	BALANCE
		\$156,500.00
4/1/1999	\$7,500.27	\$148,999.73
4/1/2000	\$4,068.85	\$144,930.88
5/1/2001	\$4,770.57	\$140,160.31
5/1/2002	\$6,793.31	\$133,367.00
5/1/2003	\$15,479.00	\$117,888.00
5/1/2004	\$6,000.00	\$111,888.00
5/1/2005	\$6,000.00	\$105,888.00
5/1/2006	\$6,500.00	\$99,388.00
5/1/2007	\$7,000.00	\$92,388.00
5/1/2008	\$7,500.00	\$84,888.00
5/1/2009	\$8,000.00	\$76,888.00
5/1/2010	\$8,500.00	\$68,388.00
5/1/2011	\$9,500.00	\$58,888.00
5/1/2012	\$10,000.00	\$48,888.00
5/1/2013	\$10,500.00	\$38,388.00
5/1/2014	\$11,500.00	\$26,888.00
5/1/2015	\$12,500.00	\$14,388.00
5/1/2016	\$9,671.00	\$4,717.00
	\$54,171.00	

EASTLAKE OAKS

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2015**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Pinellas County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2015 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Principal Line of Credit/Note

The District pays an annual note payment in order to pay down/retire Line of Credit.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

OTHER FINANCING SOURCES (USES)**Interfund Transfer-In**

Transfer from the General Fund to Debt Service Fund to cover the annual payment on the Lennar Notes Payable.

Eastlake Oaks

Community Development District

Supporting Budget Schedule

Fiscal Year 2015

EASTLAKE OAKS

Community Development District

*All Funds***Comparison of Assessment Rates
Fiscal Year 2015 vs. Fiscal Year 2014**

General Fund			Debt Service			Total Assessments per Unit			Units
FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	
\$761.11	\$761.11	0.0%	\$481.66	\$481.66	0%	\$1,242.77	\$1,242.77	0.0%	289
									289

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2014 and/or revised projections for Fiscal Year 2015.
- c. That the Adopted Budget, as amended, shall be maintained in the Office of the District Manager and the District's Records Office and identified as "The Budget for Eastlake Oaks Community Development District for the Fiscal Year Ending September 30, 2015, as Adopted by the Board of Supervisors on August 14, 2014."

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Eastlake Oaks Community Development District, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015, the sum of three hundred fifty seven thousand five Dollars (\$ 357,075) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 212,145
DEBT SERVICE FUND	\$ 144,950
TOTAL ALL FUNDS	\$ <u>357,095</u>

Section 3. Supplemental Appropriations

The Board may authorize by Resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

Swade, Janice

From: Swade, Janice
Sent: Thursday, September 04, 2014 9:22 AM
To: Cessna, Tiziana
Subject: EASTLAKE OAKS APPROVED BUDGET RESOLUTION
Attachments: Eastlake Oaks Budget Resolution.pdf

Please supply the appropriate numbers.

Thanks,
Janice

Janice Swade

Janice Swade
Severn Trent Services, Inc.
210 North University Drive
Suite 702
Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice.swade@stservices.com

RESOLUTION 2014-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2014, submitted to the Board of Supervisors (the "Board") a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Eastlake Oaks Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Annual Budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 14, 2014, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2014 and/or revised projections for Fiscal Year 2015.
- c. That the Adopted Budget, as amended, shall be maintained in the Office of the District Manager and the District's Records Office and identified as "The Budget for Eastlake Oaks Community Development District for the Fiscal Year Ending September 30, 2015, as Adopted by the Board of Supervisors on August 14, 2014."

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Eastlake Oaks Community Development District, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015, the sum of Three Hundred Fifty-seven Thousand, Ninety-five Dollars (\$357,095) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$212,145
DEBT SERVICE FUND	<u>\$144,950</u>
TOTAL ALL FUNDS	\$357,095

Section 3. Supplemental Appropriations

The Board may authorize by Resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

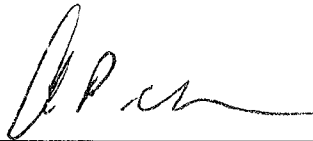
- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

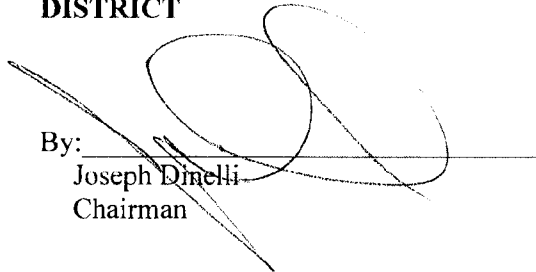
Introduced, considered favorably, and adopted this 14th day of August, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF
THE EASTLAKE OAKS
COMMUNITY DEVELOPMENT
DISTRICT**



Andrew P. Mendenhall
Secretary



By: _____
Joseph Dinelli
Chairman

EASTLAKE OAKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 3 - Adopted Budget
(Adopted on 8/14/14)

Prepared by:



EASTLAKE OAKS
Community Development District

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Eastlake Oaks
Community Development District

Operating Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-2014	PROJECTED JUL- SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 378	\$ 250	\$ 516	\$ 172	\$ 688	\$ 250
Net Incr (Decr) In FMV-Invest	191	-	-	-	-	-
Special Assmnts- Tax Collector	219,980	219,980	219,961	-	219,961	219,980
Special Assmnts- CDD Collected	733	733	731	-	731	733
Special Assmnts- Discounts	(8,121)	(8,798)	(8,539)	-	(8,539)	(8,798)
Other Miscellaneous Revenues	109	-	-	-	-	-
TOTAL REVENUES	213,250	212,145	212,669	172	212,841	212,145
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	5,800	7,000	4,800	2,000	6,800	7,000
FICA Taxes	444	536	367	153	520	536
ProfServ-Dissemination Agent	-	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	827	1,500	133	1,367	1,500	1,500
ProfServ-Legal Services	1,829	1,500	4,610	500	5,110	2,000
ProfServ-Mgmt Consulting Serv	48,008	48,008	36,006	12,002	48,008	48,008
ProfServ-Special Assessment	3,881	3,881	3,881	-	3,881	3,881
ProfServ-Trustee	4,489	3,800	2,200	1,600	3,800	4,370
Auditing Services	4,350	4,350	4,350	-	4,350	4,350
Postage and Freight	405	600	332	111	443	500
Rental - Meeting Room	100	450	150	-	150	450
Insurance - General Liability	4,944	5,686	4,934	-	4,934	5,686
Printing and Binding	1,123	1,000	1,029	343	1,372	1,000
Legal Advertising	1,761	1,000	285	715	1,000	1,000
Miscellaneous Services	1,235	1,540	1,036	345	1,381	1,540
Misc-Assessmnt Collection Cost	2,926	4,399	4,268	131	4,399	4,399
Office Supplies	66	200	-	100	100	200
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	82,363	86,625	68,556	20,367	88,923	87,595
<i>Field</i>						
Contracts-Lake and Wetland	7,800	7,200	5,400	1,800	7,200	7,200
Contracts-Landscape	35,958	33,300	22,200	8,325	30,525	33,300
Contracts-Pools	8,142	7,140	5,355	1,785	7,140	7,140
Contracts-Cleaning Services	2,263	2,100	1,620	525	2,145	2,100
Electricity - Streetlighting	16,183	19,000	12,279	4,093	16,372	18,000
Utility - Water	4,421	6,800	2,899	966	3,865	5,000
R&M-Renewal and Replacement	699	1,500	-	500	500	1,500
R&M-Irrigation	2,686	6,400	3,419	1,140	4,559	5,000
R&M-Ponds	-	1,800	-	500	500	1,800
R&M-Pools	2,152	1,500	3,884	500	4,384	1,500
Misc-Contingency	20,451	36,780	40,564	13,521	54,085	42,010
Total Field	100,755	125,520	97,620	33,655	131,275	124,550

Annual Operating and Debt Service Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-2014	PROJECTED JUL- SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
TOTAL EXPENDITURES	183,118	212,145	166,176	54,022	220,198	212,145
Excess (deficiency) of revenues						
Over (under) expenditures	30,132	-	46,493	(53,850)	(7,357)	-
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(1,420)	(12,155)	-	-	-	(13,750)
Contribution to (Use of) Fund Balance	-	(12,155)	-	-	-	(13,750)
TOTAL OTHER SOURCES (USES)	(1,420)	(24,310)	-	-	-	(27,500)
Net change in fund balance	28,712	(12,155)	46,493	(53,850)	(7,357)	(13,750)
FUND BALANCE, BEGINNING	172,168	200,880	200,880	-	200,880	193,523
FUND BALANCE, ENDING	\$ 200,880	\$ 188,725	\$ 247,373	\$ (53,850)	\$ 193,523	\$ 179,773

Budget Narrative
Fiscal Year 2015**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – District Collected

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all six of the meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Prager and Sealy. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative
Fiscal Year 2015**EXPENDITURES****Administrative** (continued)**Professional Services - Special Assessment**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services.

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2008 Bond. The budgeted amount for the fiscal year has and increase of 15% per notice from US Bank, plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter from Berger, Toombs and Elam.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Rental-Meeting Room

The District pays a fee for meeting facilities at Holiday Inn Express where District Board meetings and workshops are held.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs

The District reimburses the Pinellas County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

EASTLAKE OAKS

Community Development District

General Fund

**Budget Narrative
Fiscal Year 2015****EXPENDITURES****Field****Contracts-Lake and Wetland**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD water ponds. The District has currently a contract with American Ecosystems for a monthly fee of \$600.

Contracts-Landscape

The District currently has a contract with Landscape Maintenance Professional, Inc. to maintain the landscaping, edging, pruning, fertilization and irrigation system of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs.

Contracts-Pools

Scheduled maintenance consists of monthly inspections and treatment of pool within CDD. The District change the contract with Pip's Pool Service for a monthly fee of \$595.

Contracts-Cleaning Services

Scheduled maintenance consists of 12 times per year. Cleaning services provided for the District's common areas. The District has currently a contract Prestige Janitorial Service for a monthly fee of \$175.

Electricity – Street lighting

The District will incur electrical usage of streetlights within the District.

Utility - Water

The District currently has utility accounts with the City of Oldsmar. Usage consists of water, sewer and reclaimed water services.

R&M-Irrigation System

Unscheduled maintenance to irrigation system which includes; inspections, adjustments to controller and irrigation heads, minor system repairs and replacement of system components and purchase of irrigation supplies.

R&M- Renewal and Replacement

This represents the cost to replace any landscape materials within the District.

R&M-Ponds

Unscheduled maintenance consists of inspections and treatment of ponds and lakes.

R&M-Pools

This includes any repairs and maintenance that may be incurred during the year by the District.

Miscellaneous - Contingency

This contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

OTHER FINANCING SOURCES (USES)**Operating Transfers-Out**

Transfer from the General Fund to Debt Service Fund to cover the annual payment on the Lennar Notes Payable.

EASTLAKE OAKS

Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2015	\$ 193,523
Net Change in Fund Balance - Fiscal Year 2015	(13,750)
Total Funds Available (Estimated) - 9/30/2015	179,773

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Prepaid Items	2,810
Subtotal	2,810

Assigned Fund Balance

Operating Reserve - One Quarter Operating Capital	53,036 ⁽¹⁾
Reserves - Recreational Facilities	28,330 ⁽²⁾
Reserves - Ponds	28,830 ⁽²⁾
Subtotal	110,196

Total Allocation of Available Funds	113,006
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Total Unassigned (undesignated) Cash	\$ 66,766
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Represents reserve from previous years

Eastlake Oaks
Community Development District

Debt Service Budget
Fiscal Year 2015

EASTLAKE OAKS

Community Development District

Series 2008 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-2014	PROJECTED JUL- SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 22	\$ 1	\$ 18	\$ 25	\$ 43	\$ 1
Special Assmnts- Tax Collector	135,828	135,828	135,828	-	135,828	135,828
Special Assmnts- Discounts	(5,015)	(5,433)	(5,273)	-	(5,273)	(5,433)
TOTAL REVENUES	130,835	130,396	130,573	25	130,598	130,396
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,776	2,717	2,611	-	2,611	2,717
Total Administrative	1,776	2,717	2,611	-	2,611	2,717
<i>Debt Service</i>						
Principal Debt Retirement	105,000	110,000	110,000	-	110,000	115,000
Principal Line of Credit/Note	-	11,500	-	11,500	11,500	12,500
Interest Expense	23,655	19,298	19,298	-	19,298	14,733
Total Debt Service	128,655	140,798	129,298	11,500	140,798	142,233
TOTAL EXPENDITURES	130,431	143,515	131,909	11,500	143,409	144,950
Excess (deficiency) of revenues Over (under) expenditures	404	(13,119)	(1,336)	(11,475)	(12,811)	(14,554)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	1,420	12,155	-	-	-	13,750
Contribution to (Use of) Fund Balance	-	(964)	-	-	-	(804)
TOTAL OTHER SOURCES (USES)	1,420	11,191	-	-	-	12,946
Net change in fund balance	1,824	(964)	(1,336)	(11,475)	(12,811)	(804)
FUND BALANCE, BEGINNING	11,791	13,615	13,815	-	13,615	804
FUND BALANCE, ENDING	\$ 13,615	\$ 12,651	\$ 12,279	\$ (11,475)	\$ 804	\$ 0

EASTLAKE OAKS

Community Development District

Series 2008 Debt Service Fund

AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2014	355,000		7,366.25	7,366	
5/1/2015	355,000	115,000	7,366.25	122,366	129,733
11/1/2015	240,000		4,980.00	4,980	
5/1/2016	240,000	120,000	4,980.00	124,980	129,960
11/1/2016	120,000		2,490.00	2,490	
5/1/2017	120,000	120,000	2,490.00	122,490	124,980
	\$ 355,000		\$ 29,673	\$ 384,673	\$ 384,673

EASTLAKE OAKSCommunity Development District

AMORTIZATION SCHEDULE
NOTES PAYABLE

DATE	PAYMENT	BALANCE
		\$156,500.00
4/1/1999	\$7,500.27	\$148,999.73
4/1/2000	\$4,068.85	\$144,930.88
5/1/2001	\$4,770.57	\$140,160.31
5/1/2002	\$6,793.31	\$133,367.00
5/1/2003	\$15,479.00	\$117,888.00
5/1/2004	\$6,000.00	\$111,888.00
5/1/2005	\$6,000.00	\$105,888.00
5/1/2006	\$6,500.00	\$99,388.00
5/1/2007	\$7,000.00	\$92,388.00
5/1/2008	\$7,500.00	\$84,888.00
5/1/2009	\$8,000.00	\$76,888.00
5/1/2010	\$8,500.00	\$68,388.00
5/1/2011	\$9,500.00	\$58,888.00
5/1/2012	\$10,000.00	\$48,888.00
5/1/2013	\$10,500.00	\$38,388.00
5/1/2014	\$11,500.00	\$26,888.00
5/1/2015	\$12,500.00	\$14,388.00
5/1/2016	\$9,671.00	\$4,717.00
	\$54,171.00	

EASTLAKE OAKS

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2015**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Pinellas County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2015 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Principal Line of Credit/Note

The District pays an annual note payment in order to pay down/retire Line of Credit.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

OTHER FINANCING SOURCES (USES)**Interfund Transfer-In**

Transfer from the General Fund to Debt Service Fund to cover the annual payment on the Lennar Notes Payable.

Eastlake Oaks

Community Development District

Supporting Budget Schedule

Fiscal Year 2015

EASTLAKE OAKS

Community Development District

All Funds

**Comparison of Assessment Rates
Fiscal Year 2015 vs. Fiscal Year 2014**

General Fund			Debt Service			Total Assessments per Unit			Units
FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	
\$761.11	\$761.11	0.0%	\$481.66	\$481.66	0%	\$1,242.77	\$1,242.77	0.0%	289
									289

RESOLUTION 2014-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eastlake Oaks Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's Budget for Fiscal Year 2014-2015 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2014-2015; and

WHEREAS, the provision of such services, facilities and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Pinellas County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Eastlake Oaks Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Pinellas County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the Pinellas County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Pinellas County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "A."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A."

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Pinellas County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "A."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Pinellas County Tax Collector and shall be collected by the Pinellas County Tax Collector in the same manner and time as Pinellas County taxes. The proceeds therefrom shall be paid to the Eastlake Oaks Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep

appraised of all updates made to the Pinellas County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Pinellas County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Eastlake Oaks Community Development District.

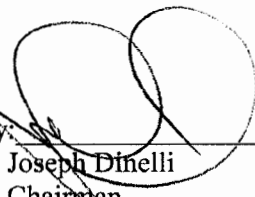
PASSED AND ADOPTED this 14th day of August, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF THE
EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**



Andrew P. Mendenhall
Secretary


By: _____
Joseph Dinelli
Chairman

Eastlake Oaks C.D.D.

STRAP	RG	TW	SC	SB	BLK	LOT	NAM1	Total	O&M	Debt
162815239	16	28	15	23989	1	10	MC CASKEY, ROBERT J	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	20	SCALA, JIM E JR	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	30	ALI, FAROOQ	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	40	MARSH, CHRIS	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	50	*****	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	60	ACTIS, ROBERT	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	70	GILANI, NAZIMA S	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	80	MURIELLO, TIMOTHY B	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	90	ASSOIAN, GEORGE II	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	100	PETROCZI, BEATRIX	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	110	BUGBEE, PETER S	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	120	BRITT, MICHAEL D	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	130	ROBERTS, STEPHANIE M	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	140	BUCKLEW, JANETTE S	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	150	SADORF, DENNIS J	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	160	HUNTER, NICOLE RENEE	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	170	ROBERTSON, SUSAN CAMPBELL	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	180	RUSSELL, CHRISTOPHER P	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	190	LAZIER, DARLENE	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	200	DE GRAW, DONALD C	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	210	FLYNT, JOHN R	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	220	SARACKI, PAULA J	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	230	ROJAS, ALBERTO A	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	240	NATIONSTAR MTG	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	250	ELY, JACK H	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	260	DANPERSAUD, MAHADEO	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	270	YANG, YENG	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	280	GONZALES, HECTOR B	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	290	RICHMOND, GARY N	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	300	NICHOLAS, LENNARD	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	310	MC NABB, CHARLES E	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	320	RONECKER, DENISE L TRUST	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	330	COLLINS, WAYNE A	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	340	STRECKER, WILLIAM	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	350	BYRD, EUGENE B	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	360	BENSIMON, ABRAHAM	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	370	SCHEIDT, KATHRYN	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	1	380	BHARWANI, KARIM ABDUL MALIK	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	10	PENALOSA, MARIO V	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	20	SZIMA, DENISE	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	30	HARB, YOUSSEF	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	40	ARELLANO, LARRY F	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	50	LAWSON, ROY II	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	60	GE, GANG	\$ 1,242.77	\$ 761.11	\$ 481.66
162815239	16	28	15	23989	2	70	LANGENBACHER, ADAM	\$ 1,242.77	\$ 761.11	\$ 481.66

Eastlake Oaks C.D.D.

162815239	16	28	15	23989	2	80 MADI, MOHAMMED	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	10 YOUNG, AYLWYN S SR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	20 JONES, CAROLAN K	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	30 GREEN, ERIN M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	40 CANADY, MARK EDWARD	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	50 D'AMICO, KEVIN F	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	60 KALIDINDI, NARESH V	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	70 CURTO, ROBIN J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	80 DEAN, JAMES E	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	90 BAKER, AMY A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	100 LA FRATE, CHRISTIAN P	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	110 HERNANDEZ, RAFAEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	120 LI, WEI RUO	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	130 KNIGHT, DARLENE OTILIA	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	140 VILA, ALFONSO A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	150 CITIMORTGAGE INC	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	160 WINKENHOFER, DAVID	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	170 ZHAI, JINHUI	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	180 ELSWICK, JAMES	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	190 HUDOLETNJAK, FRANK REVOCABLE TRUST	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	200 CENTENO, BRENDA P	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	210 BLADES, LORRAINE	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	220 RUSSELL, JANN M TRE	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	230 CHILSON, JOSHUA T	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	240 SWANSON, CHRIS	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	250 KHAFFAF, AHMED H	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	260 TOMARAS, ATHANASIOS	\$	761.11	\$	761.11	\$	-
162815239	16	28	15	23989	8	270 GALMISH, RYLAND J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	280 LASH, TIMOTHY L	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	290 JONES, C STEPHEN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	300 WEISS, HARRIET M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	8	310 WALKER, GREGORY T	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	10 YAGNIK, LEENA J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	20 BUTLER, WARREN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	30 DINELLI, JOSEPH	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	40 HATHAWAY, DONALD S	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	50 MIKHAIL, ASHRAF	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	60 EGBERS, RUTH E	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	70 ALCHIN, ANTHONY	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	80 RAAYMAKERS, CHAD JEREMY	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	360 SMITH, DEBRA M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	370 CALLAHAN, BETTY F LIVING TRUST	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	380 HANSEN, MATTHEW M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	390 OESTREICHER, DARRIN M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	400 COBAICH, DANIEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23989	9	410 PATEL, NANOOBHAI	\$	1,242.77	\$	761.11	\$	481.66

Eastlake Oaks C.D.D.

16281523E	16	28	15	23989	9	420 BROJAN, GENER	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	9	430 HULETT, JEREMY	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	9	440 MURAWSKI, KIRSTEN ANNA	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	9	450 PETERSON, DOUGLAS JR	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	10 ZURN, JOHN R	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	20 BORSCH, GEORGE	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	30 ORTIZ, JOSE C	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	40 FIELD, MICHAEL J	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	50 FLEISCHHAUER, MICHAEL JOSEPH	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	340 SUN, GUOLIANG	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	350 MORALES, PEDRO D	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23989	10	360 PATEL, JAYESH U	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	90 FAWCETT, CHRISTOPHER R	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	100 LEIMBERGER, MICHAEL	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	110 FELLS, MICHAEL T	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	120 LARDARO, TERESA A	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	130 PHILLIPS, JASON L	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	140 *****	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	150 BERGMAN, DONNA J K	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	160 BANK OF NEW YORK MELLON TRUST CO TRE	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	2	170 MAHABIR, PAUL S	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	320 KANE, MICHAEL S	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	330 TIMPANARO, JOHN	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	340 FLEMING, JOHN H	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	350 STEIN, MARTIN	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	360 ROPER, SCOTT JASON	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	370 GAWRON, MALGORZATA J	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	380 POTENZA, PAUL J	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	390 FLETCHER, BRAD	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	400 LEON, JAMES A	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	410 VINCENT, SCOTT G	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	420 DASILVA, JOSE VAZ	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	430 MILLS, ERIC R	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	440 PATEL, PINAKIRAI R	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	450 ROJAS, RAFAEL	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	460 PATEL, MUKESH	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	470 CASTANEDA, JUAN C	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	480 EVANS, ROBERT	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	490 LISANTI, VINCENT	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	500 COPP, GARY T	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	510 CAROS, KYRIAKOS	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	520 MORATON, SERGIO	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	530 TICKNER, KEITH	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	8	540 STANLEY, ROBERT H	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	9	90 AUGAITIS, MICHAEL D	\$	1,242.77	\$	761.11	\$	481.66
16281523E	16	28	15	23990	9	100 OBERG, DANIEL	\$	1,242.77	\$	761.11	\$	481.66

Eastlake Oaks C.D.D.

162815239	16	28	15	23990	9	110 PORTOLANO, JODI	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	120 CORNNELL, MICHAEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	130 SCUOTTO, ANTHONY III	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	140 GOLISZEK, GREGORY	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	150 MC CUDDEN, LEONARD M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	160 SEDACCA, JARED	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	170 COLLINS, RALPH JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	180 WILLETT, JEFFREY S	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	190 PORBENI, FESTUS BEMIYO IYIBANUA	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	200 LE, HUNG VIET	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	210 PASTIRKO, JAMES R JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	220 HOLMES, ANDREA	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	230 ROSS, JOHN R II	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	240 BELCHER, DANIEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	250 BAKER, JAY W	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	260 JIANG, LEI GUI	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	270 VANDER VEER, SEAN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	280 OMERAGIC, HASIB K	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	290 WISER, DEBRA S	\$	761.11	\$	761.11	\$	-
162815239	16	28	15	23990	9	300 REED, JOHN C & JUSTINE A REVOCABLE TRUST	\$	761.11	\$	761.11	\$	-
162815239	16	28	15	23990	9	310 VANDENBERG, COURTNEY L	\$	761.11	\$	761.11	\$	-
162815239	16	28	15	23990	9	320 HICKEY, PATRICK E	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	330 FERGUSON, GREGORY R	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	340 BROWN, TRACY RENEE	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	9	350 LAWTON, GERALD N	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	60 KERNICKY, MAUREEN R	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	70 BHIKA, BIPIN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	80 KNIGHTON, JACOB R	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	90 BAEZ, FRANCISCO S	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	100 KIROVSKI, ZORANCO	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	110 CALLUM, RICHARD W	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	120 NEBRIDA, NOE P JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	130 COX, EARL JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	140 MC COMBIE, ADRIAN P	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	250 DYM TROW, LAUREN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	260 EBERSOLE, ALICIA	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	270 ALCHIN, JOHN A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	280 FENNELL, RUPERT JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	290 EDLING, BRIAN S	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	300 ALGATE, MATTHEW B	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	310 RIDDOCK, WALTER B	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	320 JIMENEZ, VINCENT JAMES	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23990	10	330 NOWACKI, BOGDAN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	180 SCARGLE, JOHN G	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	190 BLAKE, BELINDA H	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	200 MC GRAIL, ERIC J	\$	1,242.77	\$	761.11	\$	481.66

Eastlake Oaks C.D.D.

