

Oak Creek Community Development District

Call In Number: 8007475150 Access Code: 2758201

Board of Supervisors

- David Gerald, Chairman
- Sam Watson, Vice Chairman
- Ryan Gilbertsen, Assistant Secretary
- Adam Silva, Assistant Secretary
- Lisa Vaile, Assistant Secretary
- Mark Vega, District Manager
- Jason Walters, District Counsel
- Robert Dvorak, District Engineer

Meeting Agenda February 10, 2020 – 6:00 P.M.

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Public Comments on Agenda Items (3) minute time limit**
4. **Consent Agenda**
 - A. Minutes of the January 13, 2020 Meeting Page 2
 - B. Acceptance of the Financial Report Page 6
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Sealing Pool Deck Proposal Page 19
 - ii. Proposals to Maintain Sump 2B and Wetland J
 - iii. Playground/Swing Seat Area Project Page 27
 - iv. Follow-Up
6. **Supervisor Requests and Comments**
7. **Audience Comments on Other Items (3) Minute Time Limit**
8. **Adjournment**

Next Meeting will be held on March 9, 2020.

District Office:

210 N. University Drive, #702
Coral Springs, FL 33071
Conference Call number is 800-747-5150
Access Code: 2758201

Meeting Location:

Country Walk Clubhouse,
30400 Country Point Blvd.
Wesley Chapel, Florida

**MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, January 13, 2020 at 6:04 p.m. at the Country Walk Clubhouse, 30400 Country Point Boulevard, Wesley Chapel, Florida, 33543.

Present and constituting a quorum were:

David Gerald	Chairman
Sam Watson	Vice Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary
Lisa Vaile	Assistant Secretary

Also present:

Mark Vega	District Manager
Jason Walters (via telephone)	District Counsel

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

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

- Mr. Vega called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- None.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the November 11, 2019 Meeting**
- B. Acceptance of Financial Report**

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the Consent Agenda was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Mr. Walters noted at the last meeting the Board authorized us to convey certain parameters to the defense counsel about the claim. He did that after the meeting. He has not heard that there is any issue, but as soon as he hears back from them, he will inform the Board.

- Mr. Vega noted regarding the basketball court, we are getting some kickback from the installer of the court. There are cracks in the court, and he is saying he will not warranty it because he has some pictures with the vehicle on the court.
- Mr. Vega asked Mr. Walters to send the installer a letter.
- Mr. Gerald noted when they first installed the court, they were emphatic that they needed 30 days for everything to cure so that we would not have issues such as this. However, there was rain. They knew about the rain. There has always been water standing there and the day they came, there was moisture in the morning. They just blew it off and quickly dried it.
- That is not the way they it should have been done. They should have waited until it was completely dry for the full 30 days. The moisture there keeps coming up.
- When they were putting the basketball hoops there, they drove their vehicles on there.
- Mr. Watson added they did patch that and repair it. But it is still cracked again where they did the repair. They did not do a complete repair. The patch has cracked even worse.
- Mr. Gerald noted now it is starting to crack over to the east in a few places.
- Mr. Walters noted if they are requiring the 30 days for it to cure, they must monitor that. It is certainly an issue. We will get something put together.

B. District Engineer

- Mr. Vega noted there was a couple of areas where we had Site Masters do some work. One was on Doe Path where we had to re-grout a joint between two concrete pipes. This issue started in October, but the water level was too high to do the work at that time. The water has gone down now.
- Second, there was a pipe that has been closed off by properly abandoning/sealed off.
- Third, the weir at Pond 21 was reconstructed.
- Finally, the outfall weir by sump 2B is almost done.
- Mr. Gerald noted sump 2B construction was done when Cardno was the District Engineer.
- Mr. Vega noted we are not paying for the repair.
- Mr. Vega noted regarding playground expansion, there was an issue when they put the drain in. The contractor we hired had hired a subcontractor to do the work. The subcontractor, when he put the sand back in, did not realize there was too much clay in our dirt. The fix is to remove the clay above the drain pipe, replace it with loose gravel and reinstall the drainage fabric on top of the gravel. The drainage fabric will be against the playground fabric and the ADA mulch is on the top. Then it should per, and we will add an additional leg to where the swing set is going. The swing set will not be shipped until after January 24, 2020.

