OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

- David Gerald, Chairperson
- Lisa Vaile, Vice Chairperson
- Ryan Gilbertsen, Assistant Secretary
- Michael Rudman, Assistant Secretary
- Sam Watson, Assistant Secretary

- Lisa Castoria, District Manager
- Cari Allen Webster, District Counsel
- Robert Dvorak, District Engineer

Regular Meeting Agenda

Monday, September 8, 2025 – 6:00 P.M.

Teams Meeting Information

Meeting ID: 231 071 929 622 **Passcode:** eraLpq

Dial-in by phone +1 646-838-1601 **Phone conference ID:** 650 458 735#

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (3) Minute Time Limit**
4. **Consent Agenda**
   A. Approval of Minutes for August 11, 2025, Public Hearing & Regular Meeting………………… Page 2
   B. Ratification of Minutes for July 14, 2025, Regular Meeting…………………………………...Page 7
   C. Ratification of FY 2026 Annual Meeting Schedule…………………………………………….Page 11
   D. Ratification of Plumbing Proposal by TRiCare Services……………………………………….Page 12
5. **Staff Reports**
   A. District Counsel
      i. Discussion on Discontinuation of Part-time On-Site Situation
      ii. Discussion on Pool Monitor Position Conflict
      iii. Discussion on Board Supervisor/District Volunteering
   B. District Engineer
   C. District Manager
      i. Onsite Management Report
   D. Aquatics Report
6. **Business**
   A. Consideration of LMP Proposals…………………………………………………………...Page 13
   B. Consideration of Utility Shed Ramp *(under separate cover)*
   C. Consideration of Finn Outdoor Proposal to Address 6340 Doe Path Court Wash Out *(under separate cover)*
   D. Consideration of EZ Mulch Swing Set Mulch Proposal *(under separate cover)*
7. **Supervisors' Requests and Comments**
8. **Adjournment**

****The next regular meeting will be held on Monday, October 13, 2025, at 6:00 P.M.****
****The next workshop will be held on Saturday, October 11, 2025, at 9:00 A.M.****

Monday, September 8, 2025 **Meeting Location: Watergrass Clubhouse**
32711 Windelstraw Dr.
Wesley Chapel, FL 33545
www.oakcreekcdd.org

MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and regular meetings of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, August 11, 2025, and called to order at 6:12 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

David Gerald	Chairperson
Lisa Vaile	Vice Chairperson
Ryan Gilbertsen	Assistant Secretary
Sam Watson	Assistant Secretary
Micheal Rudman	Assistant Secretary

Also, present:

Lisa Castoria	District Manager
Leah Popelka	Inframark, Accounting
Robert Dvorak	District Engineer
Carlos Santana	Onsite *(via conference call)*
Bruce Vasquez	Onsite
Guillermo Ishida	LMP
Odel	Grounds Guys
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Ms. Castoria 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 **Audience Comments (3) Minute Time Limit**

There were comments received by residents.

FORTH ORDER OF BUSINESS **Public Hearing for Adoption of the Fiscal Year 2026 Budget**

A. Open Public Hearing

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, open the Public Hearing at 6:27 P.M., which was approved. 5-0

B. Staff Presentation

Ms. Castoria made a presentation regarding the budget.

C. Public Comments

A discussion ensued with residents' comments.

D. Consideration of Resolution 2025-04; Adopting Final Budget for FY 2025-2026

> On MOTION by Mr. Gilbertsen for Resolution 2025-04; Adopting Final Budget for FY 2025-2026 to modify proposed budget to a 29% increase, motion failed.