162815239	16	28	15	23991	2	210 JAGER, CHARLENE J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	220 GEORGE, SARAH	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	230 SANTIAGO, BLENDA J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	240 KLINKEFUS, MICHAEL E	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	2	250 GIANELLI, JOSEPH D	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	10 BERRIOS, ADONIS	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	20 SWANSON, LARRY	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	30 TAPPER, JOHN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	40 BLAZEJEWSKI, WALTER M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	50 DONEGIAN, PETER M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	60 LAMVICHIT, BOUAPAN M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	70 SULTAN, DANIEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	3	80 KEENAN, JENNIFER L	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	10 CRAWFORD, ROBERT J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	20 PATEL, BHASKER	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	30 GRANT, TIFFANY A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	40 LI, KUN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	50 WILLIAMS, DANIEL	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	60 GULLO, KELLEY L	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	70 MELITIDES, LILLIAN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	80 ROSES, JOSEPH M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	90 DUNCAN, TROY R	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	100 PANTELIS, JOHN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	110 CERVANTES, JOHN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	120 PATEL, AMRISH	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	130 KWON, JOHN	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	140 KIRBY, BONNIE	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	150 YONGUE, JAMES D	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	160 LEGGETT, JOHN A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	170 KU, CHING CHING	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	180 JENSEN, JAMES C	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	190 ROMAN, NELSON	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	200 FOCARACCI, ANTHONY	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	210 FEDERICI, MARK A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	220 BURWELL, JOHN W II	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	230 RAMUS, ANN MARIE	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	7	240 GLOWACKI, ESZTER	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	550 MATHESON, ROBERT W	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	560 ROBINSON, CHAD D	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	570 KING, TRAVIS M	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	580 ARNOLD, ADRIAN B	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	590 MITCHELL, JOHN J	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	8	600 HOFFMAN, BETH E	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	150 SHOEMAKER, PATRICK	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	160 COLFIN AI-FL 2 LLC	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	170 FOCAKOVIC, HUSO	\$	1,242.77	\$	761.11	\$	481.66

Eastlake Oaks C.D.D.

162815239	16	28	15	23991	10	180 PAWLING, KELLY A	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	190 MONEY, EDWARD P	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	200 GARCIA-RAMIREZ, RICARDO	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	210 D'AMELIO, MICHAEL JR	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	220 JOHNSTON, DENNIS P	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	230 ALTIZER, MARGARET	\$	1,242.77	\$	761.11	\$	481.66
162815239	16	28	15	23991	10	240 WICKMAN, KEVIN P	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	10 WEBB, SARAH E	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	20 LUCAS, CHRISTOPHER J	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	30 BEN-SIMON, YITZCHAK	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	40 MOORE, AMY L	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	50 BHIMANI, SHAMIM	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	60 R S SCHWARTZ CO LLC	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	70 VILLA, JOSEPH	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	80 HOAK, CHRISTOPHER LEON	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	90 SALVAS, JOHN P	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	100 ARZATE, ROBERTO	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	110 *****	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	120 ELLIOTT, STEVEN J	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	130 DAVIS, LUKE	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	140 ROUFAIL, EMAN	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	150 FLETCHER, TED R	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	160 MURRAY, JAMES W	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	4	170 YOUNG, JAMES D	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	10 CASTILLO, DANIEL	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	20 FRANGIONE, LOUIS C	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	30 BASARIA, MUMTAZ	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	40 VANETTEN, MICHELLE T	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	50 O'CONNOR, MICHAEL J	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	60 LOUREIRO, ANTONIO F	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	70 CLARK, JAMES B JR	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	80 WILSON, RICHARD C	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	5	90 VONGVENEKEO, THAVISACK	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	10 QUINLISK, MICHAEL J	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	20 MARTINEZ, CARLOS	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	30 LABER, DEAN A	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	40 TSILICLIS, NICOLAS	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	50 MOONEYHAN, BENNY	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	60 WORTHAM, MARK W	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	70 *****	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	80 PATEL, PRAMOD	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	90 LOBO, MARCEL S	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	100 TRUETT, KRISTEN M	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	110 TARLAPALLY, SRINIVAS	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	120 LEVY, YEHUDA	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	6	130 DELIA, JOHN	\$	761.11	\$	761.11	\$	-

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162822239	16	28	22	23992	6	140 REINHART, RONALD R	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	10 CASTELLANO-IRIZARRY, NANCY	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	20 COLFIN AH-FLORIDA 5 LLC	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	30 KOEHN, RYAN	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	40 LEGER, ROBERT S	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	50 CHRISTOPOULOS, BILLIE	\$	761.11	\$	761.11	\$	-
162822239	16	28	22	23992	11	60 JOHNSON, FREDERICK	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	70 LITTLE, TERRY	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	80 *****	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	90 VIARS, SHAWN A	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	100 PATEL, ARCHANA R	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	110 INNOVATIONAL CONCEPTS LLC	\$	1,242.77	\$	761.11	\$	481.66
162822239	16	28	22	23992	11	120 CRAWFORD, GLENN A	\$	1,242.77	\$	761.11	\$	481.66
							<hr/>					
							\$	355,027.80	\$	219,199.68	\$	135,828.12



Addendum to Commercial Security Services Agreement

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 1, 2014	CDD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
"Community":	Eastlake Oaks Community Development District	Contract #:		
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677			

This Addendum is made to that certain Envera Commercial Security Services Agreement ("Agreement") for the "Premises" listed above, dated May 1, 2014, by and between Hidden Eyes, LLC d/b/a Envera Systems ("Company"), and Eastlake Oaks Community Development District ("Client"). The Parties hereby agree as follows:

1. Paragraph 14 of the Agreement shall be deleted and the following language included in its place:

"To the extent authorized by law, but only to the extent of the limitations on liability set forth in Section 768.28, Florida Statutes, and without waiving the same, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim of loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees."

2. This Addendum may be executed in any number of counterparts, a complete set of which shall be deemed an original.
3. In the event of a conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT: Eastlake Oaks Community Development District	
Signature		Signature	
Print Name		Print Name	
Title / Position		Title / Position	
Date		Date	

Community Name: Eastlake Oaks CDD

Site Address: 210 n University Drive # 702 Coral Springs Fl

Contact Person: Andy Mendenhall County: Pinellas

Phone: 813.991.1116 ext 102 Email: andy.mendenhall@stservices.com

New Construction: ☐ Yes ☒ No Power Available: ☒ Yes ☐ No

Knox Box Required: ☐ Yes ☒ No Internet Existing: ☒ Yes ☐ No

SOS: ☐ Yes ☒ No Provider: Brighthouse

Location of Head End Equipment:

pool equipment room

System Functionality:

Active Video: record video 24 hours a day in and around pool and deck including under cabana. At night to voice down to unwanted visitors to leave premises

Access: control access to pool through reader and gate holding hardware

Expected Camera Views(Areas Expected to Protect) / Doors & Gates Covered for Access Control:

pool, deck, under cabana

pool gate access

Takeover Equipment to be Integrated or Removed (include model #'s if possible):

n/a

Miscellaneous not already mentioned:

Client Expectations Not Addressed Above (to be filled out by Client):

Customer Acceptance

Signature: _____

Date: _____

Print Name: _____

Prepared by and return to:

Envera Systems
7280 W Palmetto Park Road, Suite 306
Boca Raton, FL 33433

Permit No: _____

PIN No: 15-28-16-23989-000-0001

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, *Florida Statutes*, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** EASTLAKE OAKS PHASE 1 TRACT A
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Installation of low voltage security camera system
3. **OWNER INFORMATION:**
 - a. Name and address: EASTLAKE OAKS COMM DEV DIST C/O MOYER, GARY L 10300 NW 11TH MANOR CORAL SPRINGS FL 33071-6530
 - b. Interest in property: Fee Simple
 - c. Name and address of fee simple titleholder (if different than Owner): _____
4. **CONTRACTOR INFORMATION:** Hidden Eyes, LLC d/b/a Envera Systems, 8132 Blaikie Court, Sarasota, FL 34240, 561-910-5826
5. **SURETY INFORMATION:**
 - a. Name and address: N/A
 - b. Phone number: _____ Amount of bond: \$ _____
6. **LENDER INFORMATION:**
 - a. Name and address: _____
 - b. Phone number: _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, *Florida Statutes*:**
 - a. Name and address: _____
 - b. Phone number: _____
8. **In addition to himself or herself to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), *Florida Statutes*, Owner designates:**
 - a. Name and address: _____
 - b. Phone number: _____
9. **Expiration date of this Notice of Commencement (expiration date is one(1) year from date of recording unless specified):** _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager

Print Signatory's Name and Title/Office Name

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____

as _____ for _____ and is personally known ☐ OR Produced Identification ☐ _____

Signature – Notary Public

Verification pursuant to Section 92.525, *Florida Statutes*.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing Above

COMMERCIAL SECURITY SERVICES AGREEMENT

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 01, 2014	CDD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
"Community":	Eastlake Oaks Community Development District	Contract #:			
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677				
"Services":	<input checked="" type="checkbox"/> Active Video Surveillance <input type="checkbox"/> Passive Video Surveillance <input checked="" type="checkbox"/> Access Control <input type="checkbox"/> Alarm Monitoring				
Service Rates					
Installation Fee	Install Amount	7% Tax	Total	50% Deposit	50% Balance at Completion
	\$ 12,907.45	\$ 0.00	\$ 12,907.45	\$ 6,453.73	\$ 6,453.72
Monitoring / Database (Payable Quarterly in Advance)	Monthly Fee	7% Tax	Monitoring/Database Total	2 Months Deposit	
	\$ 300.00	\$ EXEMPT	\$ 300.00	\$ 600.00	
Service & Maintenance Plan (Payable Quarterly in Advance)	Monthly Fee	7% Tax	Service/Maintenance Total	2 Months Deposit	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Declined
	\$ 118.00	\$ EXEMPT	\$ 118.00	\$ 236.00	

THIS COMMERCIAL SECURITY SERVICES AGREEMENT ("Agreement"), entered into as of the Contract Date by and between the Client and Hidden Eyes, LLC, a Florida limited liability company d/b/a Envera Systems ("Envera"). The parties hereby agree as follows:

- SERVICES TO BE FURNISHED.** Envera will furnish those of the following services ("Services") which are indicated at the top of this page for the property located at the Premises, subject to the limitations and conditions set forth below in this Agreement:
 - Active Video Surveillance:** Envera will install cameras with advanced analytics or sensors to monitor areas on the Premises and once sensors have been activated, Envera's remotely located operators will have the capability to see, hear, and speak to trespassers. Envera's operators use two way voice communications to request that the trespassers exit the area and will contact local authorities if necessary. Client expressly acknowledges and agrees that the scope of Envera's monitoring duties under this Agreement relate solely to responding to perimeter monitoring detection equipment as described in this agreement and that Envera is not providing twenty-four (24) hour monitoring for the Client's Premises.
 - Passive Video Surveillance:** Envera will install specialized cameras to record activity on the Premises and store video footage via a digital video recorder; monitoring of video activity is not included.
 - Access Control:** Envera will install database technology which will be used to grant or deny access to gates and/or doors using PIN numbers, key cards, fobs, vehicle stickers, or biometric identifiers (to be specified by Client prior to installation)
 - Alarm Monitoring:** Envera will install an alarm monitoring system that may or may not utilize a two way speaker/microphone device to communicate with the Premises. In the event an alarm signal is received by the central station, Envera will dispatch authorities as directed in the Schedule of Services.
 - Remote central station monitoring of the motion sensors and alarm sensors shall be referred to herein as the "Monitoring Services."
 - Assisting the Community with updating the database of owners, residents, and authorized guests thereof in connection with all services above ("Database Services"); and
 - Installation and maintenance of, and repairs to, the Security System during the term of this Agreement ("Repair and Maintenance Services"). References in this Agreement to the "Security System" shall include the equipment as described on Exhibit "A" attached hereto.

The Services shall consist only of the performance of the tasks expressly set forth in this Agreement and in the Schedule of Services attached hereto as Exhibit "B", which shall be completed by Client upon execution of this Agreement. In the event any of the information on the Schedule of Services changes, it is Client's responsibility to submit an updated Schedule of Services to Envera. Envera shall be entitled to rely on the most recently submitted Schedule of Services. The Services do not include provision of utilities and communication signals for the Security System. During the term of this Agreement, the Client agrees to exclusively use Envera for the Services, and to provide at Client's sole expense a telephone connection, high speed internet connection and electricity for operation of the Security System. Client shall immediately notify Envera of any malfunctions of the communication link or power outages for lines used by the Envera equipment. Client understands that, due to the nature of the method used for communicating signals to the central station facility, there may be times when that communication method is not able to transmit signals and consequently, the central station facility will not receive any signals. There will be times when any radio frequency method, such as cellular, public or private radio systems, cannot transmit a signal due to lack of signal strength or availability of a communication channel. Similarly, any other type of communication method (i.e., DSL, BPR, or other broadband or Internet based telephone service) installed under this Agreement can also experience an interruption in service resulting in failure of communication signals to transmit. Client further understands that all such transmission methods are wholly beyond the control of Envera and Envera shall have

no responsibility for failure of any of such transmission failures. Envera assumes no liability for delays in the installation or interruptions of service due to strikes, riots, floods, fires, act of God or any causes beyond the control of Envera, including interruption of alarm transmission and will not be required to supply service to the Client while such cause continues. Client will immediately notify Envera of any discovered malfunction or interruption of the communication transmission method utilized by the Security System.

- TERM.**
 - Following execution of this agreement and payment of any deposit required hereunder, Envera shall diligently proceed to install the Security System. The "Commencement Date" of this Agreement shall be the date on which the Security System has been fully installed and communication signals have been tested by the central station.
 - The Services to be furnished by Envera will be for a primary period (the "Primary Period") of thirty-six (36) months commencing on the Commencement Date.
 - After the expiration of the Primary Period, this Agreement shall automatically renew for additional terms of one (1) year ("Renewal Period(s)") unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the Primary Period or any Renewal Period.
- TERMINATION.**
 - Either party may terminate this Agreement with cause in the event of a default by the other party as set forth in paragraph 12 below.
 - Either party may terminate this Agreement without cause by providing at least thirty (30) days written notice to the other party ("Early Termination").
 - Early Termination or termination of this Agreement for cause is subject to the provisions of paragraph 13 below.
 - Envera may terminate this Agreement, without notice, in the event Envera's central station connection link or the equipment within the Client's Premises is destroyed by fire or other catastrophe, or is otherwise so substantially damaged that it is impractical to continue service. In the event of termination pursuant to this subparagraph, Envera shall be relieved of any further obligations under this Agreement, but Client shall remain liable for payment of any and all amounts due for Services provided up to the date of termination of Services.
- COMPENSATION.**
 - The Client agrees to pay Envera the following fees, which are set forth above (collectively the "Service Rates"):
 - The Monitoring and Database Services Rates.
 - The Service & Maintenance Plan Rates.
 - The Repair & Maintenance Services Standard Rates, which apply when Client has declined the Service & Maintenance Plan and /or is responsible for Service or Maintenance to the Security System.
 - Client acknowledges that the Service Rates set forth above do not include additional charges for any applicable taxes, and Client agrees to pay those taxes, if any.
 - The Installation Fee.
 - Invoices will be payable upon receipt by Client. All outstanding invoices not paid within thirty (30) days of receipt thereof shall accrue interest at the maximum rate allowed by law (currently 18% per year).
 - Envera may, at any time after the Primary Period, increase the Service Rates or implement or increase service charges to meet changing costs, upon giving the Client notice in writing prior to the month in which such increase will take effect.
 - Notwithstanding the foregoing, Client agrees that Envera shall have the right, at any time, to increase the charges provided herein to reflect any additional governmental surcharges, fees, or taxes relating to the service provided under the terms of this Agreement, which may be imposed on Envera by any governmental agency or utility company. Client agrees to pay those governmental surcharges, fees, or taxes.
 - Client agrees to use the system properly so as to avoid causing any false alarms. Client further agrees to pay any false alarm fine, fee, penalty or other similar

COMMERCIAL SECURITY SERVICES AGREEMENT

charge that is charged to Client, and if any such false alarm fine, fee, penalty or other similar charge is charged to Envera by any governmental agency, then Client shall promptly reimburse Envera therefore.

5. LIMITED WARRANTY AND CONDITIONS; MAINTENANCE.

- (a) Client acknowledges that Envera's obligations hereunder are solely to provide the Services as defined in paragraph 1 above and further described in this Agreement and Exhibits attached hereto. A default on the part of Envera, and any related rights of Client related thereto, will arise only in the event that Envera fails to fulfill its obligations to service or repair the Security System, as such obligations are set forth in this Agreement.
 - (b) Envera is not the manufacturer of the Security System and therefore does not guarantee the workmanship or any other aspect of the equipment comprising the Security System; however, certain warranties may be provided by the manufacturer(s) of the components and to the extent that Client is purchasing the components, said warranties will be assigned to Client. Notwithstanding any other provision in this agreement to the contrary, where Client purchases a Security System under this Agreement, Envera warrants that the equipment will be free from defects in material and workmanship for a period of ninety (90) days from the Commencement Date.
 - (c) Notwithstanding anything to the contrary contained in this Agreement, as part of the Repair and Maintenance Services and in consideration for payment of the Service and Maintenance Plan Rates, Envera agrees to provide standard maintenance and repair services without additional charge to Client. For the purposes of this agreement, "standard" maintenance and repair services shall mean those rendered reasonably necessary (i) due to ordinary use, wear and tear or (ii) directly as a result of a malfunction of the Security System. Should any of the equipment need to be serviced or replaced at any time in connection with a standard maintenance and repair service, Envera will not charge for labor or system parts and materials. Upon receipt of notice from Client that a repair is required, or upon Envera's discovery of a needed repair, Envera shall use reasonable discretion to determine whether a repair is "standard" or the result of a third party or other cause beyond Envera's control, including such events as described in paragraph 5(d) below.
 - (d) Repairs to or replacement of the Security System or its components rendered necessary by any of the following events shall not be considered "standard" and related costs shall be the responsibility of Client at the Repair & Maintenance Services Standard Rates: accident, vandalism, flood, water, lightning, fire intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or telephone service. Further, Envera shall not be responsible for any interruption in the Monitoring Services as a result of any of the foregoing occurrences, and Envera will not be required to perform the Services while any such cause continues.
 - (e) EXCEPT AS EXPRESSLY SET FORTH HEREIN, ENVERA MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE SECURITY SYSTEM, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY. CLIENT ACKNOWLEDGES THAT NO REPRESENTATIONS WERE MADE TO CLIENT OR RELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE SECURITY SYSTEM.
 - (f) It is understood and agreed by the parties hereto that Envera is providing a Security System and/or Services designed to reduce the risk of loss only; that the payments provided for herein are based solely on the value of the Security System and/or Services as described herein and are unrelated to the value of any property located on the Premises; that Envera is not liable for losses which may occur in cases of malfunction or nonfunction of any Security System provided by, or serviced by, Envera, that Envera is not liable for losses which may occur in the monitoring, repairing, signal handling or dispatching aspects of the service, even if due to Envera's negligence or failure of performance; that Envera is not liable for losses resulting from failure to warn or inadequate training; that Envera is not an insurer; and that insurance covering personal injury, property loss, damage to and on Client's Premises must be obtained and/or maintained by Client. Client understands that it is Client's duty to purchase such insurance; that Envera offers several levels of protection and services and that the Security System and/or Services described has been chosen by Client after considering the several levels of protection afforded by various systems and the related costs.
6. **INSTALLATION.** Client hereby authorizes and empowers Envera, its agents or assigns, to come upon the Premises to install, service and maintain the Security System, and to make any necessary inspections, tests, and repairs as required. It is mutually agreed that the work of standard repairs or service by Envera shall be performed between the hours of 8:00 a.m. and 5:00 p.m., exclusive of Saturdays, Sundays and holidays. In the event of an emergency, Envera may provide Services outside of standard business hours, and in such event, Envera reserves the right to charge an additional premium for Services provided under such circumstances.
7. **EQUIPMENT.** Ownership of the components of the Security System are set forth in Exhibit "A". If the Security System is purchased by the Client, then Envera will retain

a security interest in the equipment until the full purchase price has been paid. It is understood and agreed that upon termination Envera may remove or abandon, in whole or in part, the system if owned by Envera, without obligation to repair or redecorate any portion of the Client's premises, using reasonable care. Envera's removal or abandonment shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. Client agrees to permit Envera reasonable access to the property to remove all equipment. Client shall maintain insurance adequate to cover the replacement costs of Envera's equipment in the custody and control of the Client.

8. **SYSTEM CHECKS.** Client agrees to perform system checks as instructed by Envera to ascertain if the Security System is properly functioning. If Client shall discover a defect in the Security System, Client shall immediately contact Envera in writing or by telephone and fully describe the nature of the defect so that repair service may be rendered. Envera shall perform repairs as soon as is reasonably possible after receipt of notice from Client.
9. **VIDEO FOOTAGE.** Envera agrees to make archived video footage from the Security System reasonably available to Client, which footage is typically retained by the digital video recorder for a period of thirty (30) days. In addition, Client will have access to viewing live video footage from Client's computers. Client acknowledges that viewing live footage will (i) be limited to officers and employees of Client and that residents will not be authorized to access the footage, (ii) be restricted to one Client user at a time, and (iii) involve installation of software onto Client's computers. Envera will use reasonable efforts to train up to three (3) individuals designated by Client to access the live video footage; however, Client is solely responsible for the installation of any software programs and Client expressly acknowledges that Envera is not responsible for the functionality of such software on Client's computers. Envera agrees to reasonably cooperate to provide available video footage to Client in response to any public records requests received by Client; provided, however, that to the extent permitted by Florida law, Envera shall be entitled to reimbursement for its reasonable time and material expenses incurred in responding to such requests, the costs of which shall be invoiced to Client and paid according to subparagraph 4(b) above.
10. **INFORMATION.** Client agrees, upon signing this Agreement, to supply Envera with the following information, all of which shall be transmitted to Envera via email or other electronic means and shall be made structured in an electronic format specified by Envera, for importation into Envera's database:
 - (a) A list of residents and renters in the community for the purposes of managing the access control system. Client shall provide Envera with the appropriate contact information for each new resident/ renter as new residents move in.
 - (b) Contact information for the appropriate law enforcement and emergency service agencies servicing the community.
11. **PRIVACY.** All of the information described in paragraph 10 above ("Protected Information") shall be held by Envera as confidential and will be used for no purpose other than maintaining an information database as described herein. Envera shall not release any of the Protected Information to any third party without the prior written consent of Client. Notwithstanding the foregoing, in the event Envera becomes legally obligated to disclose any of the Protected Information, Envera may disclose that portion of the Protected Information as is legally required to be disclosed, provided that Envera shall promptly notify Client of such required disclosure so that Client may seek a protective order or other appropriate remedy.
12. **DEFAULT.**
 - (a) **Default by Client.** Client shall be in default of this Agreement in the event it (i) fails to pay any amount when due as provided by this Agreement, and/or (ii) commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of any default of this Agreement by Client, Envera shall be entitled to terminate this Agreement immediately and Client shall be liable to Envera for the damages as set forth in paragraph 13 below.
 - (b) **Default by Envera.** Envera shall be in default of this Agreement in the event it commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of a termination by Client due to Envera's default, Client shall not be responsible for payment of the Liquidated Damages, as set forth in paragraph 13 below; however, Client shall remain liable to Envera for payment of any and all amounts due for Services provided up to and including the date of termination of this Agreement by Client.
13. **DAMAGES.**
 - (a) **NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT TO THE CONTRARY, CLIENT AGREES THAT ENVERA SHALL NOT BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.**
 - (b) In the event that (i) Client exercises its right to Early Termination without cause or (ii) Envera terminates this Agreement for cause pursuant to subparagraph 12(a) above, Client shall pay to Envera one-hundred percent (100%) of the balance

COMMERCIAL SECURITY SERVICES AGREEMENT

due for Services for the remainder of the Primary Period or then-current Renewal Period, as applicable (the "Liquidated Damages"). Envera and Client agree that the Liquidated Damages are a reasonable estimation of the damages of cancellation due to the inability of computing actual costs, including, but not limited to, the cost of disconnecting and removing Envera's equipment, the lost opportunity of using the equipment in another engagement, and the loss of the value of the unexpired portion of the Agreement. In the event Client fails to pay the amount of Liquidated Damages and/or the amount then due for Services previously rendered within thirty (30) days of termination, Client agrees to pay Envera all costs of collection, including without limitation, reasonable attorney's fees.