- Mr. Vega noted he did not have the District Engineer come in order to save the District money.
- Mr. Watson asked what has the District Engineer found out about the drainage going from the south creek bed flowing into the south property. The drainage needs to be opened underneath those power lines. It is imperative to our community. That is the access road. That is the ebb and flow of that topography of the terrain to get the water out of there from Chapel Pines and Oak Creek and there are subdivisions northeast of our subdivision. If it has nowhere to flow, it will back up again.
- Mr. Vega will follow up and email the response to the Board.
- Mr. Watson discussed a new concern, at the catch basin at 6928 Bluff Meadow Court on Pond 2B where the grout may have washed away.

C. District Manager

- Mr. Vega asked the Board whether they want a Workshop in February.
- The Board chose not to hold the Workshop on February 8, 2020.

i. Swing Set Quote

On MOTION by Mr. Silva seconded by Mr. Gerald with all in favor the swing seat quote of \$940 from Miracle was approved.

ii. Sidewalk Repair Estimates

- Mr. Vega noted three quotes were received for sidewalk repairs from Bio Mass, IGD, and Inframark.
- He noted next time we do this, instead of Mr. Vega going out for sidewalk quotes, he will have the District Engineer do it.
- One of the quotes came from the Inframark office in Orlando. Their cost is \$8,380. BioMass Tech cost is \$9,700 and IGD Services is \$10,260.
- If you are following ADA safety work, you get a discount.
- Mr. Vega noted Mr. Gerald will pre-walk and post-walk the sidewalks with Mr. Ariel Medina.

On MOTION by Ms. Vaile seconded by Mr. Watson with all in favor the sidewalk grinding repairs was awarded to Inframark at a cost of \$8,380.

iii. Follow Up

- Mr. Vega confirmed there will be no February workshop.
- However, there will be a regular meeting on February 10, 2020.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Watson asked about the pavilions. When are we going to place the tables on the pavilions?
- Mr. Vega noted they are on order now.
- Mr. Silva noted LMP is not taking care of pool landscaping.
- Mr. Watson discussed getting a quote for paver sealing.
- Mr. Vega will contact Clean Rite.

Let the record reflect, Mr. Gilbertsen joined the meeting.

- Ms. Vaile commented on the following items:
 - Moisture in the bathroom. The toilet paper has too much moisture in it.
 - The handicap doors in the Ladies Room are squeaking.
 - A lot of dirt on the brick of the pool columns.
 - Bushes need to be removed in the pocket part on Boulder Run so the benches are visible.
 - The need for lighting at the basketball court. Mr. Vega will get a quote.
- Mr. Gilbertsen asked who is the property owner at the dead end of Laughing Oak? Is it CDD? Is it the homeowner? Or is it the County? A neighbor is complaining about the way it is being maintained. Apparently, LMP is not mowing it at all.

SEVENTH ORDER OF BUSINESS

**Audience Comments on other Items (3)
Minute Time Limit**

- None.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Watson seconded by Mr. Gerald with all in favor the meeting was adjourned at 6:59 p.m.

David Gerald
Chairperson

**Oak Creek
Community Development District**

Financial Report

December 31, 2019

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

December 31, 2019

Balance Sheet
December 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 770,918	\$ -	\$ 770,918
Due From Other Funds	-	392,837	392,837
Investments:			
Money Market Account	131,121	-	131,121
Acquisition Fund	-	7,907	7,907
Prepayment Fund (A-2)	-	11,530	11,530
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	26	26
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 905,094	\$ 618,205	\$ 1,523,299
<u>LIABILITIES</u>			
Accounts Payable	\$ 59,259	\$ -	\$ 59,259
Accrued Expenses	3,928	-	3,928
Due To Other Funds	392,837	-	392,837
TOTAL LIABILITIES	456,024	-	456,024
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	618,205	618,205
Assigned to:			
Operating Reserves	116,045	-	116,045
Reserves - Clubhouse	45,025	-	45,025
Unassigned:	284,945	-	284,945
TOTAL FUND BALANCES	\$ 449,070	\$ 618,205	\$ 1,067,275
TOTAL LIABILITIES & FUND BALANCES	\$ 905,094	\$ 618,205	\$ 1,523,299