> On MOTION by Mr. Rudman seconded by Mr. Gerald, with Ms. Vaile and Mr. Watson voting AYE and Mr. Gilbertsen voted NAY for Resolution 2025-04; Adopting Final Budget for FY 2025-2026 to modify proposed budget to a 26.7% increase, was adopted as discussed. 4-1

E. Consideration of Resolution 2025-05; Levying O&M Assessment for FY 2025-2026

> On MOTION by Mr. Watson seconded by Mr. Rudman, with all in favor, Resolution 2025-05; Levying O&M Assessment for FY 2025-2026, was adopted as discussed. 5-0

F. Close Public Hearing

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the Public Hearing closed at 8:29 p.m., which was adopted. 5-0

FIFTH ORDER OF BUSINESS Consent Agenda

A. Acceptance of the Financial Report as of March 2025

B. Approval of Minutes for May 10, 2025, Workshop & May 12, 2025, Regular Meeting

C. Ratification of Dog Park Fountain Repair

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the consent agenda items were approved. 5-0

> On MOTION by Mr. Watson seconded by Mr. Gerald, with Mr. Gilbertsen and Mr. Rudman voting AYE and Ms. Vaile voted NAY, amending July Minutes, was approved. 4-1

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

An update on business item 6A was discussed.

B. District Engineer

A discussion ensued on the pond 10 weir project for the last week in August for completion and pond 1 ditch complete.

C. District Manager

i. Onsite Management Report

A discussion ensued with LMP including three proposals. LMP agrees to Top Choice treatment at no charge $875, and the other 2 proposals are tabled for September agenda.

A discussion ensued with the new account manager.

D. Aquatics Report

There being none, the next order of business followed.

<u>UNDER SEPATE COVER</u>

On MOTION by Mr. Gerald seconded by Mr. Rudman, with all in favor, the proposal by *Mike's Sign* for pool sign, was approved 5-0

On MOTION by Mr. Watson seconded by Mr. Gerald, with Mr. Gilbertsen and Mr. Rudman voting AYE and Ms. Vaile voted NAY, the proposal by *Magic Bubbles*, was approved 4-1

On MOTION by Mr. Watson seconded by Mr. Gilbertsen, and Mr. Rudman voting AYE with Ms. Vaile & Mr. Gerald voting NAY, for Inframark On-Site Amendment $94,200, was approved 3-2

The Weld Shop was tabled as the Board requested updated specs to be included on the September agenda.

On MOTION by Mr. Gerald seconded by Mr. Watson, with all in favor, the resident easement submission, was approved. 5-0

> On MOTION by Mr. Gerald seconded by Mr. Gilbertsen, with all in favor, appointing Mr. Watson to meet with the resident and District engineer to ensure the installation is correctly placed., was approved. 5-0

SEVENTH ORDER OF BUSINESS Business

A. Discussion of On-Site Termination

> On MOTION by Mr. Gilbertsen to terminate both employees, motion failed.

> On MOTION by Mr. Watson seconded by Mr. Rudman, and with Mr. Gilbertsen voting AYE with Ms. Vaile & Mr. Gerald voting NAY to terminate Bruce Vasquez, was approved. 3-2

B. Consideration of Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule with a workshop April 11, proposed Budget in June and Budget adoption in August of 2026. The workshops have changed to the Saturday before the regular meeting dates., was approved. 5-0

C. Consideration of ADA-Compliant Mulch for Swing Sets

There was not a proposal for mulch received to be included in the September agenda.

D. Discussion on Hurricane Preparedness

This business item was previously approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests and Comments

The Board and/or member commented or requested the following:

> On MOTION by Ms. Vaile seconded by Mr. Rudman voting AYE and with Mr. Gilbertsen & Mr. Gerald voting NAY, to reverse July meeting motion to approve dog park ground repair, motion failed 2-2, Mr. Watson abstain.

NINTH ORDER OF BUSINESS **Adjournment**

With there being no other business,

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the meeting was adjourned at 9:51 p.m. 5-0

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Lisa Castoria, Secretary

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, July 14, 2025, and called to order at 6:03 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

David Gerald	Chairperson
Lisa Vaile	Vice Chairperson
Ryan Gilbertsen	Assistant Secretary *(via conference call)*
Sam Watson	Assistant Secretary

Also, present:

Lisa Castoria	District Manager
Cari Webster	District Counsel
Robert Dvorak	District Engineer
Carlos Santana	Onsite
Bruce Vasquez	Onsite
Angel Montagna	Inframark
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Ms. Castoria 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 **Audience Comments (3) Minute Time Limit**

There were comments received by residents regarding aerator repair requests.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of the Financial Report as of March 2025

B. Approval of Minutes for May 10, 2025, Workshop & May 12, 2025, Regular Meeting

> On MOTION by Mr. Gerald seconded by Mr. Gilbertsen, with all in favor, the consent agenda with proposal ratifications of increase from Fountain Kings formerly approved of $618 and installation from Complete I.T. surge protection of $990, were approved. 4-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

An update on business item 6A was discussed.