- (c) In the event that (i) Envera exercises its right to Early Termination or (ii) Client terminates this Agreement for cause pursuant to subparagraph 12(b) above, Client's damages hereunder shall be limited to the actual damages incurred by Client, but in no event shall Envera be liable for more than the amount paid by Client for one (1) month of Monitoring and Database Services, as set forth in subparagraph 4(a)(i) above, or \$500, whichever is less. In no event will Envera be liable for consequential, incidental, indirect, punitive or special damages from any cause of action of any kind, whether arising in contract, tort, or otherwise.

14. **INDEMNIFICATION.** To the extent permitted by law, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim for loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees.
15. **SCOPE OF AGREEMENT.** Client acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability, and third-party indemnification, inure to the benefit of and are applicable to Envera, Envera's direct and indirect parents, affiliates, subsidiaries, and to any subcontractors engaged by Envera to provide monitoring, maintenance, installation, or service of the Security System provided herein. Client hereby waives, on its behalf, and any of its insurance carriers, any rights of subrogation any such carrier may otherwise have against Envera.
16. **NOTICES.** All notices hereunder must be in writing and served by registered or certified mail, postage prepaid, return receipt requested, facsimile, or electronic mail and incorporated herein by reference. Change of address may be designated by appropriate notice similarly given to the other party herein. All notices to Envera should go to: Hidden Eyes, LLC d/b/a Envera Systems
2280 W Palmetto Park Road, Suite 306
Boca Raton, FL 33433
17. **LIVE GUARD SERVICES.** Client may retain the services of a third party to provide live guard monitoring of Client's Premises. Envera shall have no responsibility for the actions of a live guard and shall not be obligated to provide the live guard access to the Security System. Client's indemnification obligations set forth in paragraph 14 above shall expressly extend to and include any and all claims relating to actions or omissions of any live guard.
18. _____ (Envera) _____ (Client) *(Parties shall initial this provision if it applies.)* **PROPERTY MANAGEMENT.** Client has retained the services of a property management company to facilitate the operation of various functions of the Community. Envera is hereby authorized to communicate with and rely upon the actions of such property management company, through the individual(s) identified below, with regard to all aspects of this Agreement, except for the execution of amendments hereto which shall require the signature of an officer of Client's

corporation. Further, a copy of any notice required under this Agreement shall also be sent to the contact information set forth on the Schedule of Services attached hereto as Exhibit "B" and incorporated herein by reference and Client shall notify Envera of any change to such information.

19. _____ (Envera) _____ (Client) *(Parties shall initial this provision if it applies.)* **COMMUNITY DEVELOPMENT DISTRICT.** The parties acknowledge that Client is a community development district established and governed according to Chapter 190, Florida Statutes. Exhibit "C" containing additional language regarding the nature of a Community Development District is attached hereto and incorporated herein by reference.
20. **NO THIRD PARTY BENEFICIARY.** This Agreement is made solely and specifically between, and for the benefit of, the parties hereto, and their respective successors and assigns (subject to the express provisions hereof relating to successors and assigns) and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise. Client does hereby for itself and other parties claiming under it, release and discharge Envera from and against all claims arising from the hazards covered by Client's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against the company.
21. **MISCELLANEOUS.**
- (a) In the event of any litigation or other legal proceeding hereunder, the prevailing party will be entitled to an award of his, her, or its direct, indirect, or incidental expenses incurred, including but not limited to, court costs and reasonable attorney's fees incurred throughout all negotiations, trials or appeals.
- (b) This Agreement will be construed and enforced in accordance with Florida law.
- (c) This instrument, including all attached Exhibits, contains the entire Agreement between the parties and no modification, release, or waiver of any provision hereof will be effective unless it is in writing and signed by the parties.
- (d) If any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.
- (e) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together will constitute one and the same instrument.
- (f) The article and section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. Every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning and not strictly for or against any party hereto. This Agreement shall not be construed against either party by virtue of a party of a party being deemed the Agreement's drafter.
- (g) If there is any conflict between this Agreement and any other document between Envera and Client relating to the subject matter hereof, this Agreement will govern, unless such other document is dated subsequent to this Agreement and expressly states that it controls.
- (h) Envera will at all times be deemed an independent contractor hereunder; all taxes, social security benefits, unemployment compensation taxes and related costs related to Envera's employees will solely be the responsibility and function of Envera.
- (i) The parties agree that venue for any proceedings related to or arising out of this Agreement or the Services provided hereunder shall be the Court of competent jurisdiction in and for the county in which the Premises is located.
- (j) This Agreement is not assignable by the Client except upon the prior written consent of Envera, the granting of which consent shall be at the sole option of Envera. Envera shall have the right to assign this Agreement, or to subcontract any of its obligations under this Agreement, without notice to, or consent of, the Client.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates written below, the last of which shall be the Contract Date set forth on the first page hereof.

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

EXHIBIT "A" - DESCRIPTION OF SECURITY SYSTEM AND RELATED EQUIPMENT

Equipment owned by Client

Active Video Surveillance System for Pool Area

Monitoring \$150.00 Maintenance \$83.00 Install \$8,336.75

1	Outdoor Camera with Built-In Analytics - 750GB, 2MP	1	Camera Wall Mount
1	12' Post	1	Outdoor Speaker / Microphone Combination
1	Infrared Illuminator	1	Audio Interface Amplifier
1	PoE Injector	1	PoE Surge Protection
1	iBoot Bar G2	1	iBoot Bar G2 Expansion
1	Equipment Rack	1	Power Supply 3.5 Amp with Cord
1	Battery Backup 1500VA	1	Router
105	Trenching & Backfilling	110	Conduit
375	Wire		Labor

Access Control System for Pool Area

Management \$150.00 Maintenance \$35.00 Install \$4,570.70

1	eMerge50 Network Controller	1	Card Reader (2" Read Range)
1	6' Post	1	Exit Push Button
1	Electromechanical Gate Lock	1	Magnalatch for Pool Gate
1	Power Supply 8 Channel for Access	1	Battery Backup 900VA
10	Trenching & Backfilling	20	Conduit
80	Wire		Labor
150	Card		

Equipment owned by Envera

Active Video Surveillance System for Pool Area

	None		

Access Control System for Pool Area

	None		

All equipment owned by Envera shall remain the sole property of Envera and any and all compensation paid pursuant to this Agreement is solely for the use, and not ownership, thereof. It is understood and agreed that upon termination, Envera may remove its property using reasonable care, without obligation to repair or redecorate any portion of the Client's property or Envera may abandon, in whole or in part, such property. Envera's removal of its property shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. The Client agrees to permit Envera reasonable access to the property to remove all equipment.



COMMERCIAL SECURITY SERVICES AGREEMENT

EXHIBIT "B" - SCHEDULE OF SERVICES

Customer Information:				Contract #:		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Update							
Client Name: Eastlake Oaks Community Development District				CSID #:										
Bill Company: Eastlake Oaks Community Development District				Account #:										
Bill Address: c/o Severn Trent Management Services, 2634 Cypress Ridge Boulevard, Suite 102, Wesley Chapel, FL 33544														
Bill Phone #:		Email:												
Service:		<input checked="" type="checkbox"/> Active Video Monitoring	<input type="checkbox"/> Passive Video Monitoring	<input checked="" type="checkbox"/> Access Control	<input type="checkbox"/> Burglar Alarm									
Emergency Contact List / Email Notifications (List in Order):														
Name:		Phone #:		Email:										
Name:		Phone #:		Email:										
Name:		Phone #:		Email:										
Emergency Response Information:														
Responding Agency:				Global Password:										
Nearest Cross Street:				Duress Code:										
Arm/Disarm Times: (applicable only on Active Video Monitoring or Access Control)														
Location:		POOL AREA		Location:		POOL AREA								
		<input type="checkbox"/> Use Dusk to Dawn Schedule Below				<input type="checkbox"/> Use Dusk to Dawn Schedule Below								
	Arm Time	Disarm Time		Arm Time	Disarm Time									
Sunday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Sunday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Monday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Monday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Tuesday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Tuesday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Wednesday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Wednesday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Thursday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Thursday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Friday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Friday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Saturday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Saturday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM									
Dusk to Dawn Schedule														
MONTH	JAN	FEB	MAR	DST Beg	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DST End	DEC
Arm	7:00pm	7:30pm	7:45pm	8:45pm	9:00pm	9:15pm	9:30pm	9:30pm	9:15pm	8:30pm	8:00pm	7:45pm	6:45pm	6:45pm
Disarm	7:00 am	6:45am	6:15am	7:15am	6:45am	6:15am	6:00am	6:15am	6:30am	6:45am	7:00am	7:15am	6:15am	6:45am
Special Instructions:														

Please submit updated Schedule of Services to updates@enverasystems.com. All updates will be processed within 2 business days.

FOR INTERNAL USE:		Sales Rep: Bill Ford	Received:	Entered:
IP Address Provider:		Phone #:		
Router User Name:		Router Password:		

EXHIBIT "C" - COMMUNITY DEVELOPMENT DISTRICT ADDENDUM

1. Given the nature of a Community Development District, the parties acknowledge that the roads within the Community are dedicated for public use and as such, Envera may not restrict or limit public use or access to them.
2. The parties acknowledge and agree that Client is a community development district, established pursuant to Chapter 190, Florida Statutes, and as such the ability of Client to indemnify, defend and hold harmless Envera is limited. To the extent the terms of this Agreement are in conflict with the statutes and law regarding indemnification by community development districts, the scope of such provisions shall be deemed revised to provide the maximum amount of indemnification from Client permitted by such law. Further, the Parties expressly acknowledge that Florida law provides that Client may not indemnify a private party for damages, acts, or losses caused by the negligent acts or omissions of Envera, its officers, employees, agents, and subcontractors.
3. Envera agrees and understands that Chapter 119, Florida Statutes, may be applicable to the reports, recordings, tapes, computer files, and other documents and records, prepared, generated, or created in connection with the work and services provided to the District by Envera. Envera shall allow reasonable access to such documents to the extent required by Chapter 119, Florida Statutes; provided, however, that Envera shall not be required to allow access to its internal documentation, trade secrets, or other proprietary information unless so ordered by a court of law. Client acknowledges that it may incur additional charges for the maintenance of extended back up data storage or Envera's reasonable time and materials costs incurred in connection with responding to public records requests.
4. Client is subject to the protections afforded under §768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.



DEPOSIT INVOICE

Hidden Eyes LLC dba Envera Systems
7280 W Palmetto Park Rd, Suite 306
Boca Raton, FL 33433
Phone 561.910.5826 Fax 561.910.5869
info@enverasystems.com

QUOTE #: 904
DATE: MAY 1, 2014

TO	SALESPERSON	PAYMENT TERMS
Eastlake Oaks Community Development District Severn Trent Management Services 2634 Cypress Ridge Boulevard, Suite 102 Wesley Chapel, FL 33544	Bill Ford	Due on Receipt

DEPOSIT QTY	DESCRIPTION	ITEM PRICE	DEPOSIT DUE
50%	Installation of Systems	12,907.45	6,453.73
2 Months	Monitoring/Database Services	300.00	600.00
2 Months	Repair/Maintenance Services	118.00	236.00
SUBTOTAL			7,289.73
SALES TAX			EXEMPT
TOTAL			7,289.73

Make all checks payable to Envera Systems
THANK YOU FOR YOUR BUSINESS!



Addendum to Commercial Security Services Agreement

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 1, 2014	CDD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
"Community":	Eastlake Oaks Community Development District	Contract #:		
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677			

This Addendum is made to that certain Envera Commercial Security Services Agreement ("Agreement") for the "Premises" listed above, dated May 1, 2014, by and between Hidden Eyes, LLC d/b/a Envera Systems ("Company"), and Eastlake Oaks Community Development District ("Client"). The Parties hereby agree as follows:

1. Paragraph 13(b) of the Agreement is hereby deleted, and the following language is included in its place:

"In the event (i) Client exercises its right to Early Termination, or (ii) Envera terminates this Agreement for cause pursuant to subparagraph 12(a), Client shall pay to Envera 50% of the balance due for Services for the remainder of the Primary Period or current Renewal Period, in addition to amounts for services rendered through the date of termination (the "Liquidated Damages").

Envera and Client agree that the Liquidated Damages are a reasonable estimation of the damages of cancellation due to the inability of computing actual costs, including, but not limited to, the cost of disconnecting and removing Envera's equipment, the lost opportunity of using the equipment in another engagement, and the loss of the value of the unexpired portion of the Agreement. In the event Client fails to pay the amount of Liquidated Damages and/or the amount then due for Services previously rendered within thirty (30) days of termination, Client agrees to pay Envera all costs of collection, including without limitation, reasonable attorney's fees."

2. Paragraph 14 of the Agreement shall be deleted and the following language included in its place:

"To the extent authorized by law, but only to the extent of the limitations on liability set forth in Section 768.28, Florida Statutes, and without waiving the same, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim of loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees."

3. This Addendum may be executed in any number of counterparts, a complete set of which shall be deemed an original.
4. In the event of a conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT: Eastlake Oaks Community Development District	
Signature		Signature	
Print Name		Print Name	
Title / Position		Title / Position	
Date		Date	

COMMERCIAL SECURITY SERVICES AGREEMENT

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 01, 2014	CDD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
"Community":	Eastlake Oaks Community Development District	Contract #:			
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677				
"Services":	<input checked="" type="checkbox"/> Active Video Surveillance <input type="checkbox"/> Passive Video Surveillance <input checked="" type="checkbox"/> Access Control <input type="checkbox"/> Alarm Monitoring				
Service Rates					
Installation Fee	Install Amount	7% Tax	Total	50% Deposit	50% Balance at Completion
	\$ 12,907.45	\$ 0.00	\$ 12,907.45	\$ 6,453.73	\$ 6,453.72
Monitoring / Database (Payable Quarterly in Advance)	Monthly Fee	7% Tax	Monitoring/Database Total	2 Months Deposit	
	\$ 300.00	\$ EXEMPT	\$ 300.00	\$ 600.00	
Service & Maintenance Plan (Payable Quarterly in Advance)	Monthly Fee	7% Tax	Service/Maintenance Total	2 Months Deposit	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Declined
	\$ 118.00	\$ EXEMPT	\$ 118.00	\$ 236.00	

THIS COMMERCIAL SECURITY SERVICES AGREEMENT ("Agreement"), entered into as of the Contract Date by and between the Client and Hidden Eyes, LLC, a Florida limited liability company d/b/a Envera Systems ("Envera"). The parties hereby agree as follows:

- SERVICES TO BE FURNISHED. Envera will furnish those of the following services ("Services") which are indicated at the top of this page for the property located at the Premises, subject to the limitations and conditions set forth below in this Agreement:
 - Active Video Surveillance:** Envera will install cameras with advanced analytics or sensors to monitor areas on the Premises and once sensors have been activated, Envera's remotely located operators will have the capability to see, hear, and speak to trespassers. Envera's operators use two way voice communications to request that the trespassers exit the area and will contact local authorities if necessary. Client expressly acknowledges and agrees that the scope of Envera's monitoring duties under this Agreement relate solely to responding to perimeter monitoring detection equipment as described in this agreement and that Envera is not providing twenty-four (24) hour monitoring for the Client's Premises.
 - Passive Video Surveillance:** Envera will install specialized cameras to record activity on the Premises and store video footage via a digital video recorder; monitoring of video activity is not included.
 - Access Control:** Envera will install database technology which will be used to grant or deny access to gates and/or doors using PIN numbers, key cards, fobs, vehicle stickers, or biometric identifiers (to be specified by Client prior to installation).
 - Alarm Monitoring:** Envera will install an alarm monitoring system that may or may not utilize a two way speaker/microphone device to communicate with the Premises. In the event an alarm signal is received by the central station, Envera will dispatch authorities as directed in the Schedule of Services.
 - Remote central station monitoring of the motion sensors and alarm sensors shall be referred to herein as the "Monitoring Services."
 - Assisting the Community with updating the database of owners, residents, and authorized guests thereof in connection with all services above ("Database Services"); and
 - Installation and maintenance of, and repairs to, the Security System during the term of this Agreement ("Repair and Maintenance Services"). References in this Agreement to the "Security System" shall include the equipment as described on Exhibit "A" attached hereto.

The Services shall consist only of the performance of the tasks expressly set forth in this Agreement and in the Schedule of Services attached hereto as Exhibit "B", which shall be completed by Client upon execution of this Agreement. In the event any of the information on the Schedule of Services changes, it is Client's responsibility to submit an updated Schedule of Services to Envera. Envera shall be entitled to rely on the most recently submitted Schedule of Services. The Services do not include provision of utilities and communication signals for the Security System. During the term of this Agreement, the Client agrees to exclusively use Envera for the Services, and to provide at Client's sole expense a telephone connection, high speed internet connection and electricity for operation of the Security System. Client shall immediately notify Envera of any malfunctions of the communication link or power outages for lines used by the Envera equipment. Client understands that, due to the nature of the method used for communicating signals to the central station facility, there may be times when that communication method is not able to transmit signals and consequently, the central station facility will not receive any signals. There will be times when any radio frequency method, such as cellular, public or private radio systems, cannot transmit a signal due to lack of signal strength or availability of a communication channel. Similarly, any other type of communication method (i.e., DSL, BPR, or other broadband or Internet based telephone service) installed under this Agreement can also experience an interruption in service resulting in failure of communication signals to transmit. Client further understands that all such transmission methods are wholly beyond the control of Envera and Envera shall have

no responsibility for failure of any of such transmission failures. Envera assumes no liability for delays in the installation or interruptions of service due to strikes, riots, floods, fires, act of God or any causes beyond the control of Envera, including interruption of alarm transmission and will not be required to supply service to the Client while such cause continues. Client will immediately notify Envera of any discovered malfunction or interruption of the communication transmission method utilized by the Security System.

- TERM.
 - Following execution of this agreement and payment of any deposit required hereunder, Envera shall diligently proceed to install the Security System. The "Commencement Date" of this Agreement shall be the date on which the Security System has been fully installed and communication signals have been tested by the central station.
 - The Services to be furnished by Envera will be for a primary period (the "Primary Period") of thirty-six (36) months commencing on the Commencement Date.
 - After the expiration of the Primary Period, this Agreement shall automatically renew for additional terms of one (1) year ("Renewal Period(s)") unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the Primary Period or any Renewal Period.
- TERMINATION.
 - Either party may terminate this Agreement with cause in the event of a default by the other party as set forth in paragraph 12 below.
 - Either party may terminate this Agreement without cause by providing at least thirty (30) days written notice to the other party ("Early Termination").
 - Early Termination or termination of this Agreement for cause is subject to the provisions of paragraph 13 below.
 - Envera may terminate this Agreement, without notice, in the event Envera's central station connection link or the equipment within the Client's Premises is destroyed by fire or other catastrophe, or is otherwise so substantially damaged that it is impractical to continue service. In the event of termination pursuant to this subparagraph, Envera shall be relieved of any further obligations under this Agreement, but Client shall remain liable for payment of any and all amounts due for Services provided up to the date of termination of Services.
- COMPENSATION.
 - The Client agrees to pay Envera the following fees, which are set forth above (collectively the "Service Rates"):
 - The Monitoring and Database Services Rates.
 - The Service & Maintenance Plan Rates.
 - The Repair & Maintenance Services Standard Rates, which apply when Client has declined the Service & Maintenance Plan and /or is responsible for Service or Maintenance to the Security System.
 - Client acknowledges that the Service Rates set forth above do not include additional charges for any applicable taxes, and Client agrees to pay those taxes, if any.
 - The Installation Fee.
 - Invoices will be payable upon receipt by Client. All outstanding invoices not paid within thirty (30) days of receipt thereof shall accrue interest at the maximum rate allowed by law (currently 18% per year).
 - Envera may, at any time after the Primary Period, increase the Service Rates or implement or increase service charges to meet changing costs, upon giving the Client notice in writing prior to the month in which such increase will take effect.
 - Notwithstanding the foregoing, Client agrees that Envera shall have the right, at any time, to increase the charges provided herein to reflect any additional governmental surcharges, fees, or taxes relating to the service provided under the terms of this Agreement, which may be imposed on Envera by any governmental agency or utility company. Client agrees to pay those governmental surcharges, fees, or taxes.
 - Client agrees to use the system properly so as to avoid causing any false alarms. Client further agrees to pay any false alarm fine, fee, penalty or other similar

COMMERCIAL SECURITY SERVICES AGREEMENT

charge that is charged to Client, and if any such false alarm fine, fee, penalty or other similar charge is charged to Envera by any governmental agency, then Client shall promptly reimburse Envera therefore.

5. LIMITED WARRANTY AND CONDITIONS; MAINTENANCE.

(a) Client acknowledges that Envera's obligations hereunder are solely to provide the Services as defined in paragraph 1 above and further described in this Agreement and Exhibits attached hereto. A default on the part of Envera, and any related rights of Client related thereto, will arise only in the event that Envera fails to fulfill its obligations to service or repair the Security System, as such obligations are set forth in this Agreement.

(b) Envera is not the manufacturer of the Security System and therefore does not guarantee the workmanship or any other aspect of the equipment comprising the Security System; however, certain warranties may be provided by the manufacturer(s) of the components and to the extent that Client is purchasing the components, said warranties will be assigned to Client. Notwithstanding any other provision in this agreement to the contrary, where Client purchases a Security System under this Agreement, Envera warrants that the equipment will be free from defects in material and workmanship for a period of ninety (90) days from the Commencement Date.

(c) Notwithstanding anything to the contrary contained in this Agreement, as part of the Repair and Maintenance Services and in consideration for payment of the Service and Maintenance Plan Rates, Envera agrees to provide standard maintenance and repair services without additional charge to Client. For the purposes of this agreement, "standard" maintenance and repair services shall mean those rendered reasonably necessary (i) due to ordinary use, wear and tear or (ii) directly as a result of a malfunction of the Security System. Should any of the equipment need to be serviced or replaced at any time in connection with a standard maintenance and repair service, Envera will not charge for labor or system parts and materials. Upon receipt of notice from Client that a repair is required, or upon Envera's discovery of a needed repair, Envera shall use reasonable discretion to determine whether a repair is "standard" or the result of a third party or other cause beyond Envera's control, including such events as described in paragraph 5(d) below.

(d) Repairs to or replacement of the Security System or its components rendered necessary by any of the following events shall not be considered "standard" and related costs shall be the responsibility of Client at the Repair & Maintenance Services Standard Rates: accident, vandalism, flood, water, lightning, fire intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or telephone service. Further, Envera shall not be responsible for any interruption in the Monitoring Services as a result of any of the foregoing occurrences, and Envera will not be required to perform the Services while any such cause continues.

(e) EXCEPT AS EXPRESSLY SET FORTH HEREIN, ENVERA MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE SECURITY SYSTEM, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY. CLIENT ACKNOWLEDGES THAT NO REPRESENTATIONS WERE MADE TO CLIENT OR RELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE SECURITY SYSTEM.

(f) It is understood and agreed by the parties hereto that Envera is providing a Security System and/or Services designed to reduce the risk of loss only; that the payments provided for herein are based solely on the value of the Security System and/or Services as described herein and are unrelated to the value of any property located on the Premises; that Envera is not liable for losses which may occur in cases of malfunction or nonfunction of any Security System provided by, or serviced by, Envera, that Envera is not liable for losses which may occur in the monitoring, repairing, signal handling or dispatching aspects of the service, even if due to Envera's negligence or failure of performance; that Envera is not liable for losses resulting from failure to warn or inadequate training; that Envera is not an insurer; and that insurance covering personal injury, property loss, damage to and on Client's Premises must be obtained and/or maintained by Client. Client understands that it is Client's duty to purchase such insurance; that Envera offers several levels of protection and services and that the Security System and/or Services described has been chosen by Client after considering the several levels of protection afforded by various systems and the related costs.

6. **INSTALLATION.** Client hereby authorizes and empowers Envera, its agents or assigns, to come upon the Premises to install, service and maintain the Security System, and to make any necessary inspections, tests, and repairs as required. It is mutually agreed that the work of standard repairs or service by Envera shall be performed between the hours of 8:00 a.m. and 5:00 p.m., exclusive of Saturdays, Sundays and holidays. In the event of an emergency, Envera may provide Services outside of standard business hours, and in such event, Envera reserves the right to charge an additional premium for Services provided under such circumstances.