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-19 ACTUAL
REVENUES				
Interest - Investments	\$ 5,000	\$ 109	2.18%	\$ 39
Interest - Tax Collector	-	4	0.00%	-
Special Assmnts- Tax Collector	480,391	458,008	95.34%	358,426
Special Assmnts- Discounts	(19,216)	(18,307)	95.27%	(14,299)
Other Miscellaneous Revenues	-	1,112	0.00%	1,112
Access Cards	100	165	165.00%	45
TOTAL REVENUES	466,275	441,091	94.60%	345,323
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	1,600	6.67%	200
FICA Taxes	1,836	441	24.02%	334
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	20,000	7,768	38.84%	4,968
ProfServ-Legal Services	24,000	2,670	11.13%	1,551
ProfServ-Mgmt Consulting Serv	44,805	11,201	25.00%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,433	3,233	94.17%	-
ProfServ-Web Site Maintenance	2,729	2,079	76.18%	198
Auditing Services	3,523	-	0.00%	-
Postage and Freight	1,500	41	2.73%	12
Rentals & Leases	600	150	25.00%	50
Public Officials Insurance	2,481	-	0.00%	-
Printing and Binding	1,500	125	8.33%	6
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	9,608	8,794	91.53%	6,883
Misc-Contingency	50	8	16.00%	8
Office Supplies	412	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	148,002	38,285	25.87%	17,944
<u>Public Safety</u>				
Contracts-Security Services	3,360	840	25.00%	280
Total Public Safety	3,360	840	25.00%	280

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-19 ACTUAL
<u>Electric Utility Services</u>				
Electricity - Streetlighting	23,000	5,614	24.41%	1,870
Utility Services	15,460	3,342	21.62%	927
Total Electric Utility Services	38,460	8,956	23.29%	2,797
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	225	32.23%	108
Solid Waste Disposal Assessm.	623	677	108.67%	-
Total Garbage/Solid Waste Services	1,321	902	68.28%	108
<u>Water-Sewer Comb Services</u>				
Utility Services	10,000	2,046	20.46%	473
Total Water-Sewer Comb Services	10,000	2,046	20.46%	473
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	23,964	5,991	25.00%	1,997
Stormwater Assessment	885	894	101.02%	-
R&M-Storm Water - Pond	16,100	357	2.22%	-
Total Flood Control/Stormwater Mgmt	40,949	7,242	17.69%	1,997
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	21,000	25.00%	7,000
Liability/Property Insurance	9,438	9,876	104.64%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	1,490	29.80%	1,490
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	-	0.00%	-
Total Other Physical Environment	124,938	32,366	25.91%	8,490
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	-	6,600	0.00%	6,600
Capital Improvements	30,807	51,981	168.73%	51,981
Total Capital Expenditures & Projects	30,807	58,581	190.15%	58,581
<u>Road and Street Facilities</u>				
R&M-Bike Paths & Asphalt	1,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
Total Road and Street Facilities	7,000	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-19 ACTUAL
<u>Clubhouse, Parks and Recreation</u>				
Contracts-Mgmt Services	10,296	2,574	25.00%	858
Contracts-Pools	9,540	2,385	25.00%	795
Contractual Maint. Services	25,000	10,661	42.64%	3,071
Telephone/Fax/Internet Services	1,788	453	25.34%	151
R&M-Facility	7,500	70	0.93%	-
R&M-Pools	400	220	55.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	5,500	1,053	19.15%	268
Total Clubhouse, Parks and Recreation	61,024	17,416	28.54%	5,143
TOTAL EXPENDITURES				
	465,861	166,634	35.77%	95,813
Excess (deficiency) of revenues				
Over (under) expenditures	414	274,457		249,510
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	414	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	414	-	0.00%	-
Net change in fund balance	\$ 414	\$ 274,457		\$ 249,510
FUND BALANCE, BEGINNING (OCT 1, 2019)	174,613	174,613		
FUND BALANCE, ENDING	\$ 175,027	\$ 449,070		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-19 ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 118	23.60%	\$ 28
Special Assmnts- Tax Collector	437,163	416,793	95.34%	326,172
Special Assmnts- Discounts	(17,487)	(16,659)	95.27%	(13,012)
TOTAL REVENUES	420,176	400,252	95.26%	313,188
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8,743	8,003	91.54%	6,263
Total Administration	8,743	8,003	91.54%	6,263
Debt Service				
Principal Debt Retirement A-1	165,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Interest Expense Series A-1	145,019	72,509	50.00%	-
Interest Expense Series A-2	56,963	28,481	50.00%	-
Total Debt Service	411,982	100,990	24.51%	-
TOTAL EXPENDITURES	420,725	108,993	25.91%	6,263
Excess (deficiency) of revenues Over (under) expenditures	(549)	291,259		306,925
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(549)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(549)	-	0.00%	-
Net change in fund balance	\$ (549)	\$ 291,259		\$ 306,925
FUND BALANCE, BEGINNING (OCT 1, 2019)	326,946	326,946		
FUND BALANCE, ENDING	\$ 326,397	\$ 618,205		