On MOTION by Mr. Watson seconded by Mr. Gilbertsen voting AYE, Mr. Gerald and Ms. Vaile voting NAY to direct the District Manager to hire and terminate on site employees, motion failed. 2-2

On MOTION by Mr. Gerald seconded by Mr. Watson with Ms. Vaile voting AYE, and Mr. Gilbertsen voted NAY to bring termination recommendation to the Board, was approved. 3-1

B. District Engineer

Mr. Dvorak updated the Board regarding the pool area flooding, pond 10, and pond 1, pond 24 structures.

C. District Manager

i. Onsite Management Report

There being none, the next item followed.

D. Aquatics Report

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Business

A. Discussion of On-Site Employee Termination

This item was discussed on business item 5A.

B. Consideration of Pressure Washing Services

On MOTION by Mr. Gerald seconded by Mr. Watson, with all in favor, the proposal by *Magic Bubbles* for $10,250 pressure washing, was approved. 4-0

Mr. Santana will work with a vendor to determine the best time for the project to commence.

C. Consideration of Bridge Maintenance

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On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the proposal by *LRI* s for $2,400 bridge maintenance was approved. 4-0

D. Consideration of Installing Electricity in the Shed

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the proposal by *Louis Smith* to install electricity in the shed, was approved. 4-0

E. Consideration of Ground Repairs at the Dog Park

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, proposal by *Next Ridge Line Over* for ground repairs $14,460 and swing set $250, was approved. 4-0

F. Consideration of ADA-Compliant Mulch for Swing Sets

The mulch proposal was not received, add to the August agenda.

G. Consideration of Installing a Swing Set on Boulder Run

This item was discussed and approved on business item 6E.

H. Consideration of Painting the Restroom Doors at the Community Pool

> On MOTION by Mr. Gilbertsen seconded by Mr. Watson, with all in favor, proposal by *Inframark* to paint restroom $422.50, was approved. 4-0

I. Discussion Transfer Operating Account to Valley Bank/ Closing Bank United Account

> On MOTION by Ms. Vaile seconded by Mr. Watson, with all in favor, transfer operating account to Valley National Bank, was approved. 4-0

J. Discussion of Fiscal Year 2026 Meeting Dates

A discussion ensued regarding Fiscal Year 2026 meeting dates as follows:

- Meetings on the 2nd Monday of each month
- A total of 11 workshops on Saturdays before the regular meetings, no workshop in January

<u>UNDER SEPATE COVER</u>

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the proposal by *Fields Sign* for pool sign $750, was approved 4-0

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

The Board and/or member commented or requested the following:

- Agrees to new financial delivery process.
- Ms. Castoria discussed benches around ponds, water fountain in dog park for dogs, bats under bridge, and ants.
- Request proposals for pest control, tree trimming and irrigation maintenance.
- Requests for a fence power wash proposal from Magic Bubbles.