7. **EQUIPMENT.** Ownership of the components of the Security System are set forth in Exhibit "A". If the Security System is purchased by the Client, then Envera will retain

a security interest in the equipment until the full purchase price has been paid. It is understood and agreed that upon termination Envera may remove or abandon, in whole or in part, the system if owned by Envera, without obligation to repair or redecorate any portion of the Client's premises, using reasonable care. Envera's removal or abandonment shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. Client agrees to permit Envera reasonable access to the property to remove all equipment. Client shall maintain insurance adequate to cover the replacement costs of Envera's equipment in the custody and control of the Client.

8. **SYSTEM CHECKS.** Client agrees to perform system checks as instructed by Envera to ascertain if the Security System is properly functioning. If Client shall discover a defect in the Security System, Client shall immediately contact Envera in writing or by telephone and fully describe the nature of the defect so that repair service may be rendered. Envera shall perform repairs as soon as is reasonably possible after receipt of notice from Client.

9. **VIDEO FOOTAGE.** Envera agrees to make archived video footage from the Security System reasonably available to Client, which footage is typically retained by the digital video recorder for a period of thirty (30) days. In addition, Client will have access to viewing live video footage from Client's computers. Client acknowledges that viewing live footage will (i) be limited to officers and employees of Client and that residents will not be authorized to access the footage, (ii) be restricted to one Client user at a time, and (iii) involve installation of software onto Client's computers. Envera will use reasonable efforts to train up to three (3) individuals designated by Client to access the live video footage; however, Client is solely responsible for the installation of any software programs and Client expressly acknowledges that Envera is not responsible for the functionality of such software on Client's computers. Envera agrees to reasonably cooperate to provide available video footage to Client in response to any public records requests received by Client; provided, however, that to the extent permitted by Florida law, Envera shall be entitled to reimbursement for its reasonable time and material expenses incurred in responding to such requests, the costs of which shall be invoiced to Client and paid according to subparagraph 4(b) above.

10. **INFORMATION.** Client agrees, upon signing this Agreement, to supply Envera with the following information, all of which shall be transmitted to Envera via email or other electronic means and shall be made structured in an electronic format specified by Envera, for importation into Envera's database:

(a) A list of residents and renters in the community for the purposes of managing the access control system. Client shall provide Envera with the appropriate contact information for each new resident/renter as new residents move in.

(b) Contact information for the appropriate law enforcement and emergency service agencies servicing the community.

11. **PRIVACY.** All of the information described in paragraph 10 above ("Protected Information") shall be held by Envera as confidential and will be used for no purpose other than maintaining an information database as described herein. Envera shall not release any of the Protected Information to any third party without the prior written consent of Client. Notwithstanding the foregoing, in the event Envera becomes legally obligated to disclose any of the Protected Information, Envera may disclose that portion of the Protected Information as is legally required to be disclosed, provided that Envera shall promptly notify Client of such required disclosure so that Client may seek a protective order or other appropriate remedy.

12. DEFAULT.

(a) **Default by Client.** Client shall be in default of this Agreement in the event it (i) fails to pay any amount when due as provided by this Agreement, and/or (ii) commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of any default of this Agreement by Client, Envera shall be entitled to terminate this Agreement immediately and Client shall be liable to Envera for the damages as set forth in paragraph 13 below.

(b) **Default by Envera.** Envera shall be in default of this Agreement in the event it commits a material breach of any of its obligations hereunder and fails to cure such material breach within fifteen (15) days of receipt of written notice thereof or, if such breach cannot reasonably be cured within said 15 days, to commence and diligently prosecute to cure the breach within 15 days of receipt of written notice thereof. In the event of a termination by Client due to Envera's default, Client shall not be responsible for payment of the Liquidated Damages, as set forth in paragraph 13 below; however, Client shall remain liable to Envera for payment of any and all amounts due for Services provided up to and including the date of termination of this Agreement by Client.

13. DAMAGES.

(a) NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT TO THE CONTRARY, CLIENT AGREES THAT ENVERA SHALL NOT BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

(b) In the event that (i) Client exercises its right to Early Termination without cause or (ii) Envera terminates this Agreement for cause pursuant to subparagraph 12(a) above, Client shall pay to Envera one-hundred percent (100%) of the balance

COMMERCIAL SECURITY SERVICES AGREEMENT

due for Services for the remainder of the Primary Period or then-current Renewal Period, as applicable (the "Liquidated Damages"). Envera and Client agree that the Liquidated Damages are a reasonable estimation of the damages of cancellation due to the inability of computing actual costs, including, but not limited to, the cost of disconnecting and removing Envera's equipment, the lost opportunity of using the equipment in another engagement, and the loss of the value of the unexpired portion of the Agreement. In the event Client fails to pay the amount of Liquidated Damages and/or the amount then due for Services previously rendered within thirty (30) days of termination, Client agrees to pay Envera all costs of collection, including without limitation, reasonable attorney's fees.

- (c) In the event that (i) Envera exercises its right to Early Termination or (ii) Client terminates this Agreement for cause pursuant to subparagraph 12(b) above, Client's damages hereunder shall be limited to the actual damages incurred by Client, but in no event shall Envera be liable for more than the amount paid by Client for one (1) month of Monitoring and Database Services, as set forth in subparagraph 4(a)(i) above, or \$500, whichever is less. In no event will Envera be liable for consequential, incidental, indirect, punitive or special damages from any cause of action of any kind, whether arising in contract, tort, or otherwise.
14. **INDEMNIFICATION.** To the extent permitted by law, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim for loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees.
15. **SCOPE OF AGREEMENT.** Client acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability, and third-party indemnification, inure to the benefit of and are applicable to Envera, Envera's direct and indirect parents, affiliates, subsidiaries, and to any subcontractors engaged by Envera to provide monitoring, maintenance, installation, or service of the Security System provided herein. Client hereby waives, on its behalf, and any of its insurance carriers, any rights of subrogation any such carrier may otherwise have against Envera.
16. **NOTICES.** All notices hereunder must be in writing and served by registered or certified mail, postage prepaid, return receipt requested, facsimile, or electronic mail and incorporated herein by reference. Change of address may be designated by appropriate notice similarly given to the other party herein. All notices to Envera should go to: Hidden Eyes, LLC d/b/a Envera Systems
2280 W Palmetto Park Road, Suite 306
Boca Raton, FL 33433
17. **LIVE GUARD SERVICES.** Client may retain the services of a third party to provide live guard monitoring of Client's Premises. Envera shall have no responsibility for the actions of a live guard and shall not be obligated to provide the live guard access to the Security System. Client's indemnification obligations set forth in paragraph 14 above shall expressly extend to and include any and all claims relating to actions or omissions of any live guard.
18. **PROPERTY MANAGEMENT.** Client has retained the services of a property management company to facilitate the operation of various functions of the Community. Envera is hereby authorized to communicate with and rely upon the actions of such property management company, through the individual(s) identified below, with regard to all aspects of this Agreement, except for the execution of amendments hereto which shall require the signature of an officer of Client's

corporation. Further, a copy of any notice required under this Agreement shall also be sent to the contact information set forth on the Schedule of Services attached hereto as Exhibit "B" and incorporated herein by reference and Client shall notify Envera of any change to such information.

19. **COMMUNITY DEVELOPMENT DISTRICT.** (Envera) (Client) (Parties shall initial this provision if it applies.) The parties acknowledge that Client is a community development district established and governed according to Chapter 190, Florida Statutes. Exhibit "C" containing additional language regarding the nature of a Community Development District is attached hereto and incorporated herein by reference.
20. **NO THIRD PARTY BENEFICIARY.** This Agreement is made solely and specifically between, and for the benefit of, the parties hereto, and their respective successors and assigns (subject to the express provisions hereof relating to successors and assigns) and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise. Client does hereby for itself and other parties claiming under it, release and discharge Envera from and against all claims arising from the hazards covered by Client's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against the company.
21. **MISCELLANEOUS.**
- (a) In the event of any litigation or other legal proceeding hereunder, the prevailing party will be entitled to an award of his, her, or its direct, indirect, or incidental expenses incurred, including but not limited to, court costs and reasonable attorney's fees incurred throughout all negotiations, trials or appeals.
 - (b) This Agreement will be construed and enforced in accordance with Florida law.
 - (c) This instrument, including all attached Exhibits, contains the entire Agreement between the parties and no modification, release, or waiver of any provision hereof will be effective unless it is in writing and signed by the parties.
 - (d) If any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.
 - (e) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together will constitute one and the same instrument.
 - (f) The article and section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. Every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning and not strictly for or against any party hereto. This Agreement shall not be construed against either party by virtue of a party of a party being deemed the Agreement's drafter.
 - (g) If there is any conflict between this Agreement and any other document between Envera and Client relating to the subject matter hereof, this Agreement will govern, unless such other document is dated subsequent to this Agreement and expressly states that it controls.
 - (h) Envera will at all times be deemed an independent contractor hereunder; all taxes, social security benefits, unemployment compensation taxes and related costs related to Envera's employees will solely be the responsibility and function of Envera.
 - (i) The parties agree that venue for any proceedings related to or arising out of this Agreement or the Services provided hereunder shall be the Court of competent jurisdiction in and for the county in which the Premises is located.
 - (j) This Agreement is not assignable by the Client except upon the prior written consent of Envera, the granting of which consent shall be at the sole option of Envera. Envera shall have the right to assign this Agreement, or to subcontract any of its obligations under this Agreement, without notice to, or consent of, the Client.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates written below, the last of which shall be the Contract Date set forth on the first page hereof.

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

EXHIBIT "A" - DESCRIPTION OF SECURITY SYSTEM AND RELATED EQUIPMENT

Equipment owned by Client

Active Video Surveillance System for Pool Area			Monitoring \$150.00	Maintenance \$83.00	Install \$8,336.75
1	Outdoor Camera with Built-In Analytics - 750GB, 2MP	1	Camera Wall Mount		
1	12' Post	1	Outdoor Speaker / Microphone Combination		
1	Infrared Illuminator	1	Audio Interface Amplifier		
1	PoE Injector	1	PoE Surge Protection		
1	iBoot Bar G2	1	iBoot Bar G2 Expansion		
1	Equipment Rack	1	Power Supply 3.5 Amp with Cord		
1	Battery Backup 1500VA	1	Router		
105	Trenching & Backfilling	110	Conduit		
375	Wire		Labor		

Access Control System for Pool Area			Management \$150.00	Maintenance \$35.00	Install \$4,570.70
1	eMerge50 Network Controller	1	Card Reader (2" Read Range)		
1	6' Post	1	Exit Push Button		
1	Electromechanical Gate Lock	1	Magnalatch for Pool Gate		
1	Power Supply 8 Channel for Access	1	Battery Backup 900VA		
10	Trenching & Backfilling	20	Conduit		
80	Wire		Labor		
150	Card				

Equipment owned by Envera

Active Video Surveillance System for Pool Area		
	None	

Access Control System for Pool Area		
	None	

All equipment owned by Envera shall remain the sole property of Envera and any and all compensation paid pursuant to this Agreement is solely for the use, and not ownership, thereof. It is understood and agreed that upon termination, Envera may remove its property using reasonable care, without obligation to repair or redecorate any portion of the Client's property or Envera may abandon, in whole or in part, such property. Envera's removal of its property shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. The Client agrees to permit Envera reasonable access to the property to remove all equipment.

COMMERCIAL SECURITY SERVICES AGREEMENT

EXHIBIT "B" - SCHEDULE OF SERVICES

Customer Information:				Contract #:		<input checked="" type="checkbox"/> New <input type="checkbox"/> Update								
Client Name: Eastlake Oaks Community Development District				CSID #:										
Bill Company: Eastlake Oaks Community Development District				Account #:										
Bill Address: c/o Severn Trent Management Services, 2634 Cypress Ridge Boulevard, Suite 102, Wesley Chapel, FL 33544														
Bill Phone #:				Email:										
Service:		<input checked="" type="checkbox"/> Active Video Monitoring		<input type="checkbox"/> Passive Video Monitoring		<input checked="" type="checkbox"/> Access Control								
						<input type="checkbox"/> Burglar Alarm								
Emergency Contact List / Email Notifications (List in Order):														
Name:		Phone #:		Email:										
Name:		Phone #:		Email:										
Name:		Phone #:		Email:										
Emergency Response Information:														
Responding Agency:				Global Password:										
Nearest Cross Street:				Duress Code:										
Arm/Disarm Times: (applicable only on Active Video Monitoring or Access Control)														
Location:		POOL AREA		Location:		POOL AREA								
		<input type="checkbox"/> Use Dusk to Dawn Schedule Below				<input type="checkbox"/> Use Dusk to Dawn Schedule Below								
	Arm Time	Disarm Time		Arm Time	Disarm Time									
Sunday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	Sunday	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> AM <input type="checkbox"/> PM								
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Dusk to Dawn Schedule														
MONTH	JAN	FEB	MAR	DST Beg	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DST End	DEC
Arm	7:00pm	7:30pm	7:45pm	8:45pm	9:00pm	9:15pm	9:30pm	9:30pm	9:15pm	8:30pm	8:00pm	7:45pm	6:45pm	6:45pm
Disarm	7:00 am	6:45am	6:15am	7:15am	6:45am	6:15am	6:00am	6:15am	6:30am	6:45am	7:00am	7:15am	6:15am	6:45am
Special Instructions:														

Please submit updated Schedule of Services to updates@enverasystems.com. All updates will be processed within 2 business days.

FOR INTERNAL USE:		Sales Rep: Bill Ford		Received:		Entered:	
IP Address Provider:				Phone #:			
Router User Name:				Router Password:			

EXHIBIT "C" - COMMUNITY DEVELOPMENT DISTRICT ADDENDUM

1. Given the nature of a Community Development District, the parties acknowledge that the roads within the Community are dedicated for public use and as such, Envera may not restrict or limit public use or access to them.
2. The parties acknowledge and agree that Client is a community development district, established pursuant to Chapter 190, Florida Statutes, and as such the ability of Client to indemnify, defend and hold harmless Envera is limited. To the extent the terms of this Agreement are in conflict with the statutes and law regarding indemnification by community development districts, the scope of such provisions shall be deemed revised to provide the maximum amount of indemnification from Client permitted by such law. Further, the Parties expressly acknowledge that Florida law provides that Client may not indemnify a private party for damages, acts, or losses caused by the negligent acts or omissions of Envera, its officers, employees, agents, and subcontractors.
3. Envera agrees and understands that Chapter 119, Florida Statutes, may be applicable to the reports, recordings, tapes, computer files, and other documents and records, prepared, generated, or created in connection with the work and services provided to the District by Envera. Envera shall allow reasonable access to such documents to the extent required by Chapter 119, Florida Statutes; provided, however, that Envera shall not be required to allow access to its internal documentation, trade secrets, or other proprietary information unless so ordered by a court of law. Client acknowledges that it may incur additional charges for the maintenance of extended back up data storage or Envera's reasonable time and materials costs incurred in connection with responding to public records requests.
4. Client is subject to the protections afforded under §768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.



Addendum to Commercial Security Services Agreement

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 1, 2014	CDD: <input checked="" type="checkbox"/> Yes
"Community":	Eastlake Oaks Community Development District	Contract #:		<input type="checkbox"/> No
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677			

This Addendum is made to that certain Envera Commercial Security Services Agreement ("Agreement") for the "Premises" listed above, dated May 1, 2014, by and between Hidden Eyes, LLC d/b/a Envera Systems ("Company"), and Eastlake Oaks Community Development District ("Client"). The Parties hereby agree as follows:

1. Paragraph 13(b) of the Agreement is hereby deleted, and the following language is included in its place:

"In the event (i) Client exercises its right to Early Termination, or (ii) Envera terminates this Agreement for cause pursuant to subparagraph 12(a), Client shall pay to Envera 50% of the balance due for Services for the remainder of the Primary Period or current Renewal Period, in addition to amounts for services rendered through the date of termination (the "Liquidated Damages").

Envera and Client agree that the Liquidated Damages are a reasonable estimation of the damages of cancellation due to the inability of computing actual costs, including, but not limited to, the cost of disconnecting and removing Envera's equipment, the lost opportunity of using the equipment in another engagement, and the loss of the value of the unexpired portion of the Agreement. In the event Client fails to pay the amount of Liquidated Damages and/or the amount then due for Services previously rendered within thirty (30) days of termination, Client agrees to pay Envera all costs of collection, including without limitation, reasonable attorney's fees."

2. Paragraph 14 of the Agreement shall be deleted and the following language included in its place:

"To the extent authorized by law, but only to the extent of the limitations on liability set forth in Section 768.28, Florida Statutes, and without waiving the same, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim of loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees."

3. This Addendum may be executed in any number of counterparts, a complete set of which shall be deemed an original.
4. In the event of a conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT: Eastlake Oaks Community Development District	
Signature		Signature	
Print Name		Print Name	
Title / Position		Title / Position	
Date		Date	



Addendum to Commercial Security Services Agreement

"Client":	Eastlake Oaks Community Development District	Contract Date:	May 1, 2014	CDD: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
"Community":	Eastlake Oaks Community Development District	Contract #:		
"Premises":	0 Shady Oaks Drive, Oldsmar, FL 34677			

This Addendum is made to that certain Envera Commercial Security Services Agreement ("Agreement") for the "Premises" listed above, dated May 1, 2014, by and between Hidden Eyes, LLC d/b/a Envera Systems ("Company"), and Eastlake Oaks Community Development District ("Client"). The Parties hereby agree as follows:

1. Paragraph 14 of the Agreement shall be deleted and the following language included in its place:

"To the extent authorized by law, but only to the extent of the limitations on liability set forth in Section 768.28, Florida Statutes, and without waiving the same, Client agrees to and shall indemnify, defend and hold harmless Envera, its employees and agents from and against all claims brought by third parties arising out of or relating to this Agreement. This provision shall apply to all claims whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, but this provision shall not apply to claims for property damage or personal injury brought by third parties arising solely from a malfunction of the Security System or for a claim of loss or damage solely and directly caused by an intentional or grossly negligent act of Envera or its employees."

2. This Addendum may be executed in any number of counterparts, a complete set of which shall be deemed an original.
3. In the event of a conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT: Eastlake Oaks Community Development District	
Signature		Signature	
Print Name		Print Name	
Title / Position		Title / Position	
Date		Date	

Community Name: Eastlake Oaks CDD

Site Address: 210 n University Drive # 702 Coral Springs Fl

Contact Person: Andy Mendenhall County: Pinellas

Phone: 813.991.1116 ext 102 Email: andy.mendenhall@stservices.com

New Construction: ☐ Yes ☒ No Power Available: ☒ Yes ☐ No

Knox Box Required: ☐ Yes ☒ No Internet Existing: ☒ Yes ☐ No

SOS: ☐ Yes ☒ No Provider: Brighthouse

Location of Head End Equipment:
pool equipment room

System Functionality:

Active Video: record video 24 hours a day in and around pool and deck including under cabana. At night to voice down to unwanted visitors to leave premises
Access: control access to pool through reader and gate holding hardware

Expected Camera Views(Areas Expected to Protect) / Doors & Gates Covered for Access Control:

pool, deck, under cabana
pool gate access

Takeover Equipment to be Integrated or Removed (include model #'s if possible):

n/a

Miscellaneous not already mentioned:

Client Expectations Not Addressed Above (to be filled out by Client):

Customer Acceptance

Signature: _____

Date: _____

Print Name: _____



DEPOSIT INVOICE

Hidden Eyes LLC dba Envera Systems
 7280 W Palmetto Park Rd, Suite 306
 Boca Raton, FL 33433
 Phone 561.910.5826 Fax 561.910.5869
 info@enverasystems.com

QUOTE #: 904
 DATE: MAY 1, 2014

TO	SALESPERSON	PAYMENT TERMS
Eastlake Oaks Community Development District Severn Trent Management Services 2634 Cypress Ridge Boulevard, Suite 102 Wesley Chapel, FL 33544	Bill Ford	Due on Receipt

DEPOSIT QTY	DESCRIPTION	ITEM PRICE	DEPOSIT DUE
50%	Installation of Systems	12,907.45	6,453.73
2 Months	Monitoring/Database Services	300.00	600.00
2 Months	Repair/Maintenance Services	118.00	236.00
		SUBTOTAL	7,289.73
		SALES TAX	EXEMPT
		TOTAL	7,289.73

Make all checks payable to Envera Systems
THANK YOU FOR YOUR BUSINESS!

Prepared by and return to:

Envera Systems
7280 W Palmetto Park Road, Suite 306
Boca Raton, FL 33433
Permit No: _____
PIN No: 15-28-16-23989-000-0001

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, *Florida Statutes*, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** EASTLAKE OAKS PHASE 1 TRACT A
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Installation of low voltage security camera system
3. **OWNER INFORMATION:**
 - a. Name and address: EASTLAKE OAKS COMM DEV DIST C/O MOYER, GARY L 10300 NW 11TH MANOR CORAL SPRINGS FL 33071-6530
 - b. Interest in property: Fee Simple
 - c. Name and address of fee simple titleholder (if different than Owner): _____
4. **CONTRACTOR INFORMATION:** Hidden Eyes, LLC d/b/a Envera Systems, 8132 Blaikie Court, Sarasota, FL 34240, 561-910-5826
5. **SURETY INFORMATION:**
 - a. Name and address: N/A
 - b. Phone number: _____ Amount of bond: \$ _____
6. **LENDER INFORMATION:**
 - a. Name and address: _____
 - b. Phone number: _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, *Florida Statutes*:**
 - a. Name and address: _____
 - b. Phone number: _____
8. **In addition to himself or herself to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), *Florida Statutes*, Owner designates:**
 - a. Name and address: _____
 - b. Phone number: _____
9. **Expiration date of this Notice of Commencement (expiration date is one(1) year from date of recording unless specified):** _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager

Print Signatory's Name and Title/Office Name

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____

as _____ for _____ and is personally known ☐ OR Produced Identification ☐ _____


Signature – Notary Public

Verification pursuant to Section 92.525, *Florida Statutes*.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.


Signature of Natural Person Signing Above


Action Items Database


Title	FDOT wants to put gate in			
Assigned To	Andrew Mendenhall	Add 	Status	Active
Type	(2) Normal	Add	District	Eastlake Oaks
Opened Date	02-Jul-14		Issue ID	2539
Meeting Date		Opened By	Andrew Mendenhall	


Good, just need access


Wants gate on area


- Tasks
- 


 Create New Issue
- 


 Delete Current Issu
- 


 Browse All Issues
- 


 Search Issues
- 


 View Charts
- 

 View Reports
- Setup
- 

 Edit Contacts
- 

 Edit Status
- 

 Edit Categories
- 

 Edit Priorities
- 

 Edit Reports



Access Control System Proposal

Dependable Security & Fire Safety Systems since 1979

License# EF0000020

Order # HPIQ2417-02
Date: 8/11/2014
HPI Rep: Chuck Bellissimo

800-229-6693

Admin: 800-366-8005
Fax: 800-366-8053

340 Shore Dr. E Oldsmar, FL 34677

www.HPIsecurity.com

www.HPIfire.com

Prepared For:

Eastlake Oaks CDD
Andrew P. Mendenhall, PMP/Dan 813 991 1116
AMendenhall@SevernTrentMS.com, dan@impactgrafx.com
210 N. University Dr. Ste. 702
Coral Springs, FL 33071

Job Site:

Eastlake Oaks Pool & Cabana
1619 Gray Bark Dr.
(at NW corner of Shady Oldsmar

(This Quote has an On-Line associated Options Page for your convenience to make changes and/or acceptance. See Sales Rep for access link.)