**Oak Creek
Community Development District**

Supporting Schedules

December 31, 2019

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY 2020				\$ 917,555	\$ 480,392	\$ 437,163
Allocation %				100%	52%	48%
11/08/19	\$ 3,413	\$ 193	\$ 70	\$ 3,675	\$ 1,924	\$ 1,751
11/15/19	29,703	1,263	606	31,572	16,530	15,042
11/22/19	113,275	4,816	2,312	120,403	63,038	57,365
11/27/19	32,508	1,382	663	34,554	18,091	16,463
12/06/19	609,850	25,929	12,446	648,225	339,383	308,842
12/13/19	28,653	1,204	585	30,442	15,938	14,504
12/20/19	5,637	178	115	5,930	3,105	2,825
TOTAL	\$ 823,039	\$ 34,966	\$ 16,797	\$ 874,801	\$ 458,008	\$ 416,793
% COLLECTED				95%	95%	95%
TOTAL O/S				\$ 42,754	\$ 22,384	\$ 20,370

Cash and Investment Report
December 31, 2019

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Synovus	Public Funds Checking	n/a	0.00%	\$3,836
Checking Account - Operating	BB&T	Checking	n/a	0.00%	767,082
Subtotal - Operating					770,918
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.00%	131,121
Subtotal-General Fund					\$902,039
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.30%	\$7,907
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	11,530
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.30%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.30%	26
Subtotal-Debt Service Fund					\$225,368
Total - All Funds					\$1,127,407

Oak Creek CDD

Bank Reconciliation

Bank Account No. 4502 SYNOVUS- GF Checking
 Statement No. 12-19
 Statement Date 12/31/2019

G/L Balance (LCY)	3,835.97	Statement Balance	3,931.35
G/L Balance	3,835.97	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	3,835.97	Subtotal	3,931.35
Negative Adjustments	0.00	Outstanding Checks	95.38
	<hr/>	Differences	0.00
Ending G/L Balance	3,835.97	Ending Balance	3,835.97
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/28/2019	Payment	2040	LANDSCAPE MAINTENANCE	95.38	0.00	95.38
Total Outstanding Checks.....				95.38		95.38