EIGHTH ORDER OF BUSINESS Adjournment

With there being no other business,

> On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the meeting was adjourned at 8:17 p.m. 4-0

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Lisa Castoria, Secretary

EXHIBIT A

NOTICE OF MEETINGS
OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Oak Creek Community Development District will hold their regular meetings for Fiscal Year 2026 on the **second Monday of every month** at **6:00 p.m.** and the Workshops set for the **Saturday before the regular meeting every month** at **9:00 a.m.** at the **Watergrass Clubhouse** located at **32711 Windelstraw Dr., Wesley Chapel, FL 33545.**

FISCAL YEAR 2026

MEETINGS		WORKSHOPS
October 13, 2025		October 11, 2025
November 10, 2025		November 8, 2025
December 8, 2025		December 6, 2025
January 12, 2026		February 7, 2026
February 9, 2026		March 7, 2026
March 9, 2026		April 11, 2025
April 13, 2026	**Budget Workshop**	May 9, 2026
May 11, 2026		June 6, 2026
June 8, 2026	**Budget Approval Meeting**	July 11, 2026 **(Second Saturday Due to Holiday)**
July 13, 2026		August 8, 2026
August 10, 2026	**Public Hearing for Budget Adoption**	September 12, 2026
September 14, 2026		

INVOICE

Tri-Care Services, Inc.
6740 Bluff Meadow Ct
Wesley Chapel, FL 33545

invoicestricareservices@gmail.com
+1 (727) 546-2059
www.tricareservicesinc.com

Oak Creek Community Development District:Pool 34300 Spring Oak Trail, Wesley Chapel, FL 33545, USA

Bill to
Pool
34300 Spring Oak Trail, Wesley Chapel, FL
33545
C/O Inframark
2654 Cypress Ridge Blvd
Suite 101 Wesley Chapel FL

Ship to
Pool
34300 Spring Oak Trail, Wesley Chapel, FL
33545
C/O Inframark
2654 Cypress Ridge Blvd
Suite 101 Wesley Chapel FL

Invoice details

Invoice no.: 24408
Terms: Due on receipt
Invoice date: 07/31/2025
Due date: 09/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/30/2025	**14 Plumbing - Commercial**	Plumbing - Replaced a leaking shower valve in the poor area.	1	$250.00	$250.00
2.	07/30/2025	**16 Material**	Material	1	$100.00	$100.00

Total **$350.00**

Contact Tri-Care Services, Inc. to pay.

Note to customer

There will be a recurring 5% late charge on all open account balances over 30 days. Should this account become delinquent and referred for outside collection a 40% collection agency fee will be added with additional court costs and reasonable attorney fees.

A Juniper Company

Proposal

Proposal No.: **356177**
Proposed Date: 08/11/25

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	Oak Creek Club House Plant Replacement

Proposal to replace declining Ixoras with Variegated Jazmine located at both sides of the pool entrance.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Oak Creek Clubhouse Plant Replacement					
Site Prep					**$60.00**
Bed Prep - Plant, Sod, Debris Removal	1.00	HR	$60.00	$60.00	
Landscape Material					**$718.93**
Enhancement Labor	2.00	HR	$60.00	$120.00	
Variagated Minima Jasmine, 01 gal - 01G	64.00	01g	$9.36	$598.93	
Mulch, Rock, Soil					**$157.02**
Enhancement Labor	0.50	HR	$60.00	$30.00	
Pine Bark, 02CF bag - 02CF	16.00	02CF	$7.94	$127.02	
				Total:	**$935.95**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

Signature - Representative **Date**

Proposal

Proposal No.: **323685**
Proposed Date: 05/13/25

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	Add sod where trees were removed (Spring Oak, Cliffcreek, Pine Springs and Sparkling Way)

This is a proposal for adding sod along the dog park fence (both sides), adding sod by the green canopy, adding sod along Spring Oak, areas on Cliffcreek, Pine Springs and Sparkling Way.

ITEM	QTY	UOM	TOTAL
Install sod along Spring Oak, Cliffcreek, Pine Springs and Sparkling Way			
Site Prep			$265.00
Bed Prep - Plant, Sod, Debris Removal	1.50	HR	
Debris by the truck	0.50	1	
Landscape Material			$818.75
Floratam Saint Augustine, 01 Square Foot - 01SF	170.00	01SF	
Bahia, 01 Square Foot - 01SF	225.00	01SF	
		Total:	**$1,083.75**

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

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Signature (Owner/Property Manager) **Date**

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Printed Name (Owner/Property Manager)

______________________________ ______________________

Signature - Representative **Date**