Qty	System Components Description	Price Ea.	Amt.
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Gate Access Control Management System for Eastlake Oaks Pool & Cabana:

Cloud Based Access Control System by DMP & ConnectOne

- | | |
|---|------------------------------------|
| <p>(1) Single Gate Access Control System Equipment Provided:</p> <ul style="list-style-type: none"> > Integrated Security Central Processing Unit: Starter controller for up to (8) Doors or Gates, 10,000 Users & 12,000 event buffer with unlimited door & user expandability. Also has security Alarm Control of 10 Zones on board expandable to 142, Hardwired with up to 100 of those Wireless. Remote programming and controls over IP network communications built in. Optional Cell Communicator. Small Grey Cabinet remotely mounted in utility closet; (Includes 50va power supply) (DMP-XR150DNL-G) > BATTERY Back-Up 12vDC / 7 Amp Hours > Door Lock Aux Power Supply, 5amp, 12v (DMP-505-12-G) > Wiegand Interface Module (DMP-734) > Standard Proxpoint Plus Proximity Reader, In/Outdoor (DMP-PP-6005B) > Gate Left Open Sensor: Door Switch tells the Door Controller that the door is open. After a programmed time a buzzer can be programmed to sound to remind the user to not leave the door propped open. Buzzing will stop when door is closed. > Gate Magnetic Lock: Weather proof Stainless Steel Magnetic Lock with holding weight of approximate 1200.00 lbs. > Push to Exit Button > Installation includes programming set-up in ConnectONE and training in use and operation | <p>\$2,608.14</p> <p>\$2608.14</p> |
|---|------------------------------------|

SubTotal \$2,608.14

Resr Room Access Control Option

- | | |
|--|------------------------------------|
| <p>(1) (2) Rest Room Doors (Optional - SELECTED)</p> <ul style="list-style-type: none"> > (2) Wiegand Interface Module (DMP-734) > (2) Standard Proxpoint Plus Proximity Reader, In/Outdoor (DMP-PP-6005B) > (2) Heavy Duty Storeroom Lock set (always locked), Lever Style, Satin Chrome finish & Fail Secure with keyed override on outside. > (2) Electric Door Strike, Commercial grade HFS 8000 (5900), Satin stainless steel > (2) Door Left Open Sensor: Door Switch tells the Door Controller that the door is open. After a programmed time a buzzer can be programmed to sound to remind the user to not leave the door propped open. Buzzing will stop when door is closed. > Installation Labor included | <p>\$2,096.26</p> <p>\$2096.26</p> |
|--|------------------------------------|

Running SubTotal \$4,704.40

Credentials - Card/Keyfob/Patch Keys for Access Control Reader:

- | | |
|---|---|
| <p>(1) (Let us know if you wish to mix selection of smaller quantities of credential types)</p> <ul style="list-style-type: none"> > (400) Proxcard Access Control Credential: Identive 4010 ISO HID Compatible 125 kHz Printable graphic quality PVC:
Serial Numbered with optional preprinted message on back of blank white cards. (Optional - SELECTED) > (400) Proxpatch Access Control Credential: Identive 4090 Proximity PVC Disk HID Compatible 125 kHz (Optional) | <p>\$1,740.00</p> <p>\$4.35</p> <p>\$4.80</p> <p>\$1740.00</p> <p>\$1740.00</p> |
|---|---|



Access Control System Proposal

Order # HPIQ2417-02

Date: 8/11/2014

HPIRep: Chuck Bellissimo

800-229-6693

Admin: 800-366-8005
Fax: 800-366-8053

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340 Shore Dr. E. Oldsmar, FL 34677

www.HPIsecurity.com

www.HPIfire.com

- > (400) Key Fob Access Control Credential: Identive 4082 ISO HID Compatible 125 kHz key fob offering proximity technology in a convenient, pocket size device. It easily attaches to a key ring, badge clip or lanyard. It is designed for the secure personal identification and access control applications where photo IDs are not required. (Optional) \$4.50

Running SubTotal \$6,444.40

HPI Monthly Subscription Services:

- (1) Connect ONE® Pro Software for web-hosted Systems Management: Log on thru any browser and manage all your systems from a single interface. Easy, hassle free (no software or PC's to maintain) client interface with your access control, security alarm, video cameras, lighting or HVAC. This package includes Connect ONE® Pro Software for web-hosted Access Control System Management by Client (up to 4 doors/400 users/360 days event storage) - HPI Monthly Subscription \$54.95/mo. \$54.95 (Monthly ea.)

- Extended Service Plan (ESP) for Priority on Site Parts & Labor Business Hours Service Plan: HPI Monthly Subscription \$45/mo. \$45.00 (Monthly ea.)

Includes repair or replacement of all malfunctioning system parts including labor costs as described in Warranty Terms Section of the Install Agreement; Includes trip charges and parts shipping costs. This ESP is a normal business hours plan for labor. Parts are covered at any time even if customer orders emergency overtime service at HPI's prevailing rates.

A prepaid Maintenance Agreement fixes your costs and assures that the system will be kept up by eliminating the need to get approvals from management and the hesitation to call for chargeable service when a minor or major problem arises. Your investment stays up and running from day one. Normal installation warranty is 12 months on new parts from the manufacturer and 90 days on-sit service on all Labor and parts installed by HPI. The subscription is for an initial 36 month period then automatically renews bi-annually. Billed Quarterly in advance unless set-up for Monthly Auto-Pay. (Optional)

Lease Purchase Option:

- 3rd Party Lease (in place of the Purchase Price listed below) - Marlin Leasing offers special equipment leasing packages through HPI on all of its commercial systems. This is a estimated monthly lease fee for this proposed system for a 48 month term with \$1 buyout. Credit approval required. Business must be established for atleast 2 years to qualify. HPI Monthly Subscription services are additional. (Optional) \$186.21 (Monthly ea.)

"HPI makes the technology you choose, dependable & simple to use."

See us at <http://HPIsecurity.com>

Sales Tax has been removed subject to Customer providing a current Tax Exempt Certificate with the order.

Other	Investment
Monthly Services: See Above.	DEPOSIT RECEIVED: SubTotal: \$6444.40
	\$ Shipping:
	Ck# Sales Tax:
	Total Install: \$6444.40
	\$54.95 SubTotal Recurring Monthly+Tax

Quotes are valid for 30 days. Model numbers may change without notice. Subscribed to services are for 36 month minimum and auto renew thereafter (See Terms). Unless indicated above, Quote does NOT include taxes, permit fees or work that is outside the scope of HPI's licensing such as, but not limited to, electrical power work, HVAC, Sprinkler or Elevator. Also DOES NOT include plenum wiring or labor rates in compliance with Davis Bacon or Prevailing Wage law (Both available on request). Customer agrees to provide at the time of installation and maintain 3rd party utilities as needed. Fire Alarm Quotes are subject to AHJ (Engineer & Fire Marshal) design approval and may result in additional charges.



Access Control System Proposal

Dependable Security & Fire Safety Systems since 1979

License# EF0000020

Order # HPIQ2417-02

Date: 8/11/2014

HPI Rep: Chuck Bellissimo

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Fax: 800-366-8053

340 Shore Dr. E. Oldsmar, FL 34677

www.HPIsecurity.com

www.HPIfire.com

Acceptance: Customer approves this Quote as an Order Agreement. Customer acknowledges the following. That additional protection is available and has been offered and declined. That he/she has received a copy of the Terms & Conditions and the "Right-to-Cancel" form (if in-home order) has read, understands and agrees to them. The person signing represents that he/she has the authority to bind Customer to Agreement. All agreements must be in writing and approved by HPI Management. A faxed or scanned copy of Agreement shall be considered legally binding.

Customer
Acceptance:

HPI Acceptance:

X _____

Print: _____ Date _____

Print: _____

Unless otherwise agreed to above, payable 50% on acceptance and balance on trim out. OTC purchases due on delivery. Subscribed to Services paid in advance at power-up.

HPI Terms & Conditions

All of these Terms & Conditions apply to any purchase or lease and all invoices, orders, quotes, addendums, recurring monthly subscription services and/or service order/invoices and are between Castle Ventures, Inc. d/b/a HPI, d/b/a HPI Security, d/b/a Home Protection, Inc. (hereinafter referred to as HPI) and Customer as specified on the purchase documents executed for these purposes. One or more of the following products or services may be purchased or subscribed to by Customer and provided by HPI per the invoice and order forms referenced herein. Customer represents that he/she has not been induced by HPI to violate the terms of any existing contract to subscribe to any of the following. If so purchased or subscribed to, the following appropriate section(s) will apply in addition to the General Terms and Conditions below.

System Purchase & Installation. HPI has agreed to provide and/or install the equipment and services listed on the order herein (the "System") and Customer agrees to pay the installation and all service charges to HPI as outlined in this Agreement. HPI assumes no responsibility for the installation except as specifically stated in writing in this Agreement. Customer agrees to provide uninterrupted access to the property during normal business hours and understands that the installation or repair of the products and services purchased under this Agreement will require cutting, drilling, digging and attaching into Customer's premises. HPI will use due care to maintain the appearance of Customer's property but is not responsible for repairing to customer's satisfaction any wallpaper, paint, flooring, grass, foliage or other items altered to achieve the System installation or future repairs.

Alarm, Video or Access Monitoring. Monitoring Services start after monitoring information is received at central station and payment is received by HPI. Customer must call central station & test system to confirm before relying on services. Customer is responsible for weekly testing of system, ordering of repair service, user permitting with local authority if required & false alarm fines. If subscribed to by Customer, HPI (or its subcontract central station) agrees to monitor signals from the Customer's System. Once HPI receives a signal HPI will respond according to standard operating procedure for the type of signal received which may or may not include trying to notify, over the regular telephone lines, the agency(s) and/or person(s) identified on Customer's Emergency Contacts ("EC") list herein. However, HPI will not notify anyone if it reasonably believes that notification is not required. Customer agrees to update the EC list in writing as necessary. HPI is entitled to rely solely on EC list. HPI is not responsible for trying to contact anyone else. CUSTOMER UNDERSTANDS THAT NO FORM OF MONITORING IS ERROR-FREE. Customer also understands that HPI is not responsible for any interruption of service due to any cause beyond HPI's control, such as cut, damaged, altered service or faulty telephone lines, cell service interruption, router issues, internet service interruption or any damage or destruction to central station monitoring equipment or facilities. HPI is not be required to supply monitoring service to Customer while such interruption continues. If Customer requests, however, HPI will give Customer a pro-rata refund if the interruption lasts more than 24 hours and is due to any damage or destruction to HPI's equipment or facilities.

Enhanced Call Verification ("ECV") Procedure – HPI complies with Florida state statute in the handling of POLICE alarm signals (i.e. Burg, Panic, Hold-up, but NOT Medical or Commercial FIRE ALARMS) which requires (2) attempts to notify an Emergency Contact BEFORE dispatching police for an opportunity to cancel a False Alarm dispatch.

Service & Repairs. HPI has agreed to provide and/or install the equipment and repair services listed on the service invoice order herein (the "Service Ticket" and/or "Invoice") and Customer agrees to pay the parts & labor charges to HPI as outlined on the related Invoice and in this Agreement. Customer agrees & understands that repair service to existing older systems either originally installed by HPI or by others is accomplished by trial & error and the problem may not be solved in the first visit. Additional service hours are chargeable if needed. HPI assumes no responsibility for the existing System and only for the repairs listed in the repair Invoice as specifically stated in writing in this Agreement. Customer will inspect and confirm functionality of Customer's System when repairs are completed and Customer agrees not to hold HPI responsible for the operation or non-operation of the existing system equipment that was not replaced by HPI at that time. The Limited Warranty herein applies to all repairs by HPI. Customer agrees to provide uninterrupted access to the property during normal business hours and understands that the repair of the products and services purchased under this Agreement will require cutting, drilling, digging and attaching into Customer's premises. HPI will use due care to maintain the appearance of Customer's property but is not responsible for repairing to customer's satisfaction any wallpaper, paint, flooring, grass, foliage or other items altered to achieve the repairs.

Recurring Monthly Subscription Services ("RMS"). Customer agrees to subscribe as a condition of installation to the Monthly Services described on in this Order/Agreement for a minimum initial term of 36 months (60 months on In-House Leases) unless otherwise agreed to in writing in this Order/Agreement, under the terms and conditions herein. Upon expiration of said term of this agreement shall automatically be renewed for a like term, unless prohibited by state statute, under the same terms and conditions and each succeeding term thereafter, unless either party hereby by registered mail, certified mail or email (with acknowledgements from both parties), to the other give notice of his intention not to renew such agreement at least sixty (30) days prior to the expiration date of this Agreement. RMS charges are billed separately after the completion of installation and are not included in the initial order's installation charges, deposit or balance of payment charges collected through the credit card service at time of order.

Extended Service Plan ("ESP"). ESP is a Parts & Labor RMS that includes priority onsite response, repair, replacement and return of defective parts during normal business hours unless emergency service is specifically included in the ESP contract. Repair or replacement of system parts including labor costs are provided as described below in this Agreement in Section 4. **Limited Warranty.** Additionally, the ESP includes trip charges and parts shipping costs. Unless otherwise agreed in writing this ESP is a normal business hours plan (Monday thru Friday 9-5 excluding legal holidays) for service trip and labor charges. Parts are covered at any time even if customer orders emergency overtime service at HPI's prevailing rates. Customer is still responsible for testing system and notifying HPI in a timely manner of any defects or need for System repair service. The ESP must be purchased before the initial System installation is completed or HPI is under no obligation to offer the ESP service. If HPI agrees to contract for ESP of Customer's existing system, HPI will require Customer to pay for a thorough testing of their system and Customer will be required to pay for all repairs to bring system to new condition plus any upgrades to the system that HPI would have included in the initial install if HPI had known at that time that it would be servicing the system beyond the initial Limited Warranty (such as remote programming access or lightning protection). ESP charges are billed separately and may not be paid by credit card.

In-House Equipment Leases. In an In-House Lease HPI provides the system parts (and HPI retains ownership) and maintains the system thru the term of the lease under the ESP terms. Customer will pay for the initial non-recoverable installation labor & cabling and the RMS fee. If this purchase is designated as an "In-house Lease" it will be governed by these additional terms. HPI, hereinafter in this section called the "LESSOR", and Customer hereinafter in this section called the "LESSEE" it is mutually agreed as follows:

For the consideration set forth in the order, the lessor agrees to install and maintain (under the ESP terms above) or cause to be installed and maintained, on the premises of the lessee located as listed in this order/agreement the equipment, as described in the order and to maintain the same in good working order during the term of this Agreement with the understanding that all apparatus and equipment shall at all times remain solely the property of lessor. For the installation of said equipment, lessee agrees to pay the lessor the sum agreed to in the order upon signing of this agreement and further, lessee agrees to pay the lessor the RMS monthly sum agreed to in the order, payable in advance for maintenance and service for a term of sixty (60) months commencing, upon completion of this installation. Lessee agrees to pay any applicable federal, state or local taxes as well as any applicable permit fees. Lessee agrees to furnish any necessary electric current at lessee's own expense. Telephone company line charges are excluded. Any future increases in such taxes, telephone line charges or other assessments including false alarm assessments are to be borne by the lessee. Upon expiration of said term of this agreement shall automatically be renewed for a like term under the same terms and conditions and each succeeding term thereafter, unless either party hereby by registered mail, certified mail or email (with acknowledgements from both parties), to the other give notice of his intention not to renew such agreement at least sixty (30) days prior to the expiration date of this Agreement. Lessee agrees that no person or persons, other than lessor's authorized agents, be permitted to alter, remove, or tamper with equipment of such system, without the written permission of lessor, and lessee shall be liable for loss or damage to the equipment and agrees to return to lessor upon termination of this agreement, whether by expiration of the term, or otherwise, in the same condition as it was upon installation, less ordinary wear and tear, lessee agrees not to remove the equipment from its present location, nor to sell or attempt to sell or encumber any or said equipment.

Managed System Services. Customer responsibilities such as regular checking of the video recorder and cameras, doing video event searches and take-off's, access control card distribution and programming etc. can be subcontracted to HPI for a RMS fee provided the services provided are clearly outlined in the order and Customer extends all protections contained herein to HPI along with any protections that Customer would provide to an employee given the same responsibilities. Parts and Labor for repairs are additional costs to customer as outlined herein under Service & Repairs and/or ESP.

Online or over the counter purchases (OTC). HPI is primarily an installing company but from time to time will sell parts to Customers for Customer to install or use themselves. In such cases these terms & conditions will apply and HPI assumes no responsibility for the installation, application or functionality of the product except as specifically stated in writing in this Agreement.

General Terms & Conditions

1. **Insurance.** Customer understands that HPI IS NOT AN INSURER. Customer is responsible for obtaining all insurance Customer thinks is necessary, including coverage for personal injury and property damage. The payments Customer makes under this Agreement are not related to the value of the Premises or Customer's possessions, but rather are based on the cost of the System and HPI's services.

Customer releases HPI from any liability for any event or condition covered by Customer's insurance.

Customer understands that the System is designed to reduce, but not eliminate, certain risks. HPI does not guaranty that the System will prevent personal injury, unauthorized entrances or fire and smoke damage to the Premises. HPI assumes no liability for those risks.

2. **LIMITATION OF HPI'S LIABILITY.** IF HPI IS FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS NEGLIGENCE OR THE FAILURE TO PERFORM ITS OBLIGATIONS IN THIS AGREEMENT, INCLUDING INSTALLING, MONITORING, REPAIRING OR TAKING OVER THE SYSTEM, IN ANY RESPECT AT ALL, HPI'S MAXIMUM LIABILITY WILL BE \$500. HPI WILL ASSUME A GREATER LIABILITY, BUT ONLY FOR AN ADDITIONAL CHARGE TO BE AGREED UPON BY CUSTOMER AND HPI. IF HPI DOES SO, A RIDER WILL BE ATTACHED TO THIS AGREEMENT.

HPI Terms & Conditions

HPI EXPRESSLY DENIES ALL LIABILITY FOR ANY OTHER LOSS OR DAMAGE THAT MAY OCCUR PRIOR TO, AT OR AFTER SIGNING THIS AGREEMENT. THIS INCLUDES LIABILITY BASED ON CONTRACT, TORT, NEGLIGENCE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND ANY OTHER THEORY OF LIABILITY.

THIS EXCLUSION SPECIFICALLY COVERS LIABILITY FOR: LOST PROFITS; LOST OR DAMAGED PROPERTY; LOSS OF USE OF PROPERTY OR THE PREMISES; GOVERNMENTAL FINES AND CHARGES; AND THE CLAIMS OF THIRD PARTIES. ALSO COVERED BY THIS EXCLUSION ARE THE FOLLOWING TYPES OF DAMAGES: DIRECT, INDIRECT, SPECIAL, INCIDENTAL, AND CONSEQUENTIAL (DAMAGES THAT RESULT FROM AN ACT, BUT DO NOT DIRECTLY RELATE TO THE ACT) AND PUNITIVE (DAMAGES USED TO MAKE AN EXAMPLE OF SOMEONE).

CUSTOMER ACKNOWLEDGES THAT, FOR AN ADDITIONAL FEE, CUSTOMER MAY OBTAIN ADDITIONAL PROTECTION FOR THE PREMISES, INCLUDING TELEPHONE LINE-CUT PROTECTION.

3. HPI's Privacy Policy. This section applies to all HPI written correspondences, paper or online, interaction with our clients or prospective clients including but not limited to our website, quoting & ordering online services (i.e. QuoteValet), email, Order Agreements, Service Tickets, etc. The term "HPI services" when used herein refers to all HPI written correspondences.

As a security company, HPI is committed to protecting your privacy. Any information we collect is stored in files and on servers owned or controlled by HPI which are held in physically secure locations and are protected by firewall and password based security measures. The policy below outlines what information we collect, why we collect it, and how we use that information.

Basic information we collect and what we do with it. In the course of providing or attempting to provide services to you, HPI may collect basic personal information that can be used to identify you ("personal information"), including, but not limited to, your name, service address, billing address, telephone numbers, email address, billing information including your bank account or credit card number, social security number, credit score, correspondence and communications records, and the specific products and services you have purchased from HPI. We use this personal information to provide you with information about your account, personalize your use of HPI Services or other requested services. However, we do not share your personal information with third parties except as allowed or required by applicable law, including, without limitation, making disclosures (i) that are necessary or advisable to protect the rights, safety and property of HPI or others, (ii) that are necessary or advisable to conform to legal or regulatory requirements, (iii) to third parties in connection with the performance of services, (iv) to credit bureaus in connection with determining credit scores, (v) to collection agencies to collect past due debts to HPI, and (vi) as requested by law enforcement or other emergency agencies.

HPI may also collect aggregate data and information that cannot be used to identify you ("non-personal information"), such as website activity logs, statistics on particular services purchased by customers, the number of alarm signals received, average customer tenure, customer demographics, and the like. We do this in order to spot general patterns of use on our website, and to better understand our customer interests and activities to help us improve the design of our website or service offerings. However, none of the information collected can be used to identify you.

Children. Customer and Customer authorized users of HPI's website, Systems and services represent they are of legal age to create binding and financial obligations for any liability that may incur as a result of their use of HPI Services. HPI Services are not directed to children under the age of 13, and HPI will never request personally identifiable information from anyone whom it knows to be under the age of 13 without verifiable parental or guardian consent. HPI does not knowingly collect, or wish to obtain, personally identifiable information from children. If HPI becomes aware that a user is under the age of 13 and has provided personally identifiable information without prior verifiable parental or guardian consent, it will remove user's personally identifiable information from its files.

Security of online transactions and orders. In order to ensure the security of your personal information during online transactions and orders, HPI has policies and procedures in place to protect your personal information from loss, misuse or alteration. If you place a request or order through the HPI website, we will prompt you for address and contact details that will allow us to accurately fulfill and invoice you for the items you request or order. If we ask you for particularly sensitive data, such as credit card information for payment, then this is passed over a Secure Socket Layer (SSL) protocol with a 128-bit encryption key. SSL is an encoding algorithm that encrypts information passed between your computer and HPI in an effort to prevent unauthorized access of your personal information. Further, we provide a third party certificate which can be used to verify the credentials of the HPI server you are supplying the details to. In the case of credit card information, this is stored on a server separate from other customer's information and is destroyed after any payment has associated with an order has been processed. In particular, this information is not stored with your user profile and is not accessible via this mechanism. In addition, our personnel who have access to your data have been trained to maintain the confidentiality of your personal information.

Username and password security. Some areas of the HPI website are accessible only by secure login. For example, in order to access your account information, you may be asked to login to your account by entering your username (email) and password. You are solely responsible for all activities that occur in connection with your login; thus HPI recommends that you take steps to protect the confidentiality of your username and password. If you become aware of any disclosure, loss, theft or unauthorized use of your username or password, please notify HPI immediately.

Use of cookies. Cookies are pieces of data that are stored by your browser on your computer's hard disk. The HPI website needs to use cookies in order to remember your preferences and to function properly, but the cookies we set up do not contain any information that can identify you.

Email communications. If you provide your email address to us, you consent to our use of your email address to notify you of information that may affect your account, or to provide you with the information you have specifically requested or be helpful to you and augment the products and services you have already purchased or inquired about from HPI. If you send us an email message, you also consent to our use of your email address to answer the message we received from you. Your email address will not be sold to or shared with others not directly associated with HPI in providing your services. Your email address will not be used for any purpose other than those listed in this policy.

Disclosure of information to third parties. HPI respects your right not to be contacted unless you want to. Thus, we do not sell, trade, give, or rent information that can identify you personally to any third party. However, HPI does use third parties in order to fulfill certain functions on your behalf. For example, in order to ship a package to you, we have to tell the shipping company your name and address and possibly phone/fax number. In these cases, we only disclose the information necessary to perform that specific function.

Your consent. By using the HPI website, you are consenting to us collecting and using the information as stated above.

The HPI privacy policy may be modified from time to time and any future modifications will be posted immediately so that you are always aware of what information we collect, how we use it, and under what circumstances we disclose it.

If you have any questions or concerns regarding the HPI privacy policy, please contact the HPI webmaster at WEBMASTER@HPISECURITY.COM

4. Limited Warranty. (a) Online or over the counter purchases (OTC) have only the Manufacturer's Warranty and must be returned by Customer (See Return Policy below). Manufacturer's Warranties are typically 12 months but can be as little as 90 days or as much as 5 years on certain parts or components. See the Manufacturer's Website or written warranty that came with the product purchased. **(b) System Installs.** The labor on a new System that was installed by HPI is warranted for 12 months on our installation work. Labor on replacement of defective parts still covered under Manufacturer's Warranty is only 90 days for onsite replacement or repair unless the Extended Service Agreement (ESP) is purchased (see above). After the first 90 days after a System installation is completed, parts that are still under Manufacturer's warranty will be repaired or replaced at our prevailing service rates unless covered by an ESP. HPI will repair or replace defective parts at no charge for labor to Customer and no charge for parts in accordance with manufacturer's warranty. Emergency Service is any Customer demand for onsite response in less than 24 hours or for onsite service to be performed after normal business hours (M-F 9am-5pm except Saturdays, Sundays and legal holidays) emergency service calls are chargeable for labor at overtime & weekend prevailing rates but Manufacturer's Warranties will be honored. **(c) Repairs.** Repairs made by HPI technicians onsite or over remote logon means, are Warranted for 90 days. HPI may use reconditioned parts in making repairs, but HPI warrants the replacement parts only for the remainder of the Manufacturer's warranty period.

This limited warranty does not cover batteries, nor does it apply if the System has been damaged by acts beyond HPI's control. Such acts include accidents, power surges, misuse, lack of proper maintenance, unauthorized changes, or acts of God (including lightning, fires, earthquakes, hurricanes, tornadoes, etc.).