**OAK CREEK
Community Development District**

Payment Register by Fund
For the Period from 12/1/2019 to 12/31/2019
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2153	12/13/19	AQUA TRIANGLE 1 CORP	83402	TWO NEW 5HP PUMPS FOR POOL	Capital Improvements	563001-53918	\$9,230.75
001	2147	12/09/19	BB&T	112519-6264	CIRCLE K PURCHASES	Op Supplies - General	552001-57231	\$12.17
001	2152	12/13/19	CON ASSET	1	PLAYGROUND MODS INSTALL #1	Capital Improvements	563001-53918	\$3,000.00
001	2149	12/12/19	FRONTIER FLORIDA LLC	120119-0368	DEC SERVICE 813-779-0368	Telephone/Fax/Internet Services	541009-57231	\$150.98
001	2151	12/13/19	GOLDEN EYE TECHNOLOGY, LLC	192DEC19	NOV & DEC MONITORING SVCS	Contracts-Security Services	534037-52001	\$560.00
001	2148	12/12/19	HOPPING GREEN & SAMS	111503	OCT GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,297.00
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	Postage and Freight	541006-51301	\$7.50
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	Printing and Binding	547001-51301	\$68.05
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2144	12/04/19	INFRAMARK, LLC	46498	NOV MGMNT SERVICES	Postage and Freight	541006-51301	\$13.83
001	2150	12/12/19	JMT	17-14846	GEN ENGINEERING THRU 11/23/19	ProfServ-Engineering	531013-51501	\$555.00
001	2146	12/04/19	LANDSCAPE MAINTENANCE PROFESSIONALS	148429	DECEMBER 2019 MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2145	12/04/19	MIKE FASANO	00000-111919	STORM WATER NON-AD VALOREM TAX	06-26-21-0020-00A00-0000	538001-53801	\$893.85
001	2524	12/27/19	OAK CREEK CDD	122019	BANK TSFR #2152 TO MMA	Cash with Fiscal Agent	103000	\$100,000.00
001	DD233	12/09/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	111819 ACH	BILL PRD 10/8-11/7/19 - WATER	Utility Services	543063-53601	\$641.95
001	DD235	12/12/19	WASTE CONNECTIONS OF FLORIDA - ACH	660074	DEC WASTE SERVICE	6426-016188	543020-53401	\$108.20
001	DD236	12/31/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	071674	PAYROLL P/E 12/07/19 #415-201925 ACH	415-201924	534378-57231	\$1,556.63
001	DD238	12/27/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	121219 ACH	11/8-12/9/19 ELEC ACH	Utility Services	543063-53100	\$1,081.59
001	DD238	12/27/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	121219 ACH	11/8-12/9/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$1,871.23
001	DD237	12/31/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	071993	PAYROLL P/E 12/21/19 #415-201926 ACH	415-201926	534378-57231	\$1,514.69
001	2143	12/03/19	LISA M. VAILE	PAYROLL	December 03, 2019 Payroll Posting			\$183.87
							Fund Total	\$134,439.04

Total Checks Paid	\$134,439.04
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Estimate EST0588

NAME Mark Vega
 ADDRESS Oak Creek Wesley Chapel
 PHONE (813) 295-5455
 EMAIL mark.vega@inframark.com
 DATE January 20, 2020

Clean Rite Pressure Cleaning, LLC.
 Business #: (813) 601-4524
 Rob Harris
 27930 Green Willow Run Wesley Chapel Fl. 33544
 (813) 601-4524
 cleanritepc@gmail.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
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Scope of work:			\$7,723.00
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- Pool will be closed
- Re-level pavers next to coping in 3 areas
- Pressure wash pavers to clean and remove old sand and weeds
- Re-sand pavers with silica sand, wet sand/broom. Sand will be 1/8" below the chamfered edge of paver.
- Roll coping with 1-2 coats of sealer
- Seal with 2 coats of Ure-Seal gloss and a non slip additive
- Curbing around pool is included in price

***NOTE**
 Shower area

- Efflorescence in shower area will be removed to best of ability.
- If is possible efflorescence could return
- It is possible sealer could fail in this area
- All potential issues mentioned above are due to poor drainage, there are a few areas that have drained issues.

* All furniture moved by others

***NOTE**
 30% deposit required
 This estimate is good for 90days

Add for Total Prep			\$1,774.50
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Total Prep will remove any efflorescence and impurities in the pavers and allow the sealer to penetrate deeper

Pool Vacuumed when project is finished			\$300.00
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SUBTOTAL			\$9,797.50
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- * Clean Rite Pressure Cleaning, llc. will not be held liable for water intrusion, electrical, electronics, loose shingles and roofing tiles, paint or sealer fading, peeling or chipping on any surface.
- * Clean Rite Pressure Cleaning, llc. is not responsible for efflorescence appearing or returning on pavers after cleaning or sealing. This is a natural occurrence.
- * Customer understands that a textured additive does not prevent slipping and falling on sealed surfaces.
- * Clean Rite Pressure Cleaning, llc. will not be held liable for roof leaks.
- * All prices are for standard cleaning of organic growth only and does not include the following: Oil stain removal, Tobacco Juicing from asphalt singles on fascia, rust removal. efflorescence removal, etc. these can removed or treated for an additional cost.
- * All payments due upon services rendered

Client signature : _____

HOA
signature : _____



ICT TECHNICALS

Diamond Dust

(Slip Resistant Additive)

491

USE:

ICT Diamond Dust is a slip resistant additive to be used in conjunction with ICT Color Seal H2O Pro, Crystal Clear 2700, Crystal Clear 2100, and Crystal Coat SB.

DESCRIPTION:

Diamond Dust is micronized polypropylene designed to aid in creating a skid resistant surface where ICT Sealers are applied. *Diamond Dust* suspends in both Tinted and Clear Sealers. *Diamond Dust* is recommended for use in most paints, lacquers and coatings. The level of addition depends on the degree of texture desired. The low density and insolubility characteristics of *Diamond Dust* will reduce or eliminate settling and provide optimum performance in aromatic systems. The high melting point of *Diamond Dust* will insure a consistent texture even at high surface temperatures.

FEATURES & BENEFITS:

Rounded, Consistant shape. Micronized, polypropylene aggregate. Low density. Pre-packaged. Smoother feel, less abrasive than sand or sanded products. Good gloss retention, invisible, stays suspended well for even dispersement, easy to use and provides a skid resistant surface.

INSTRUCTIONS FOR USE:

Add a 1 lb. container of *Diamond Dust* to 5 gallons of sealer or a 0.2 lb. container to 1 gallon and stir product for three minutes, pre-dispersion is not needed. *Diamond Dust* will stay suspended in the sealers while applying. Coatings containing *Diamond Dust* can be rolled and sprayed (check specifications on sprayer first). Do not dry roll the coating.

PRECAUTIONS:

- May be harmful if swallowed
- Do Not Inhale, Use in well ventilated area
- Avoid contact with skin, eyes and clothing
- Wash with soap and water after handling
- Keep Out Of Reach Of Children**

CHARACTERISTICS AND TECHNICAL DATA

<u>Liquid Properties</u>	<u>Test Results</u>
Appearance	White Granules
Coverage	0.2lb Per Gal/ 1lb. Per 5-Gal
Clean Up.....	Warm Soapy Water
Melting Point	330°-335° F
Mean Particle Size	160-180 microns
Density @ 25° C g/c:	0.90
Shelf Life.....	2 yr min. (closed container)
Packaging	0.2lb and 1 lb Containers

ICT Corporation

2410 McJunkin Road * Lakeland, FL 33803

(Nationwide): 888-296-5236 * (Local): 863-665-8787 *(Fax): 863-666-2768

(Email): info@innovativeconcrete.com

www.innovativeconcrete.com

All Innovative Concrete Technology Corp. products are manufactured with the finest raw materials. Shelf life is 2 years from the date of manufacturing when maintained in protected storage of 50°F to 90°F. It is the applicator's responsibility to determine the appropriate use of the product. All recommendations and suggestions are made without warranty, express or implied, since conditions of use are beyond ICT's control. ICT Corp. disclaims any liability incurred in connection with the use of these data or suggestions.