Customer must notify HPI of any problem that Customer claims under HPI's limited warranty within the warranty period. HPI will repair the problem as soon as it reasonably can after it receives Customer's notice. **THIS LIMITED WARRANTY IS AUTOMATICALLY TERMINATED IF THE EQUIPMENT IS SERVICED OR MONITORED BY A COMPANY OR TECHNICIAN OTHER THAN THOSE AUTHORIZED BY HPI.**

(c) This limited warranty is the only warranty HPI makes, is made only if HPI installed the System, and takes the place of all other warranties whether express or implied. NO EXPRESS OR IMPLIED WARRANTIES EXTEND BEYOND THE FACE OF THIS AGREEMENT. HPI MAKES NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

HPI does not promise that the System or the services cannot be compromised or that they will always provide the intended signaling, monitoring or other service. If a court decides HPI has given Customer any implied warranty, it will extend only for the length of the limited warranty period.

Some states do not allow limitations on how long an implied warranty lasts or the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to Customer. This limited warranty gives Customer specific legal rights. Customer may also have other legal rights that vary from state to state.

5. Return policy. You may return any part or product, either purchased as part of an installed System or shipped directly as a part purchase, for refund or exchange within 30 days of the order shipment date. (The order shipment date and order notification are provided to you by email or at the completion of installation). All returns must be accompanied with a Return Merchandise Authorization number (RMA #).

If we shipped you the wrong product, or it arrived defective or damaged, no problem. Just contact us within 30 days of the item's original shipping date to arrange for the return of your purchase. We will send a replacement, provided the returned item(s) are received back in their original packaging, along with all accessories if applicable.

If you ordered the wrong item, the part selected doesn't perform as you expected, or simply changed your mind, we will refund you for your purchase (minus the shipping cost), provided the returned item(s) are received back in their original packaging, along with all accessories if applicable, provided your purchase is in "as-new" condition, and the purchased product was not noted as a clearance, close-out or non-returnable item. When your return is received, you will be issued a refund to your credit card for the merchandise only. (Please note that you will be responsible for return shipping costs of non-defective merchandise if you use one of our pre-printed return shipping labels.) Additional restrictions may apply, please contact us for more information. Non-recoverable products or services in addition to shipping costs, such as wire and labor,

HPI Terms & Conditions

obviously cannot be returned or refunded but HPI will make every effort to correct a System installation to your satisfaction or we will leave the infrastructure (wiring and connectors) in good enough condition for your future use. Additional labor charges may apply for exchanged parts.

After you get your RMA number, you will have the opportunity to have a return shipping label generated for you. If you choose not to use a label provided by us, please use the instructions given to you when you receive your RMA to package your return. Ship your package back to us at the following address:

HPI Security

RMA: [include your RMA# here]

340 Shore Drive East

Oldsmar, FL 34677

(800) 229-6693 or (813) 307-9213 Admin@HPIsecurity.com

6. Customer's Protection of HPI. This Agreement for products and/or services is intended only for Customer's benefit. Therefore, Customer agrees to protect/indemnify, defend and release HPI and HPI's related parties from liability against all third party claims or losses (including reasonable attorneys' fees) brought against HPI that relate to the System or the Services HPI provides. HPI's related parties include HPI's employees, agents and subcontractors. This protection/indemnity covers claims brought against HPI by Customer's insurance company. It also includes claims arising under contract, warranty, negligence, or any other theory of liability. Customer's duty to protect/indemnify HPI, however, does not apply to claims based on injuries to third parties or to their property that occurred while HPI's employees were on the Premises and which those employees caused solely and directly. In case of any third party claim or loss covered by Customer's insurance, Customer agrees not to look to HPI or HPI's related parties for reimbursement. Customer waives any rights that Customer's insurance carrier or others claiming through Customer may have against HPI or HPI's related parties.

7. Customer's Agreements. Customer or Customer's representative has the authority to accept and approve this Agreement on behalf of the Customer and in doing so will not violate any other agreement. Customer is not aware of any hazardous conditions on the Premises. Customer agrees to prevent false alarms and assume responsibility for them. If HPI notifies Customer of a malfunction, Customer will disconnect the System until HPI can repair it.

Customer will not tamper or interfere with the System, nor permit others to do so. Customer agrees that HPI can record and use all communications with anyone at the Premises in the normal course of HPI's business. Customer agrees that HPI can make program changes to HPI's proprietary data located in the transmitting device.

Customer agrees to maintain all 3rd party communications services need by the System(s) and will test the System & communications at least once a month, as well as when changes are made to its telephone services or System, Internet Services or the Premises. Customer will immediately notify HPI of any problems with the System. HPI will attempt to install, repair, or service the System when requested by Customer, however, any delay will not be claimed by Customer as an act of neglect on the part of HPI or as reason to void this agreement. Customer agrees to notify HPI by certified mail of any defects in the System and grant HPI 30 days in which to correct any such defects or problems. Customer will pay HPI its then-current charges for doing any work not covered by this Agreement, including paying HPI's minimum service charge if HPI cannot enter the Premises at the scheduled time. Customer's obligations continue even if Customer sells or leaves the Premises.

8. Customer's Default. If Customer fails to perform its obligations, HPI will give Customer written notice of default. If Customer does not fix the default within 30 days, HPI can end this Agreement. If HPI ends this Agreement, Customer must pay HPI: (a) all amounts then due; (b) 80% of the amount due HPI for the remainder of this Agreement (as an agreed-upon amount of damages and not as a penalty); and (c) HPI's reasonable collection costs, including attorneys' fees.

If this Agreement is ended, HPI does not have to provide any service, including monitoring, after that date. In addition, HPI can peacefully enter the Premises and remove its equipment. If HPI waives any default by Customer that does not mean HPI waives later defaults. Any waiver by HPI must be in writing.

Customer grants HPI a security interest in any property HPI installs on the Premises in order to secure payment of the purchase price or performance under the lease. Customer must return such property if it does not fully pay for it. If Customer does not return such property, HPI will ask a court to force Customer to do so. HPI has the rights of a secured party under the Uniform Commercial Code. No System will be considered on-line until all installation dollars are paid and current and HPI may, without notice and without liability, shut down any System installed until Customer signals Customer's acceptance of the work completed by payment in full.

9. System Charges. Customer agrees to obtain all licenses and pay all taxes, permits, fines and other assessments, including sales taxes. HPI's fees are based upon existing taxes and charges, and HPI can increase HPI's fees to reflect changes in these taxes or charges. After the first year of this Agreement, HPI can increase HPI's fees by an annual amount up to 15% or the annual percentage increase in the Consumer Price Index, whichever is greater, in addition to any increases due to taxes or charges.

If Customer is more than 15 days late with payment, HPI can charge Customer interest up to the highest rate allowed by law. In addition, Customer agrees to pay HPI's reasonable collection costs, including rebilling fees, attorneys' fees, and a reasonable reconnect fee if HPI has disconnected the System.

10. Transfers. Customer cannot transfer this Agreement without HPI's consent. However, HPI can transfer this Agreement or subcontract its obligations without Customer's consent. If HPI does so, anyone to whom HPI transfers or subcontracts its obligations will have all of HPI's rights. HPI is not responsible, however, for any work, including monitoring, which is done negligently by any third party.

11. Notices; Limitation on Lawsuits; Jury Trial. Unless otherwise indicated, all notices must be in writing. Customer or HPI may end any portion of this Agreement by notifying the other party at least 30 days prior to the end of the then-current term. It is critical that Customer give any termination notice in a timely manner. Customer must bring any claim against HPI within 1 year after the claim arose. If Customer does not, Customer has no right to sue HPI and HPI has no liability to Customer for that claim. It is critical that Customer bring any claim in a timely manner. The provisions of this Agreement, which apply to any claim, remain in effect even after this Agreement ends. All Notices must be sent by registered mail, certified mail or email (with acknowledgements from both parties) to:

HPI Security

340 Shore Drive East

Oldsmar, FL 34677

Admin@HPIsecurity.com

HPI AND CUSTOMER BOTH GIVE UP THEIR RIGHT TO A JURY TRIAL.

12. Miscellaneous. This Agreement contains the entire understanding between Customer and HPI and replaces any other documents or discussions HPI previously had with Customer. Florida law governs this Agreement. If HPI does not approve this Agreement, HPI's only obligation is to refund any payments Customer has made. Any equipment or services HPI provides to Customer in the future are subject to the terms of this Agreement, as so amended. This Agreement cannot be changed except by a writing that both Customer and HPI sign. If any provision of this Agreement is found to be invalid, the remaining provisions are still effective. The word "including" means "including without limitation." Except for monitoring, HPI is only obligated to do work during HPI's normal business hours of 8:00 a.m. to 5:00 p.m. on weekdays, excluding holidays HPI observes. All schedules and attachments are a part of this Agreement.



INTEGRATED

access control

Protect and manage your facility with confidence



access control



In the past, a sturdy lock was the most effective method available to control access to your facility. Today you have the capability to truly manage both exterior and interior access. With the appropriate security devices and alarm management software in place, you can take control of who goes where and when in your facility with a single integrated security solution.

As a network application, real-time changes can be made to the access rights of any individual from anywhere with an Internet connection. Rather than worry about retrieving keys from discharged employees or re-keying locks, simply delete their access privileges. You can also remotely lock and unlock any protected door.

Adding to the benefits of an access control system is the ability to review reports detailing the arrival and departure of each individual. You will know which protected areas they entered. An access control system not only provides added security, but also enhances your facility management capabilities.

access control hardware

The main component in any access control system is the control panel. It communicates with and manages the various other devices installed throughout the facility. HPI systems include an "integrated" panel that also provides intrusion and fire alarm capabilities, all in a single unit. The primary devices in an access control system are:

Electronic Hardware: Each protected door needs to be equipped with an electronic lock that can be remotely controlled.

Readers: Card readers where users swipe their cards, or proximity devices that users pass their fobs or access cards over.

Keypads: Where users can enter an access code to open a door, and system managers can modify the authority level of system users, as well as perform other programming functions.

Request-to-Exit Devices: Motion sensors, buttons or crash bars used to bypass a door or release an electronic lock.



software to manage your system

The hardware is only half of your access control system. HPI also provides the access and security management software required to configure, control and maintain the system. When selecting your software, we offer you several options.

System Link™: Remotely monitor and manage your system from any Internet-connected PC using familiar drop down menus and screen interface. Check system status, arm and disarm the system, add and manage users, and more.



Entré™: Create graphical "maps" of your facility. Each system device is displayed on the map, providing at-a-glance status review. Zoom in to any part of the facility for more detail. Click on any device to check or change its status, making access control easier and more intuitive than ever before. Multiple software versions and a variety of add-on modules let you select the features needed to build a system customized to your requirements, and ensure that you will never outgrow your system.

Advanced users can program automated system actions, including responses to any system alarm or events, customized reports, or alert distribution via email. This automation enables you to configure unattended activities, freeing system managers from many routine responsibilities.

Managed Access and Security Control Services:
You can rely on HPI as the around-the-clock facility monitor of your Access and Security system.

Your security professional can provide 24/7/365 oversight of your facility that ensures a fast, appropriate response to alarms; and quick updates to user data or system configuration. They can provide full reporting of all system activity, including information regarding all movement in and around your facility.

an integrated security solution

Rather than having multiple systems for access control, intrusion and fire, you can create a single, total security solution. An integrated system is less costly to install, reducing your initial investment. It provides continued savings because a single-system approach means less maintenance and reduced training for your staff.

The access and security management software provides the ability to incorporate all elements of your security system, including badging, CCTV camera control, and DVR management. The software consolidates all security management into a single unified solution.

HPI technology is designed with broad forward and backward compatibility. With ongoing upgrades and system enhancements, the system you buy today will continue to provide reliable service for many, many years.



Letter from the Owner



As a former Clearwater police officer and firefighter, I witnessed the real life damages and personal toll of crime and fire. I also saw the need for better quality electronic security and fire prevention system services.

As the owner of HPI, I have found great satisfaction in the public service that we provide, protecting families and businesses. I have dedicated our team of security professionals to the task of providing our customers with the highest level of security and life safety systems for more than 30 years.

Our goal has been, and is, to provide our clients the best products and services within their price range. We provide only those exceptional products that meet our high standards of reliability and ease of use. Additionally, we believe that the best way for repeat business and referrals is to daily provide the highest level of professional integrity, exceptional workmanship, and extraordinary service.

Protecting the lives and property of our customers is a responsibility we take very seriously. By keeping HPI a small, tightly supervised, locally owned and license holder managed company, we can effectively meet the needs of our clients better than most larger companies can ever hope to.



800-229-6893
340 Shorn Drive East
Oltamar, FL 34677
www.HPIsecurity.com

Chuck

Chuck Bellissimo
President/Owner/License Holder
(License # EF-0000020)

LT-3900-1
06/09

Integrated Cloud Management of your Alarm/Access/Video/HVAC Systems

Whether it's one or over 100 locations, you now have the convenience to control, view, and interact with all of your systems in real time from any web-enabled device. Through ONE secure login, this powerful web-hosted service allows for fast and easy management of all your locations, systems, and personnel.

The Savings...

Saves Time

- ✓ Connect to all of your locations at once
- ✓ All your systems operate from your web browser with the same look & feel
- ✓ With the same ease as sending an email, you have the control to keep your buildings secure and energy efficient

Saves On Energy Costs

- ✓ Maximize comfort while reducing energy based upon occupancy
- ✓ Automatic setback to conserve energy when the security system is armed
- ✓ Prevent unauthorized control with the programmable thermostat lockout feature

Saves Money by Eliminating Ongoing Support Costs

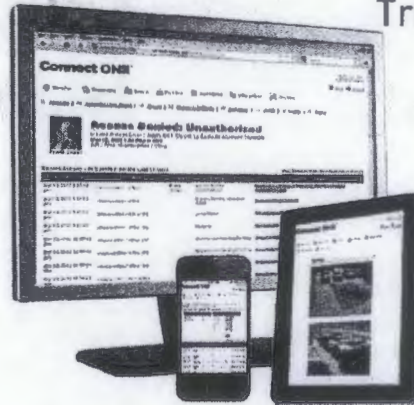
- ✓ No IT support required – utilize your IT personnel for your day-to-day production deadlines
- ✓ No software to maintain and no additional rack space required

Unmatched Performance

- ✓ Professionally managed and maintained offsite equipment
- ✓ Regular daily backups and equipment monitoring
- ✓ Automatic feature enhancements

Connect ONE®
Web Hosted Security & Energy Management

True System Integration Security-Access-Video-HVAC



View & Control from Anywhere!



Peace of Mind

- ✓ Network failures will not affect the operation of your systems
- ✓ No downtime or loss of data due to computer hardware / software failures or changes
- ✓ Immune to malicious Internet attacks, such as spyware and viruses
- ✓ Avoid expensive property damage with instant high / low temperature alerts

Ultimate Flexibility

- ✓ Secure multi-user login for simultaneous viewing and control
- ✓ System features are scalable to fit any budget
- ✓ Cellular capable for remote locations without land lines
- ✓ Compatible with all popular operating systems and web browsers

Available thru:

HPI
www.HPIsecurity.com
800-229-6693
License# EF0000020



The Power... Control from anywhere!

Monitor Activity in Real-Time

- ✓ At-A-Glance - view activity from all locations on one screen
- ✓ View activity with related user picture ID - protection against lost or shared cards

Arm & Disarm Your Security Systems with Zone Bypass Capability

- ✓ Quickly handle alarm events without traveling to the location

Lock & Unlock Access Doors

- ✓ Easily open and secure doors to allow entry outside normal hours

View Live Cameras

- ✓ View multiple cameras from your locations on the same screen

Manage User Access Codes & Permissions

- ✓ Quickly add users into Connect ONE's database by only having to enter the data once for their security and access privileges, saving you time. Most other systems require multiple entries.
- ✓ Completely customizable login permissions allow you to delegate management responsibilities to personnel or tenants by easily limiting access to unauthorized features, locations, and other users.

Instant Notifications

- ✓ Tailored to your specific needs, event information can be sent via email or text messaging
- ✓ Create customized on-screen alerts with audio, giving instant notification for security guards or others who need to be notified about important security concerns

Generate Reports

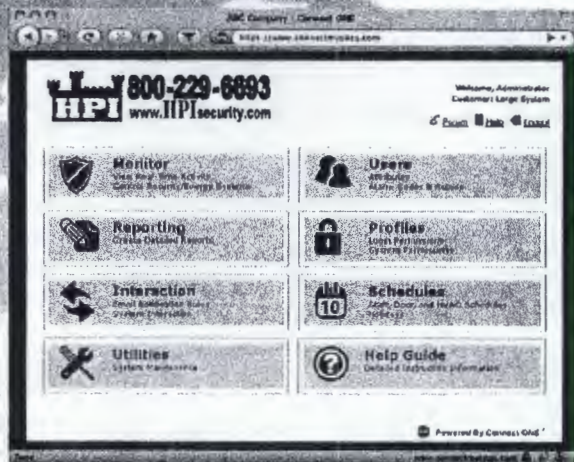
- ✓ View activity from one or more locations on a single report
- ✓ Create and save customized reports
- ✓ Reports may be printed or exported to spreadsheet software

Automated Daily/Weekly Reports

- ✓ Receive automatic customized daily or weekly reports to your email

Historical Temperature Data Logging

- ✓ Monitor & log critical equipment temperatures, such as freezers or coolers
- ✓ Temperature log viewed textual and graphical
- ✓ Minimize losses with high and low temperature alerts



Connect ONE® Main Menu

View & Control Thermostats

- ✓ Monitor current heating / cooling conditions for one or more locations
- ✓ Quickly program temperature schedules for one or more thermostats on the same screen

Maximize Energy Savings!

- ✓ Temperature settings automatically follow the security system status for maximum savings on energy costs
- ✓ Energy saving rebates may be available



The only service to provide an immediate and continual Return On Your Investment!

Contact us to learn more about how Connect ONE® will save you time and money along with providing the information you'll need to increase productivity, improve security, and maximize energy savings!





**FAMILY
OWNED & OPERATED
SINCE 1973**

PROPOSAL SUBMITTED TO <i>East Lake Oaks, C.D.D.</i>		BUYER IS: <input type="checkbox"/> Property Owner <input type="checkbox"/> Not Property Owner		DATE <i>7/8/14</i>
STREET		JOB NAME <i>1617 Arroyo Bark Dr</i>		
CITY, STATE AND ZIP CODE <i>Oldsmar FL</i>		<i>Oldsmar FL</i>		
PHONE <i>991-1116 x102</i>	PHONE	PHONE	CONTACT <i>Andy</i>	

We hereby submit specifications and estimates for

WOOD/P.V.C./ALUM./CHAIN LINK FENCE

NO. OF FEET 140

HEIGHT 6

STYLE WATER P.V.C. T&G

W. GATE N/A

DRIVE GATE N/A

PICKET 3/8" X 6"

RAIL 1 1/2" X 5 1/2"

POST 5 X 5

ONE YEAR WARRANTY ON LABOR PROVIDING
McCONNIE FENCE SIGN REMAINS ON FENCE.

FIFTEEN (15) YEAR LIMITED WARRANTY AGAINST
TERMITE & ROTTING FOR PRESSURE TREATED
WOOD ONLY AS LONG AS FENCE IS NOT BURIED.
SEE MANUFACTURER'S WARRANTY FOR PVC
AND ALUMINUM. WARRANTY MUST BE FILED
WITH MANUFACTURER.

ADD'L SPEC.

POST SPACED _____

TOP RAIL _____

TERMINAL POST _____

LINE POST _____

WALK GATE POST _____

DRIVE GATE POST _____

GATE FRAME _____

BARB WIRE _____

TENSION WIRE _____

GAUGE ☐ 9 ☐ 11/2

KNUCKLED UP ☐ BARB UP ☐

TOP OF FENCE TO FOLLOW GROUND ☐

TO BE LEVEL WITH LOWEST GRADE ☐

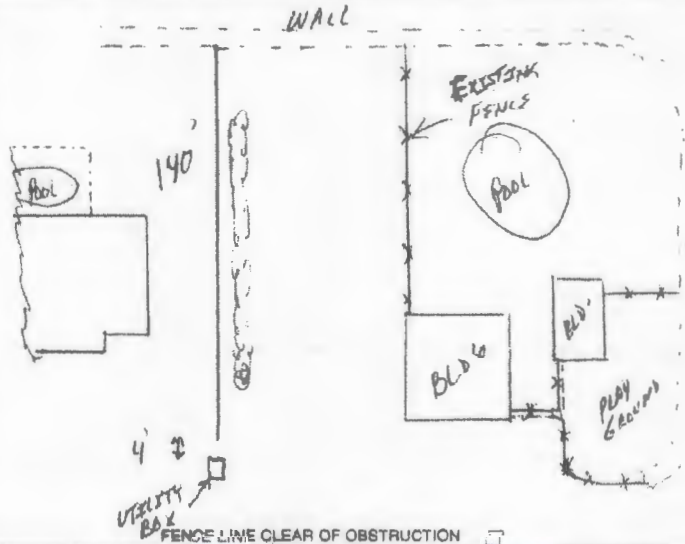
TO BE LEVEL WITH HIGHEST GRADE ☐

ALL SIDES TO FACE OUT

ALL SIDES TO FACE IN EXCEPT SIDES THAT FACE STREET ☐

FENCE TO FACE AS NOTED BELOW ☐

NOTE: NOT Responsible for cut or breakage to sprinkler lines, heads, wiring, electrical, cable, telephone or anything else not marked by Sunshine One or Customer. Owner is

[illegible]

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
Twenty Seven Thousand Twenty Dollars (\$ 2740⁰⁰)
 Payment to be made as follows: 0 % Down, and Balance Due on Completion

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Not responsible for underground sprinklers, or water, electrical and cable lines. Owner responsible for locating property markers.

Authorized
Signature

This Proposal may be withdrawn by us within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as Specified. If McConnie Fence comes out to perform the work and the job is not ready, there will be a \$150.00 trip charge added to the contract amount. Payment will be made as outlined above. If paid by Mastercard or Visa, the signature below will also act as the authorized signature for credit card payment. Please specify which direction the fence is to face. If not indicated on drawing, the fence will be installed with the good side out on all sides. **Before signing, Please initial the (2) Asterisks.**

All sales are not final and all material remains the property of McConnie Fence Company, until paid in full. In default of any payment by the purchaser, the seller may take possession of goods without legal process. If seller requires an attorney's services in order to institute legal action of any kind, in the event of default, then buyer agrees to pay attorney's fees of seller, including all costs of collection. Unpaid invoices more than 2 weeks past due will be assessed a \$25.00 late fee plus interest (1 1/2% monthly). Warranty work can not be performed

Countryside Locksmith. LLC
2788 Summerdale Dr. Clearwater, FL 33761
Tel: 727-796-0292 Fax: 727-726-7722 E-mail: dennis@cslock.com

Estimate# 14072203DMS

Estimate

Customer

Name East Lake Oaks CDD
Address _____
City _____ State _____ ZIP _____
Phone _____

Date 7/22/2014
Order No. _____
Rep Dennis Sheehan
FOB _____
Terms _____

Qty	Description	Unit Price	TOTAL
1	CDVI Access Control system -1000 users- web based	\$ 972.00	\$ 972.00
1	2 door expansion kit	\$ 1,179.00	\$ 1,179.00
3	prox reader heads	\$ 149.00	\$ 447.00
300	User credentials - FOBS	\$ 4.82	\$ 1,446.00
1	Maglock 300lb w/ manufactured pull plates	\$ 345.00	\$ 345.00
1	wire, conduit, connectors	\$ 200.00	\$ 200.00
1	wall mounted REX button	\$ 185.00	\$ 185.00
2	HES 5900 Electirc strike - restrooms	\$ 224.00	\$ 448.00
1	installation	\$ 2,000.00	\$ 2,000.00
		SubTotal	\$ 7,222.00
		Shipping	
		Tax Rate(s)	
		TOTAL	\$ 7,222.00

Comments _____

Tax Rate(s)

Office Use Only

ATRIUM ACCESS CONTROL

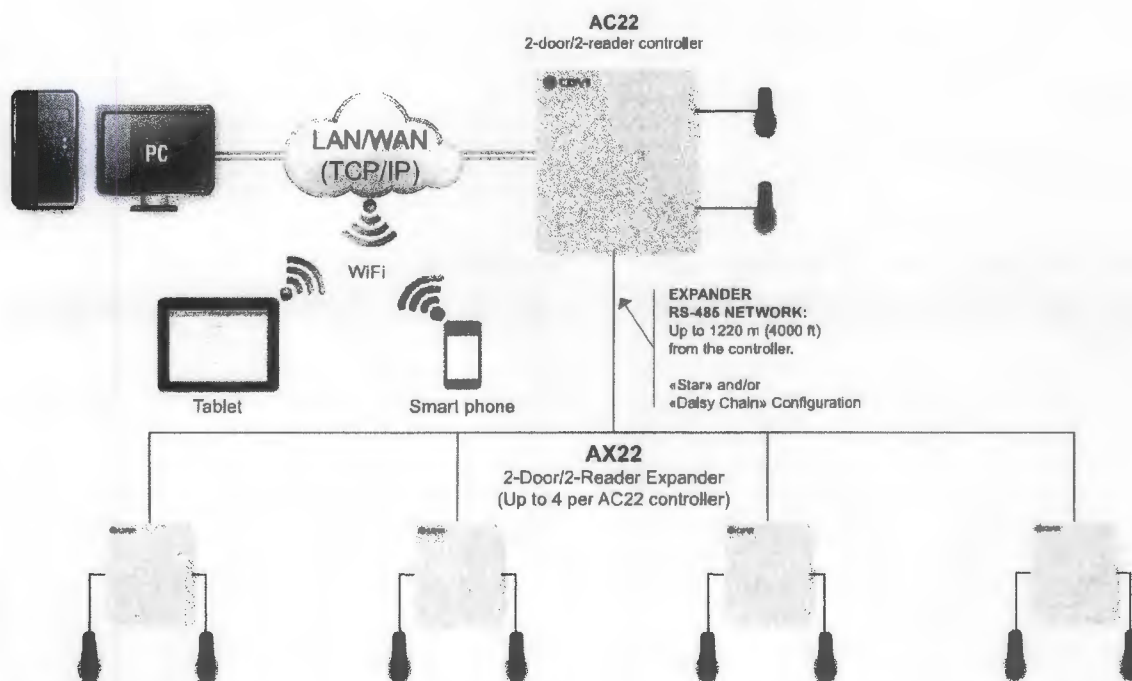
ATRIUM products are inexpensive, very easy to install, configure and implement. They are plug and play and user friendly. Indeed, the various system modules are designed to be detected automatically by the main controller.