FLATWOODS ENVIRONMENTAL

Flatwoods Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@flatwoodsenv.com
www.FlatwoodsEnv.com

Proposal

Date 1/27/2020 **Proposal #** 48

Customer Information		Project Information Oak Creek CDD Conservation Ma...	
Oak Creek CDD C/O Inframark Infrastructure Management 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Contact Phone 813-991-1140 E-mail mark.vega@inframark.com Account #	Oak Creek CDD Conservation & Drainage	Proposal Prepared By: Joe Hamilton Type Of Work Conser./Drain

Flatwoods Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Cutback 5' (on average, may be slightly more) via forestry mulching methodology around Pond 2B conservation areas to expose mowing areas and aid with stormwater flow. Area measures 1,009 Linear Feet.	4,980.00
Limb up Oak Tree and Maple tree 7' on south side of conservation area behind Bluff Meadow Ct residences. (See map)	
Grade drainage swale south of concrete flow structure to enhance flow pattern of stormwater from Pond 2B into natural creek/wetland areas.	

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

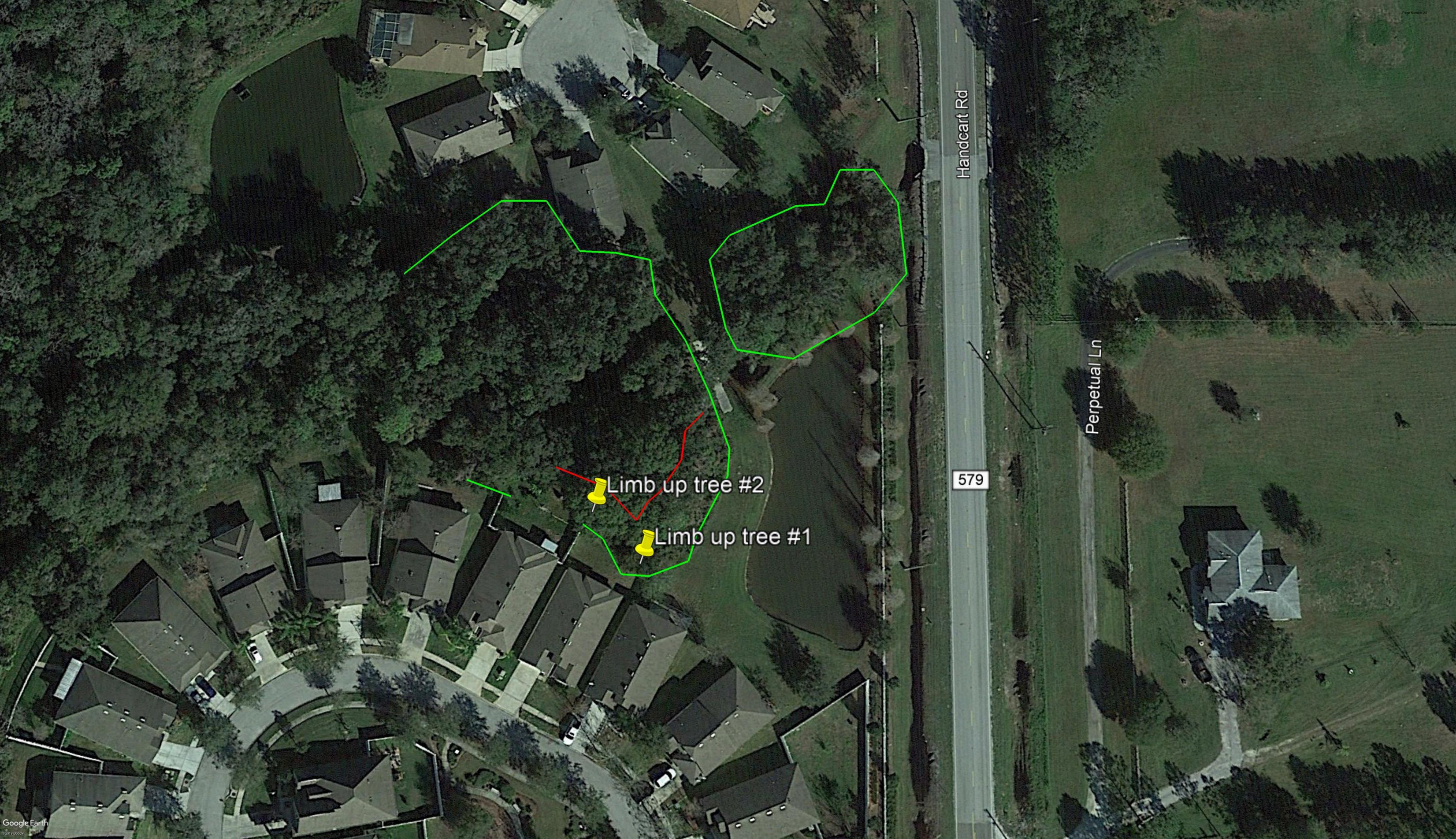
Total	\$4,980.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



Handcart Rd

579

Perpetual Ln

Limb up tree #2

Limb up tree #1



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Oak Creek CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	1/21/2020
Estimate #	64133
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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ITEM	DESCRIPTION	QTY	COST	TOTAL
	Push back woodlines at pond 2B and wetland J, plus removal and disposal, bushhog ground cover.			
Cleanup	Cut back woodlines, cut back trees hanging over small pond bushhog ground areas clean trash and remove debris and disposal. Area at Cliff Creek Court and Bluff Meadow Court.	1	5,000.00	5,000.00

TERMS AND CONDITIONS:

TOTAL	\$5,000.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Oak Creek CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	1/21/2020
Estimate #	64136
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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ITEM	DESCRIPTION	QTY	COST	TOTAL
	Create swell for water to run off into wetland J			
Cleanup	Regrade swell for water run off in wetland	1	1,500.00	1,500.00

TERMS AND CONDITIONS:

TOTAL	\$1,500.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE



Revised Proposal

Con Asset, LLC.

Construction Services

31439 Darby Road
Dade City, Fl. 33535
Phone: **813 335 7688**

DATE: 1/31/2020

To: Mark Vega

Re: Oak Creek Playground play area additional work

Mark

Thanks for contacting Can Asset regarding providing a quote to undertake modifications to the playground area at the Oak Creek community center. The price is based on a revised drawing by JMT and conversations*with Robert Dvorak, of JMT in mid December, 2020, on which the drawing wis based.

Scope Of Work:

Two part Phase 2 Playground Expansion Drainage System.

Part 1

Proposed swing set area is holding water inside the new sidewalk due to a lack of permeability in the soil.

New perforated pipe and drain system, approx. 20', to be installed at the lowest point of playground area near the proposed new swing set.

New drain system, including inlet grate, will be tied into the existing drain system.

New drain system will include a 6" corrugated perforated drain pipe in a 16"x16" trench lined with filter cloth and filled with #57 stone. There will be #57 stone installed above the new drain system approx. 30" in width from the top of covered pipe to the existing grade at a minimum of 4" thick.

Part 2

Where the existing drainage system is installed, the mulch will be pulled back to expose the filter cloth. Excess Soils will be removed from the site.

Filter cloth cut and any dirt above the pipe will be excavated to expose the top of filter cloth and drainage system.



#57 stone will be installed 30" in width from the top of covered pipe to the existing grade at a minimum of 4" thick. After stone is installed, the filter cloth will be re-installed, seam covered and pinned, and existing mulch graded over cloth.

Note that the remaining approx. 50% of mulch and filter fabric was credited in the 1st change order, as requested, is to be installed after the playground equipment is installed. These costs are not included here.

Cost breakdown as follows:

Equipment rental and delivery	\$1110.00
Materials for pipe, filter fabric and fittings	\$900.00
Stone, inc delivery	\$420.00
Soils removal, hauling and disposal	\$300.00
Labor – 6 man days	\$1800.00
Subcontractor project expenses, clean up, etc.	\$600.00
	<hr/>
Subtotal:	\$5130.00
GC OH&P	\$500.00
Total for project:	\$5630.00

Price includes Labor and Materials to complete Scope Of Work.

A 50% Deposit is required upon acceptance of proposal.

The cost for this work is Five Thousand, six hundred Thirty and 00/100 dollars. (\$5630.00).

Thanks for this opportunity to provide a price for this job. If you have any questions, please call or email.

Fred LePiere,

Con Asset, LLC

813 335 7688,

fwl.3@hotmail.com

Thank you for this opportunity to provide pricing!