In addition, ATRIUM incorporates a plug-in power supply for the main controller and expansion modules, supplying power to locking devices and accessories. No other manufacturer offers such preconfigured access control systems.

Furthermore, ATRIUM supports quick and secure communication with any computer, tablet or smart phone. It also offers a unique, quick and easy card enrollment mode (adding and deleting cards) without using a computer.

Main Features	ATRIUM 10 Door System
Embedded Web Server	✓
Pre-assembled universal power supply (120V / 240V)	✓
Auto-detect hardware modules	✓
FREE Management Software	✓
Users / Cards	1,000 / 1,000
Areas	10
Inputs	50 (100 using zone doubling)
Schedules /Periods	100 Schedules supporting 100 time periods
Access Levels	100
Event Buffer	5,000

Up to 10-Door Access Control System



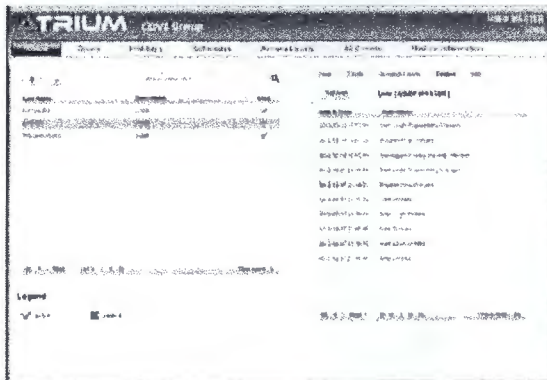
ATRIUM ACCESS CONTROL

The innovative ATRIUM embedded web server is fast, simple and secure as can be. From any place in the world, you can manage users/cards, lock/unlock doors instantly, and view system events. The embedded web server provides instant results using any web browser, smart phone or tablet.

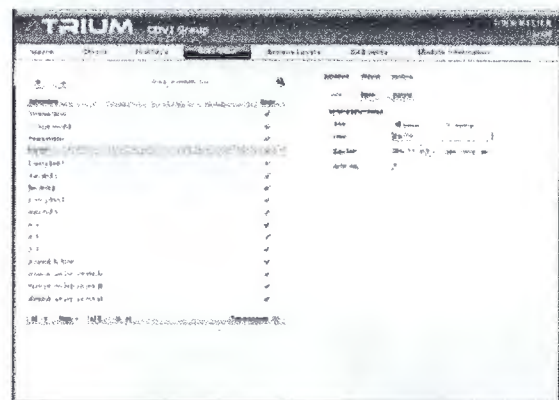


The web server allows you to:

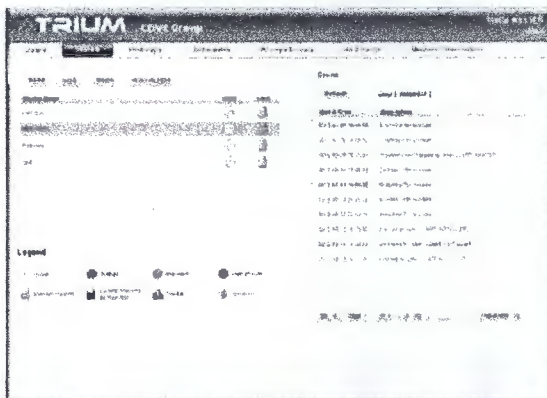
Manage Users/Cards



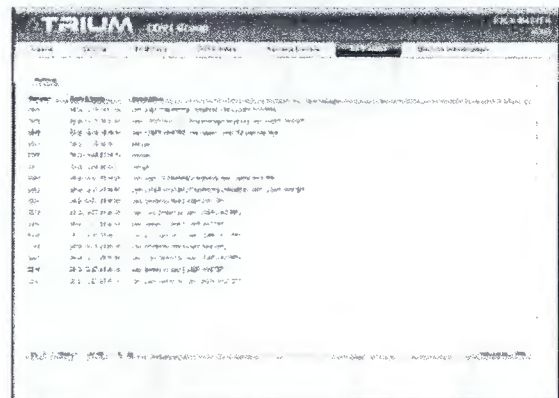
Manage Holidays, Schedules & Access Levels



Lock/Unlock doors and view real-time door status



View system events

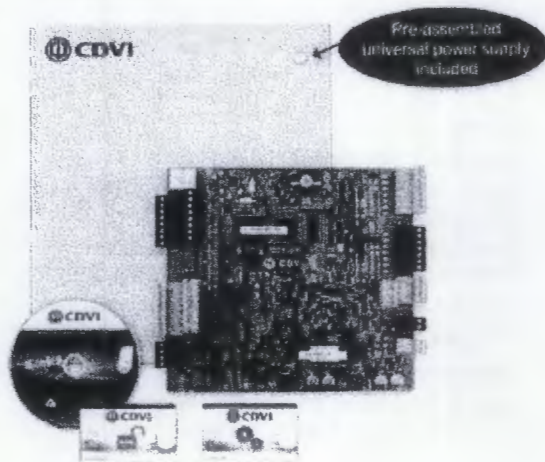


ATRIUM

ACCESS CONTROL

Performance Merging with Simplicity

The AC22 is ATRIUM's powerful 2-door main controller. Using AX22 door expansion modules, 8 additional doors can be added to the AC22 main controller for a total of 10 doors. The AC22 main controller includes a pre-assembled universal power supply and features an RS-485 auto-detection communication bus eliminating the need for confusing jumper and DIP switch settings. Industry-unique and effortless card enrollment mode minimizes system start up and simplifies your life.



AC22 | 2-Door Controller

- Control 2 doors / 2-readers
(up to 10 doors with four AX22 2-door expanders)
- Embedded Web Server
- On-board Ethernet Port with AES 256-bit encryption
- Pre-assembled universal power supply (120V / 240V)
- Auto-detect hardware modules
- Quick and easy card enrollment procedure
- Totally fuseless system
- Anti-Passback (Soft, Hard & Timed)
- Interlock (Mantrap)
- 1,000 users/cards
- 100 Access Levels
- 100 Schedules each supporting 100 time periods
- 5,000 Event Buffer
- 10 Areas
- Ultra fast firmware update (less than 10 seconds)
- FREE Management Software
- Maintenance-friendly snap on terminal connectors
- Comprehensive LED status indicators

Input Specifications

Reader Inputs/Ports	2
Multi-purpose Inputs	10 (20 using zone doubling)

Output Specifications

Lock outputs	2 (750mA @ 12Vdc)
Relay Outputs	2 Form C relays (Dry Contact) 5A @ 250Vac, 7A @ 125Vac, 7A @ 30Vdc

Electrical Specifications

Power input	85Vac to 264Vac, 50/60Hz
Supply Current	3.3A switching power supply
Battery backup	One 12Vdc, 4.5Ah or 7Ah, gel type battery

Communication

Auto-detect hardware modules (No DIP Switches)
On-board Ethernet, RS-485 Bus expansion bus

Size

Cabinet size	40 cm (H) x 32 cm (W) x 9 cm (D) 15.7" (H) x 12.6" (W) x 3.6" (D)
PCB dimensions	19.9cm (7.83") x 18 cm (7.09")
Environment	-22°C to 50°C (-4°F to 122°F)

On-board Protection

Auxiliary outputs	1A (12Vdc) Fuseless protection
-------------------	-----------------------------------

ATRIUM ACCESS CONTROL

Add up to four AX22 door expanders to increase the AC22 main controller's capacity to 10 doors. Locate the AX22 anywhere on the 1220m (4000ft) 4 conductor RS485 communication bus. The effortless auto-detect technology identifies the AX22 on the communication bus. A pre-assembled universal power supply is included with every AX22 making this unit an industry leader in efficiency and simplicity.

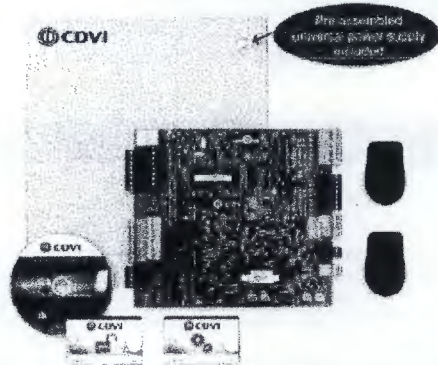


AX22 | 2-Door Expander

- Control 2 doors / readers
- Auto-detect technology
- 1220m (4000ft) 4 conductor RS-485 expansion bus (No jumpers or DIP switches)
- Field-selectable lock outputs: 2 Form C relays (Dry Contact) 5A @ 250Vac, 7A @ 125Vac, 7A @ 30Vdc
- Wiegand & ABA Track II magnetic stripe compatible
- 10 Inputs (20 using zone doubling technology)
- Comprehensive LED status indicators
- Cabinet dimensions: 29 cm (11.4") height x 28 cm (11") wide x 8 cm (3.15") deep

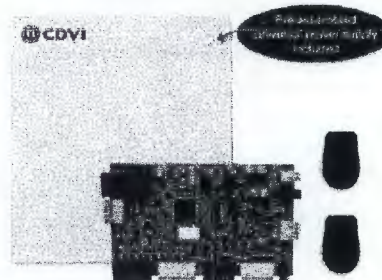
ATRIUM Kits

AC22KITB | 2-Door Controller Kit



- 1 x AC22
- 2 x NANOPB (black proximity readers)

AX22KITB | 2-Door Expander Kit



- 1 x AX22
- 2 x NANOPB (black proximity readers)

Notice of Meetings
Eastlake Oaks
Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2015 on the second Thursday of every other month, except as noted, at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

October 9, 2014
December 11, 2014
February 12, 2015
April 9, 2015
June 11, 2015
August 13, 2015

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager

Swade, Janice

From: Swade, Janice
Sent: Thursday, September 04, 2014 9:53 AM
To: 'hiexpressoldsmar@gmail.com'
Cc: Mendenhall, Andrew
Subject: EASTLAKE OAKS CDD MEETING SCHEDULE
Attachments: Eastlake Oaks FY 2015 Meeting Schedule.pdf

Attached is the new meeting schedule for the Eastlake Oaks CDD. Please put these dates on your schedule for use of the Board room and just confirm back to me via e-mail whether or not the Board can be accommodated.

Thank you for your assistance!

Janice Swade

Janice Swade
Severn Trent Services, Inc.
210 North University Drive
Suite 702
Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice.swade@stservices.com

Swade, Janice

From: Swade, Janice
Sent: Thursday, September 04, 2014 9:31 AM
To: Rehe, Stephanie
Subject: EASTLAKE OAKS FY 2015 MEETING SCHEDULE
Attachments: Eastlake Oaks FY 2015 Meeting Schedule.pdf

For the calendar...

Janice Swade

Janice Swade
Severn Trent Services, Inc.
210 North University Drive
Suite 702
Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice.swade@stservices.com

Swade, Janice

From: Swade, Janice
Sent: Thursday, September 25, 2014 11:23 AM
To: 'joseph.dinelli@Level3.com'; 'hurricane410@yahoo.com'; 'dan@oldsmarplace.com'; 'yagnik1234@yahoo.com'; 'erin.mccormick@bipc.com'; 'Tonja.Stewart@stantec.com'; Mendenhall, Andrew; Bloom, Stephen; Mack, Marcia; Cessna, Tiziana; Bingle, Lori A.; Chalkley, Sally
Subject: EASTLAKE OAKS FY 2015 MEETING SCHEDULE
Attachments: Eastlake Oaks FY 2015 Meeting Schedule.pdf

Attached for your use and information is the Fiscal Year 2015 Meeting Schedule for the Eastlake Oaks CDD's Board of Supervisors Meeting.

Janice Swade

Janice Swade
Severn Trent Services, Inc.
210 North University Drive
Suite 702
Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice.swade@stservices.com

Eastlake Oaks Community Development District

Severn Trent Services, Management Services Division

210 North University Drive Suite 702 • Coral Springs, Florida 33071

(954) 753-5841 • (954) 345-1292

September 4, 2014

Mr. Mark S. Woodard
Pinellas County Administrator
315 Court Street
Clearwater, Florida 33756

Mr. Bruce T. Haddock
Oldsmar City Manager
Oldsmar City Hall
100 State Street West
Oldsmar, Florida 34677

Ref: Fiscal Year 2015 Meeting Dates


Dear Messrs. Woodard and Haddock:

In accordance with Chapter 189 Florida Statutes, we are required to provide to you at the beginning of each Fiscal Year a notice of our public meeting schedule. The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2015 on the second Thursday of every other month at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida:

October 9, 2014
December 11, 2014
February 12, 2015
April 9, 2015
June 11, 2015
August 13, 2015

Please contact me if you have any questions or concerns.

Sincerely,


Andrew Mendenhall
District Manager

Eastlake Oaks Community Development District

Severn Trent Services, Management Services Division

210 North University Drive Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 753-5841 • Fax: (954) 345-1292

Only publishes on Wednesday and Sunday

September 4, 2014

Tampa Bay Times
Legal Advertising
490 1st Avenue South
St. Petersburg, Florida 33701
Contact: Deirdre Almeida

Email: dalmeida@tampabay.com
Phone: 352-848.1454
FAX: 352-848-1450

Re: Notice of FY 2015 Meeting Schedule

Please publish the attached Notice of FY 2015 Meeting Schedule on **Wednesday, September 10, 2014**, sending your proof of publication and invoice to:

ACCOUNT: **1000508177**

Eastlake Oaks Community Development District
210 North University Drive
Suite 702
Coral Springs, Florida 33071

If you have any questions, please contact me at 954-753-5841.

Sincerely,

Janice Swade
District Recording Secretary

Notice of Meetings
Eastlake Oaks
Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2015 on the second Thursday of every other month, except as noted, at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

October 9, 2014
December 11, 2014
February 12, 2015
April 9, 2015
June 11, 2015
August 13, 2015

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager



Tampa Bay Times Order Confirmation for Ad # 1004214548-01

EASTLAKE OAKS CDD
ATTN: SEVERN TRENT SERVICES -AP,210 N. UNIVE
CORAL SPRINGS FL 33071 USA

Sales Rep
dalmeida

Account # 1000508177
Phone 954-753-5841
Fax 954-345-1292
EMail "Rehe, Stephanie" <srehe@severnt

GROSS Amount	\$578.70
Tax Amount	\$0.00
Total Net Amount	\$578.70
Payment Amount	(\$0.00)
Amount Due	\$578.70

Ad # 1004214548-01 Ad Type C-Liner Ad Size 2.0 X 40 Li

Pick Up # Color : <NONE>

PO # Proofs 0 Tear Sheets 0

Tagline/Invoice Text Notice of FY 2015 Meeting Schedule

Edition(s)	Placement/Position	Total Inserts
zC-N Pinellas::	LEG101 - Legal Ads -	1
C-N Pinellas INT	LEG101 - Legal Ads -	1
C-All Pinellas::	LEG101 - Legal Ads -	1
C-All Pinellas IN	LEG101 - Legal Ads -	1

Line Ad Proof

Notice of Meetings Eastlake Oaks Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2015 on the second Thursday of every other month, except as noted, at 8:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

October 9, 2014
December 11, 2014
February 12, 2015
April 9, 2015
June 11, 2015
August 13, 2015

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate via telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Mendenhall, PMP
District Manager

Published in Tampa Bay Times, Pinellas edition

(1004214548)

Run Dates

9/10/2014

9/10/2014

9/10/2014

9/10/2014

Swade, Janice

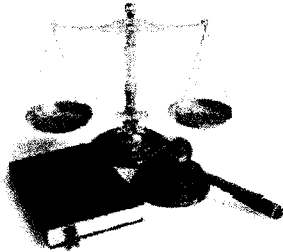
From: Swade, Janice
Sent: Thursday, September 04, 2014 11:05 AM
To: 'dalmeida@tampabay.com'; 3900 Reception
Cc: Rehe, Stephanie
Subject: FW: EASTLAKE OAKS CDD MEETING SCHEDULE confirmation 1004214548 attached
Attachments: 1004214548.pdf

The attached notice is good to go for advertising.

From: Deirdre Almeida [mailto:dalmeida@tampabay.com]
Sent: Thursday, September 04, 2014 11:04 AM
To: Swade, Janice
Subject: RE: EASTLAKE OAKS CDD MEETING SCHEDULE confirmation 1004214548 attached

Thank you

Respectfully,
Deirdre Almeida,
Legal Advertising Specialist



TAMPA BAY TIMES

Publishing Legals in **Citrus, Hernando, Pasco, Pinellas & Hillsborough Counties**
15365 Cortez Blvd., Brooksville, FL 34613
Direct: **352-848-1454** Email: dalmeida@tampabay.com

From: Swade, Janice [mailto:Janice.Swade@STServices.com]
Sent: Thursday, September 04, 2014 10:43 AM
To: Deirdre Almeida
Subject: EASTLAKE OAKS CDD MEETING SCHEDULE

Please advertise the attached notice as specified and e-mail me a confirmation and pricing.

Janice Swade

Janice Swade
Severn Trent Services, Inc.
210 North University Drive
Suite 702

Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice_swade@stservices.com



Stantec

Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605
Tel: (813) 223-9500
Fax: (813) 223-0009

April 16, 2013

Eastlake Oaks Community Development District
c/o **Severn Trent**
2634 Cypress Ridge Blvd.
Suite 102
Wesley Chapel, Florida 33544

**RE: PROFESSIONAL SERVICES PROPOSAL
EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD)
PROPOSAL NUMBER: 2013-029**

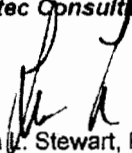
Dear Mr. Mendenhall,

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable, please forward for appropriate signatures where required and return to our office at your earliest convenience. We will then send a fully executed copy to you for your records.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.


Tonja L. Stewart, PE
Senior Project Manager
Civil Engineering

Att.: As noted



Stantec

Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605
Tel: (813) 223-9500
Fax: (813) 223-0009

April 16, 2013

TO: Eastlake Oaks Community Development District
c/o *Severn Trent*
2634 Cypress Ridge Blvd.
Suite 102
Wesley Chapel, Florida 33544

RE: **PROFESSIONAL SERVICES PROPOSAL**
EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD)
PROPOSAL NUMBER: 2013 -029

OVERVIEW

1. Eastlake Oaks Community Development District (CDD) ("Client") has requested that Stantec Consulting Services, Inc. ("Consultant") provide a proposal for professional engineering services, as needed by the CDD Board of Supervisors and/or District Manager for any future CDD related construction, and/or CDD operation and maintenance engineering needs.
2. Consultant will attend CDD Board of Supervisor's meetings, as required and/or requested by the Board of Supervisors and/or District Manager.
3. Consultant will perform required Southwest Florida Water Management inspections and report maintenance need to the District Manager.

SCOPE OF SERVICES

300 General Consulting Services

Prepare for and attend Board of Supervisors' meetings, as needed and requested by District Manager. Consultant will perform professional services, including, but not limited to, engineering, surveying, and landscape architecture, to support the management and operation of the CDD. The services will be performed upon request of District Manager and will be billed hourly. The Southwest Florida Water Management District ("SWFWMD") periodic field inspections and reporting will also be performed under these services.

900 Reimbursables

Project related expenses such as travel; lodging; subsistence; long distance communication; postage; shipping; report, drawing and/or specification reproduction are all reimbursable expenses. Out-of-pocket reimbursable expenses will be billed at cost plus ten (10%) percent

Stantec

Professional Services Proposal
Eastlake Oaks CDD Engineering Services
2013-029
April 16, 2013
Page 2 of 2

FEES

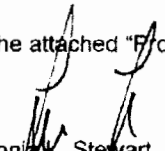
The compensation to be paid to Stantec for providing the services described in the Scope of Services shall be as follows:

Task	Description	FeeType (See Notes)	Fee Budget
300	General Consulting Services	T/M	Annual O&M
900	Reimbursables	T/M	1,000.00

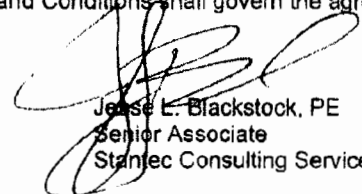
NOTES:

- 1 Fixed = Lump Sum Fee. Each Task Oriented Service shall have an approved fixed fee and separate work authorization.
- 2 T/M = Time/Material. These Fee Budget amounts are provided for Stantec Consulting Services, Inc. accounting purposes and are not intended to be a "not to exceed" amount. These services will be billed hourly in accordance with the attached Professional Services Terms and Conditions.
- 3 Annual O&M = Annual Operation and Maintenance. To be based on annual operation and maintenance budgets, but not limited when services are provided upon request

The attached Professional Services Terms and Conditions shall govern the agreement.

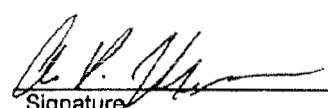

Tony L. Stewart, PE
Senior Project Manager
Stantec Consulting Services Inc.

Date


Jesse L. Blackstock, PE
Senior Associate
Stantec Consulting Services, Inc.

5-10-13
Date

ANDREW P. MENDENHALL / SECRETARY
Print Name / Title
Eastlake Oaks Space CDD


Signature
2014-09-04
Date



SCHEDULE OF FEES
For Community Development District(s) and Minor Projects
Effective October 2012

Professional Engineer/Surveyor	\$133.00/Hr.
Senior Project Manager	\$145.00/Hr.
Senior Designer	\$95.00/Hr.
Field Technician	\$95.00/Hr.
Administrative Assistant	\$63.00/Hr.



Stantec

PROFESSIONAL SERVICES TERMS AND CONDITIONS

Page 1 of 2

The following Terms and Conditions are attached to and form part of the Proposal for Professional Services to be performed by STANTEC and together, when the CLIENT authorizes STANTEC to proceed with the services, constitute the AGREEMENT.

DESCRIPTION OF WORK: STANTEC shall render the services described in the Proposal (hereinafter called the "SERVICES") to the CLIENT.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the CLIENT and STANTEC. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This AGREEMENT supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the PROJECT.

COMPENSATION: Payment is due to STANTEC upon receipt of invoice. Failure to make any payment when due is a material breach of this AGREEMENT and will entitle STANTEC, at its option, to suspend or terminate this AGREEMENT and the provision of the SERVICES. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the AGREEMENT without cause upon thirty (30) days notice in writing. If either party breaches the AGREEMENT and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the CLIENT of STANTEC's invoices within 30 days of STANTEC rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of STANTEC are terminated. On termination by either party, the CLIENT shall forthwith pay STANTEC all fees and charges for the SERVICES provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this AGREEMENT, STANTEC's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

Where the SERVICES include storm water pollution prevention (SWPP), sedimentation or erosion control plans, specifications, procedures or related construction observation or administrative field functions, CLIENT acknowledges that such SERVICES proposed or performed by STANTEC are not guaranteed to provide complete SWPP, sedimentation or erosion control, capture all run off or siltation, that any physical works are to be constructed and maintained by the CLIENT's contractor or others and that STANTEC has no control over the ultimate effectiveness of any such works or procedures. Except to the extent that there were errors or omissions in the SERVICES provided by STANTEC, CLIENT agrees to indemnify and hold STANTEC harmless from and against all claims, costs, liabilities or damages whatsoever arising from any storm water pollution, erosion, sedimentation, or discharge of silt or other deleterious substances into any waterway, wetland or woodland and any resulting charges, fines, legal action, cleanup or related costs.

PROFESSIONAL RESPONSIBILITY: In performing the SERVICES, STANTEC will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the SERVICES at the time and the location in which the SERVICES were performed.

LIMITATION OF LIABILITY: The CLIENT releases STANTEC from any liability and agrees to defend, indemnify and hold STANTEC harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the SERVICES, excepting liability arising from the sole negligence of STANTEC. It is further agreed that the total amount of all claims the CLIENT may have against STANTEC under this AGREEMENT, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to STANTEC for the SERVICES or \$500,000. No claim may be brought against STANTEC more than two (2) years after the cause of action arose. As the CLIENT's sole and exclusive remedy under this AGREEMENT any claim, demand or suit shall be directed and/or asserted only against STANTEC and not against any of STANTEC's employees, officers or directors.

STANTEC's liability with respect to any claims arising out of this AGREEMENT shall be absolutely limited to direct damages arising out of the SERVICES and STANTEC shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the CLIENT, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

INDEMNITY FOR MOLD CLAIMS: It is understood by the parties that existing or constructed buildings may contain mold substances that can present health hazards and result in bodily injury, property damage and/or necessary remedial measures. If, during performance of the SERVICES, STANTEC knowingly encounters any such substances, STANTEC shall notify the CLIENT and, without liability for consequential or any other damages, suspend performance of services until the CLIENT retains a qualified specialist to abate and/or remove the mold substances. The CLIENT agrees to release and waive all claims, including consequential damages, against STANTEC, its subconsultants and their officers, directors and employees arising from or in any way connected with the existence of mold on or about the project site whether during or after completion of the SERVICES. The CLIENT further agrees to indemnify and hold STANTEC harmless from and against all claims, costs, liabilities and damages, including reasonable attorneys' fees and costs, arising in any way from the existence of mold on the project site whether during or after completion of the SERVICES, except

Revised 2012-06-08

Professional Services Terms and Conditions on StanNet Forms> Company Forms>Risk Management> Standard Form Agreements



Stantec

PROFESSIONAL SERVICES TERMS AND CONDITIONS

Page 2 of 2

for those claims, liabilities, costs or damages caused by the sole gross negligence and/or knowing or willful misconduct of STANTEC. STANTEC and the CLIENT waive all rights against each other for mold damages to the extent that such damages sustained by either party are covered by insurance.

DOCUMENTS: All of the documents prepared by or on behalf STANTEC in connection with the PROJECT are instruments of service for the execution of the PROJECT. STANTEC retains the property and copyright in these documents, whether the PROJECT is executed or not. These documents may not be used for any other purpose without the prior written consent of STANTEC. In the event STANTEC's documents are subsequently reused or modified in any material respect without the prior consent of STANTEC, the CLIENT agrees to defend, hold harmless and indemnify STANTEC from any claims advanced on account of said reuse or modification.

Any document produced by STANTEC in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of STANTEC, which may be withheld at STANTEC's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract, and will only be authorized pursuant to the conditions of STANTEC's standard form reliance letter.

STANTEC cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). CLIENT shall release, indemnify and hold STANTEC, its officers, employees, consultants and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of STANTEC, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without STANTEC's written consent.

FIELD SERVICES: STANTEC shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the PROJECT, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. STANTEC shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the PROJECT.

GOVERNING LAW/COMPLIANCE WITH LAWS: The AGREEMENT shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the SERVICES are performed. STANTEC shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the CLIENT or STANTEC, the CLIENT and STANTEC shall attempt to resolve any dispute between them arising out of or in connection with this AGREEMENT by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the SERVICES are performed or elsewhere by mutual agreement.

ASSIGNMENT: The CLIENT and STANTEC shall not, without the prior written consent of the other party, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the AGREEMENT shall be binding on the CLIENT and STANTEC.

Eastlake Oaks Community Development District

Severn Trent Services, Management Services Division

210 N. University Drive #702 • Coral Springs, Florida 33071

Telephone: 954- 753-5841 • Fax: 954-345-1292

September 4, 2014

TIME SENSITIVE MATERIAL

Ms. Cheryl Asoian
1717 Split Fork Drive
Oldsmar, Florida 34677

RE: Final Disclosure of Financial Interest Form

Dear Ms. Asoian:

At the August 14, 2014 meeting of the Eastlake Oaks Community Development District's Board of Supervisors, your letter of resignation was accepted by the Board. As your last official act as a Supervisor, I am enclosing a Form 1F, Final Statement of Financial Interest, which must be filed with the Supervisor of Elections in the County in which you reside no later than 60 days of your leaving office.

You will also receive directly from the Supervisor of Elections a Form 1 that covers the previous year (2013). This form also needs to be completed and returned. All Supervisor of Elections offices are imposing a \$25 a day late fee for all non-returned documents.

If there is anything I can do for you or any information I can provide, just give me a call.

Sincerely,



Janice Swade
District Recording Secretary

EASTLAKE OAKS
Community Development District

Financial Report

June 30, 2014

Prepared by



EASTLAKE OAKS
Community Development District

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EASTLAKE OAKS
Community Development District

Financial Statements
(Unaudited)

June 30, 2014

Balance Sheet
June 30, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 65,106	\$ -	\$ 65,106
Due From Other Funds	506	-	506
Investments:			
Money Market Account	183,578	-	183,578
SBA Account	1,871	-	1,871
SBA Account - Restricted	72	-	72
SBA Account Reserves	3,366	-	3,366
SBA Account Reserves - Restricted	128	-	128
Reserve Fund	-	12,776	12,776
Revenue Fund	-	9	9
FMV Adjustment	104	-	104
Prepaid Items	6,764	-	6,764
TOTAL ASSETS	\$ 261,495	\$ 12,785	\$ 274,280
<u>LIABILITIES</u>			
Accounts Payable	\$ 8,099	\$ -	\$ 8,099
Accrued Expenses	595	-	595
Accrued Taxes Payable	78	-	78
Deposits	5,350	-	5,350
Due To Other Funds	-	506	506
TOTAL LIABILITIES	14,122	506	14,628
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,764	-	6,764
Restricted for:			
Debt Service	-	12,279	12,279
Assigned to:			
Operating Reserves	53,116	-	53,116
Reserves - Ponds	28,830	-	28,830
Reserves-Recreation Facilities	28,330	-	28,330
Unassigned:	130,333	-	130,333
TOTAL FUND BALANCES	\$ 247,373	\$ 12,279	\$ 259,652
TOTAL LIABILITIES & FUND BALANCES	\$ 261,495	\$ 12,785	\$ 274,280

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES			
Interest - Investments	\$ 250	\$ 516	206.40%
Special Assmnts- Tax Collector	219,960	219,961	100.00%
Special Assmnts- CDD Collected	733	731	99.73%
Special Assmnts- Discounts	(8,798)	(8,539)	97.06%
TOTAL REVENUES	212,145	212,669	100.25%
EXPENDITURES			
Administration			
P/R-Board of Supervisors	7,000	4,800	68.57%
FICA Taxes	536	367	68.47%
ProfServ-Dissemination Agent	1,000	-	0.00%
ProfServ-Engineering	1,500	133	8.87%
ProfServ-Legal Services	1,500	4,610	307.33%
ProfServ-Mgmt Consulting Serv	48,008	36,006	75.00%
ProfServ-Special Assessment	3,881	3,881	100.00%
ProfServ-Trustee Fees	3,800	2,200	57.89%
Auditing Services	4,350	4,350	100.00%
Postage and Freight	600	332	55.33%
Rental - Meeting Room	450	150	33.33%
Insurance - General Liability	5,686	4,934	86.77%
Printing and Binding	1,000	1,029	102.90%
Legal Advertising	1,000	285	28.50%
Miscellaneous Services	1,540	1,036	67.27%
Misc-Assessmnt Collection Cost	4,399	4,268	97.02%
Office Supplies	200	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	86,625	68,556	79.14%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
Field			
Contracts-Lake and Wetland	7,200	5,400	75.00%
Contracts-Landscape	33,300	22,200	66.67%
Contracts-Pools	7,140	5,355	75.00%
Contracts-Cleaning Services	2,100	1,620	77.14%
Electricity - Streetlighting	19,000	12,279	64.63%
Utility - Water	6,800	2,899	42.63%
R&M-Renewal and Replacement	1,500	-	0.00%
R&M-Irrigation	6,400	3,419	53.42%
R&M-Ponds	1,800	-	0.00%
R&M-Pools	1,500	3,884	258.93%
Misc-Contingency	38,780	40,564	104.60%
Total Field	125,520	97,620	77.77%
TOTAL EXPENDITURES	212,145	166,176	78.33%
Excess (deficiency) of revenues			
Over (under) expenditures	-	46,493	0.00%
OTHER FINANCING SOURCES (USES)			
Operating Transfers-Out	(12,155)	-	0.00%
Contribution to (Use of) Fund Balance	(12,155)	-	0.00%
TOTAL FINANCING SOURCES (USES)	(24,310)	-	0.00%
Net change in fund balance	\$ (12,155)	\$ 46,493	-382.50%
FUND BALANCE, BEGINNING (OCT 1, 2013)	200,880	200,880	
FUND BALANCE, ENDING	\$ 188,725	\$ 247,373	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES			
Interest - Investments	\$ 1	\$ 18	1800.00%
Special Assmnts- Tax Collector	135,828	135,828	100.00%
Special Assmnts- Discounts	(5,433)	(5,273)	97.06%
TOTAL REVENUES	130,396	130,573	100.14%
EXPENDITURES			
Administration			
Misc-Assessmnt Collection Cost	2,717	2,611	96.10%
Total Administration	2,717	2,611	96.10%
Debt Service			
Principal Debt Retirement	110,000	110,000	100.00%
Principal Line of Credit/Note	11,500	-	0.00%
Interest Expense	19,298	19,298	100.00%
Total Debt Service	140,798	129,298	91.83%
TOTAL EXPENDITURES	143,515	131,909	91.91%
Excess (deficiency) of revenues Over (under) expenditures	(13,119)	(1,336)	10.18%
OTHER FINANCING SOURCES (USES)			
Interfund Transfer - In	12,155	-	0.00%
Contribution to (Use of) Fund Balance	(964)	-	0.00%
TOTAL FINANCING SOURCES (USES)	11,191	-	0.00%
Net change in fund balance	\$ (964)	\$ (1,336)	138.59%
FUND BALANCE, BEGINNING (OCT 1, 2013)	13,615	13,615	
FUND BALANCE, ENDING	\$ 12,651	\$ 12,279	

EASTLAKE OAKS
Community Development District

Supporting Schedules

June 30, 2014

EASTLAKE OAKS
Community Development District

Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2014

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Gross Assessments	Series 2008 Debt Service Gross Assessments
ASSESSMENTS LEVIED FY 2014				\$ 355,789	\$ 219,961	\$ 135,828
Allocation %				100%	62%	38%
11/14/13	\$ 569	\$ 24	\$ 12	\$ 605	\$ 374	\$ 231
11/22/13	10,070	428	206	10,703	6,617	4,086
11/27/13	39,300	1,671	802	41,773	25,825	15,947
12/09/13	155,766	6,623	3,179	165,568	102,360	63,208
12/20/13	16,369	696	334	17,399	10,757	6,642
01/16/14	85,283	3,626	1,740	90,649	56,043	34,607
02/21/14	7,137	465	146	7,747	4,790	2,958
03/21/14	3,150	32	64	3,246	2,007	1,239
04/17/14	12,475	-	255	12,730	7,870	4,860
05/16/14	1,254	-	26	1,280	791	489
06/30/14	3,763	248	77	4,088	2,527	1,561
TOTAL	\$ 335,137	\$ 13,813	\$ 6,840	\$ 355,789	\$ 219,961	\$ 135,828
% COLLECTED				100%	100%	100%

Eastlake Oaks
Community Development District

Non-Ad Valorem Special Assessments - District Collected
Monthly Collection Report
For the Fiscal Year Ending September 30, 2014

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Gross Assessments	Series 2008 Debt Service Gross Assessments
DISTRICT COLLECTED ASSESSMENTS LEVIED FY 2014 (1)				\$ 761	761	\$ -
Allocation %				100%	100%	0%
11/21/13	\$ 731	\$ 30	\$ -	\$ 761	\$ 761	\$ -
TOTAL	\$ 731	\$ 30	\$ -	\$ 761	\$ 761	\$ -
% COLLECTED				100.00%	100.00%	0.00%

Note (1) - One Resident is billed direct - net amount

Cash and Investment Report
June 30, 2014

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Checking Account - Operating	Wells Fargo Bank	Interest Bearing Account	0.25%	n/a	\$ 65,106
Money Market	Florida Shores Bank	Public Funds Money Market	0.40%	n/a	\$ 183,578
SBA Account	Operating Account	State Board of Administration	0.22%	n/a	\$ 1,871
SBA Account (Restricted)	Operating Account	State Board of Administration	0.00%	n/a	\$ 72
SBA Reserves	Reserve Account	State Board of Administration	0.22%	n/a	\$ 3,366
SBA Reserves (Restricted)	Reserve Account	State Board of Administration	0.00%	n/a	\$ 128
Subtotal					\$ 254,120

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Series 2008 Reserve Account	US Bank	Open-ended Commercial Paper	0.15%	n/a	\$ 12,776
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.15%	n/a	\$ 9
Subtotal					\$ 12,785
Total					\$ 266,905

Eastlake Oaks CDD
Bank Reconciliation

Bank Account No.

Statement No. 06-14

Statement Date 06/30/14

G/L Balance (\$)	65,105.79	Statement Balance	68,707.02
G/L Balance	65,105.79	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	68,707.02
Subtotal	65,105.79	Outstanding Checks	3,601.23
Negative Adjustments	0.00	Total Differences	0.00
Ending G/L Balance	65,105.79	Ending Balance	65,105.79
Difference	0.00		

<u>Posting Date</u>	<u>Document Type</u>	<u>Document No.</u>	<u>Description</u>	<u>Amount</u>	<u>Cleared Amount</u>	<u>Difference</u>
Outstanding Checks						
06/17/14	Payment	2820	DANIEL SARACKI	184.70	0.00	184.70
06/26/14	Payment	2827	FEDEX	9.03	0.00	9.03
06/26/14	Payment	2828	LANDSCAPE MAINTENANCE	2,775.00	0.00	2,775.00
06/26/14	Payment	2829	PIP'S POOL INC	632.50	0.00	632.50
Total Outstanding Checks				3,601.23		

EASTLAKE OAKS
Community Development District

Check Register and Invoices

May 1 - June 30, 2014

Eastlake Oaks

Check Register by Fund
For the Period from 05/01/2014 to 06/30/2014
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001								
001	2796	05/05/14	AMERICAN ECOSYSTEMS INC	1405125	WATER TRTMNT MAY 2014	R&M-Irrigation	546041-53901	\$600.00
001	2797	05/05/14	LANDSCAPE MAINTENANCE	81348	MGY 2014 LANDSCAPE	Contracts-Landscape	534050-53901	\$2,775.00
001	2798	05/05/14	PRESTIGE JANITORIAL SERVICE	1363	CLEANING MAY 2014	Contracts-Cleaning Services	534082-53901	\$175.00
001	2799	05/05/14	PSM PROPERTIES, INC	75928 DEAS1	DEC 2013 ROOM RENTAL	Rental - Meeting Room	544004-51301	\$50.00
001	2799	05/05/14	PSM PROPERTIES, INC	77656 DEAS1	MTG ROOM RENTAL 2.13.14	Rental - Meeting Room	544004-51301	\$50.00
001	2799	05/05/14	PSM PROPERTIES, INC	79396 DEAS1	MTG ROOM RENTAL 4.10.14	Rental - Meeting Room	544004-51301	\$50.00
001	2800	05/05/14	STAR ELECTRIC SERVICES	140318	REPLACE 2 POOL MOTION LIGHTS	R&M-Pools	546074-53901	\$445.00
001	2801	05/14/14	BRIGHTHOUSE	70145 050414	Internet Services 5.12.14 - 6.11.14	Miscellaneous Services	549001-51301	\$58.28
001	2802	05/14/14	CITY OF OLDSMAR	16743 050514	Reclaimed Water 04.02.14 - 05.01.14	Utility - Water	543018-53901	\$12.35
001	2802	05/14/14	CITY OF OLDSMAR	1738 050514	Reclaimed Water 04.02.14 - 05.01.14	Utility - Water	543018-53901	\$7.60
001	2802	05/14/14	CITY OF OLDSMAR	1737 050514	Reclaimed Water 04.02.14 - 05.01.14	Utility - Water	543018-53901	\$7.60
001	2802	05/14/14	CITY OF OLDSMAR	1940 050514	Water Services 04.02.14 - 05.01.14	Utility - Water	543018-53901	\$513.64
001	2803	05/14/14	LANDSCAPE MAINTENANCE	81562	Landscape Maint May 2014	Contracts-Landscape	534050-53901	\$125.56
001	2803	05/14/14	LANDSCAPE MAINTENANCE	81762	Replaced stuck valve	Contracts-Landscape	534050-53901	\$318.10
001	2803	05/14/14	LANDSCAPE MAINTENANCE	81761	Eliminated Valve & tied zones together	Contracts-Landscape	534050-53901	\$59.14
001	2804	05/14/14	TAMPA ELECTRIC CO.	47871 042814	Streetlighting 3.25.14 - 04.24.14	Electricity - Streetlighting	543013-53901	\$176.45
001	2804	05/14/14	TAMPA ELECTRIC CO.	46471 042814	Streetlighting 03.25.14 - 04.24.14	Electricity - Streetlighting	543013-53901	\$290.75
001	2804	05/14/14	TAMPA ELECTRIC CO.	41751 042814	Streetlighting 03.25.14 - 04.24.14	Electricity - Streetlighting	543013-53901	\$100.25
001	2804	05/14/14	TAMPA ELECTRIC CO.	38451 042814	Streetlighting 03.25.14 - 04.24.14	Electricity - Streetlighting	543013-53901	\$119.30
001	2804	05/14/14	TAMPA ELECTRIC CO.	28911 042814	Streetlighting 03.25.14 - 04.24.14	Electricity - Streetlighting	543013-53901	\$386.72
001	2804	05/14/14	TAMPA ELECTRIC CO.	97942 050114	Services 03.28.14 - 04.28.14	Electricity - Streetlighting	543013-53901	\$389.01
001	2804	05/14/14	TAMPA ELECTRIC CO.	97511 050114	Services 04.28.14 - 05.28.14	Electricity - Streetlighting	543013-53901	\$28.47
001	2804	05/14/14	TAMPA ELECTRIC CO.	98401 050114	Services 03.28.14 - 04.28.14	Electricity - Streetlighting	543013-53901	\$19.59
001	2805	05/19/14	CASTLE VENTURES	0050944	SECURITY SERVICES JUNE, JULY, AUGUST 2014	Prepaid Items	155000-53901	\$105.00
001	2806	05/19/14	CLASSIC CONSTRUCTION LTD. CC	FINAL DRAW 010214	FINAL PAYMENT FOR SIGN and WALL REPAIR	Misc-Contingency	549900-53901	\$8,400.00
001	2806	05/19/14	CLASSIC CONSTRUCTION LTD. CC	FINVAL 042414	FINAL PYMT ROOF CLEAN/REPAIR	Misc-Contingency	549900-53901	\$3,500.00
001	2807	05/19/14	COUNTRYSIDE LOCKSMITH	107028	25 POOL KEYS	R&M-Pools	546074-53901	\$383.00
001	2808	05/27/14	AMERICAN ECOSYSTEMS INC	1406126	WATER TRTMNT JUNE 2014	Prepaid Items	155000	\$600.00
001	2809	05/27/14	LANDSCAPE MAINTENANCE	81856	BEGONIAS/POTTING SOIL/MULCH	Misc-Contingency	549900-53901	\$1,005.00
001	2809	05/27/14	LANDSCAPE MAINTENANCE	81871	IRRIGATION REPAIRS DUE TO MNTHLY INSPECTION	R&M-Irrigation	546041-53901	\$78.28
001	2810	05/27/14	SEVERN TRENT ENVIRONMENTAL SER	STES 2073572	MNGMT FEES & SERVICES MAY 2014	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,000.67
001	2810	05/27/14	SEVERN TRENT ENVIRONMENTAL SER	STES 2073572	MNGMT FEES & SERVICES MAY 2014	Printing and Binding	547001-51301	\$181.50
001	2811	05/27/14	TIMES PUBLISHING COMPANY	11004155982-0514	LEGAL AD - BOS CANDIDATES	Legal Advertising	548002-51301	\$284.90
001	2812	06/06/14	CITY OF OLDSMAR	060214	RECLAIMED WATER 05/02/14 TO 06/01/14	Utility - Water	543018-53901	\$569.51
001	2813	06/06/14	LANDSCAPE MAINTENANCE	82187	LANDSCAPE MAINT. JUNE 2014	Contracts-Landscape	534050-53901	\$2,775.00
001	2814	06/06/14	PIP'S POOL INC	6800	POOL MAINT. MAY 2014	Contracts-Pools	534078-53901	\$595.00
001	2815	06/06/14	PRESTIGE JANITORIAL SERVICE	1401	JANITORIAL SERVICES JUNE 2014	Contracts-Cleaning Services	534082-53901	\$220.00
001	2816	06/06/14	TAMPA ELECTRIC CO.	062814	ELECTRIC SERVICES FROM 4/24/14 TO 5/28/14	Electricity - Streetlighting	543013-53901	\$1,508.11
001	2822	06/19/14	FOWLER WHITE BOGGS PA	878800	Professional Services 5/31/14-Envera Systems	ProfServ-Legal Services	531023-51401	\$798.00
001	2823	06/19/14	LANDSCAPE MAINTENANCE	82965	Irrigation work 6/4/14-East Lake Oaks Clock B	Contracts-Landscape	534050-53901	\$186.47

Eastlake Oaks
Check Register by Fund
For the Period from 05/01/2014 to 06/30/2014
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	2823	06/19/14	LANDSCAPE MAINTENANCE	82968	Irrigation work 6/9/14- East Lake Oaks Clock D	Contracts-Landscape	534050-53901	\$34.98
001	2823	06/19/14	LANDSCAPE MAINTENANCE	82967	Irrigation work 6/9/14- East Lake Oak Clock C	Contracts-Landscape	534050-53901	\$12.64
001	2823	06/19/14	LANDSCAPE MAINTENANCE	82966	Irrigation work 6/9/14- East Lake Oaks Clock A	Contracts-Landscape	534050-53901	\$25.71
001	2823	06/19/14	LANDSCAPE MAINTENANCE	82877	Irrigation work 6/3/14- Pool Parking Lot Hedge Row	Contracts-Landscape	534050-53901	\$290.84
001	2824	06/19/14	AMERICAN ECOSYSTEMS INC	1407128	Water Mgmt for current month	Prepaid Items	155000	\$600.00
001	2825	06/19/14	BRIGHTHOUSE	06022014-0170145	Internet Services 6/12/14-7/11/14	Miscellaneous Services	549001-51301	\$58.28
001	2826	06/19/14	INFANTE'S CLEANING CO	8440	Pressure Washing at playground -Eastlake Oaks	Misc-Contingency	549900-53901	\$80.00
001	2827	06/26/14	FEDEX	2-688-56958	SERVICES THROUGH 6/17/2014	Postage and Freight	541006-51301	\$9.03
001	2828	06/26/14	LANDSCAPE MAINTENANCE	83184	MONTHLY MAINTENANCE-JULY 2014	Prepaid Items	155000-53901	\$2,775.00
001	2829	06/26/14	PIP'S POOL INC	6880	EMERGENCY SERVICE/VANDALISM-BROKEN WATER PIPE	R&M-Pools	546074-53901	\$632.50
001	2817	06/17/14	JOSEPH DINELLI	PAYROLL	June 17, 2014 Payroll Posting			\$184.70
001	2818	06/17/14	CHERYL K. ASOIAN	PAYROLL	June 17, 2014 Payroll Posting			\$184.70
001	2819	06/17/14	BOGDAN M. NOWACKI	PAYROLL	June 17, 2014 Payroll Posting			\$183.45
001	2820	06/17/14	DANIEL SARACKI	PAYROLL	June 17, 2014 Payroll Posting			\$184.70
001	2821	06/17/14	JYOTINDRA J. YAGNIK	PAYROLL	June 17, 2014 Payroll Posting			\$184.70
Fund Total								\$37,389.48
Total Checks Paid								\$37,389.48