OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

☐ Sam Watson, Chairperson	☐ Mark Vega, District Manager
☐ Michael Rudman, Vice Chairperson	☐ Jamie Giuffre, District Manager
☐ Ryan Gilbertsen, Assistant Secretary	☐ Cari Allen Webster, District Counsel
☐ Lisa Vaile, Assistant Secretary	☐ Robert Dvorak, District Engineer
☐ David Gerald, Assistant Secretary	☐ Carlos Santana, Onsite Manager

Regular Meeting Agenda

Monday, October 13, 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. **Motion to Approve Agenda**
3. **Pledge of Allegiance**
4. **Audience Comments (3) Minute Time Limit**
5. **Staff Reports**
   A. District Counsel
   B. District Engineer
   C. District Manager
   D. Onsite Manager……………………………………………………………………...Page 2
   E. Aquatics Report…………………………………………………………………….Page 5
6. **Business Items**
   A. Consideration of Finn Outdoor Proposal for 6340 Doe Path Court, Wash Out……..Page 20
   B. Consideration of EZ Mulch Swing Set Mulch Proposal
   C. Approval of Fiscal Year 2026 Budget Amendment Resolution 2026-01…………...Page 23
   D. Designation of Secretary Resolution 2026-02……………………………………Page 24
7. **Business Administration**
   A. Approval of Minutes for September 8, 2025, Regular Meeting……………………Page 44
8. **Supervisors' Requests and Comments**
9. **Adjournment**

****The next workshop will be held on Saturday, November 8, 2025, at 10:00 A.M.****
****The next regular meeting will be held on Monday, November 10, 2025, at 6:00 P.M.****

Meeting Location: Watergrass Clubhouse
32711 Windelstraw Dr. Wesley Chapel, FL 33545
www.oakcreekcdd.org

Monthly Report – Oak Creek CDD

Prepared by: Carlos Santana
Position: Onsite Manager
Period Covered: September 8th, 2025 – October 3rd, 2025

Note: Community trash pickup, bathroom cleaning, and leaf blowing are performed daily as needed.

Week 1

Monday, September 8
• Cleaned restrooms and stocked supplies.
• Emptied amenity center and pool trash cans.
• Walked property to assess any cleanup needs.

Tuesday, September 9
• Emptied and cleaned all dog waste stations.
• Leaf blowing around amenity center and sidewalks.
• Checked irrigation system and reported minor leak to LMP.

Wednesday, September 10
• Followed up with vendors via email and phone.
• General trash pickup around community common areas.

Thursday, September 11
• Pressure-washed sidewalks in the amenity area.
• Met with LMP regarding board-approved proposals.
• Rearranged pool chairs/tables and wiped down all tables.

Friday, September 12
• Cleaned bathrooms.
• Emptied dog stations and replaced bag dispensers.
• Picked up trash around the ponds.

Week 2

Monday, September 15
• Cleaned restrooms and emptied bathroom trash cans.
• Straightened chairs and tables at the community pool.
• Pressure-washed kids' park equipment.

Tuesday, September 16
• Emptied and cleaned amenity center trash cans.
• Emptied and cleaned all dog waste stations.
• Conducted trash pickup throughout the community.

Wednesday, September 17
• Completed pressure washing of kids' park equipment.
• Inspected LMP's work and followed up with the LMP account manager.
• Followed up with Matt from The Weld Shop LLC regarding ramp proposal.
• Followed up with Frank from LRI Restoration about pressure washing and sealing of the Oak Bridge.

Thursday, September 18
• Followed up on vendor payments with Inframark District Manager.
• Trash pickup throughout the community.
• Addressed resident concerns regarding pond maintenance and contacted vendor for follow-up.

Friday, September 19
• Emptied and cleaned dog waste stations.
• Checked amenity trash cans.
• Picked up trash as needed around the community.

Week 3

Monday, September 22
• Cleaned out the shed and removed unnecessary items.
• Cleaned community restrooms and trash cans.
• Followed up with Perry regarding the dog park project.
• Trash pickup throughout the community.

Tuesday, September 23
• Emptied all dog waste stations.
• Followed up with LMP about areas in the community needing attention.

Wednesday, September 24
• Assisted residents with key fob appointments.
• Finished organizing and cleaning the shed.

Thursday, September 25
• Conducted trash pickup around the community.
• Fixed a broken lock at the dog park.

Friday, September 26
• Double-checked all dog stations.
• Performed Pond inspection.
• Trash pickup as needed throughout the community.
• Leaf blowing around the amenity center.

Week 4

Monday, September 29
• Cleaned restrooms and replaced paper goods.
• Emptied pool and amenity trash cans..

Tuesday, September 30
• Emptied all amenity trash cans.
• Emptied dog waste stations and replaced dog bag dispensers.
• Followed up with vendors regarding proposal approval timelines.
• Called vendors to update contact information for Oak Creek CDD.

Thursday, October 2
• Checked irrigation boxes and timers after resident reports.
• General trash pickup and amenity inspection.
• Picked up branches and trash around pond areas and other CDD common areas.

Friday, October 3
• Emptied and cleaned dog stations.
• Finalized restocking of janitorial supplies.
• Walked the property and documented minor repairs for next week's task list.

Chris Thompson

Blue Water Aquatics, Inc.

Sep 30, 2025 | 18 Photos

Oak Creek CDD

Monthly Aquatics Report

Aquatics Report - September

Recent Rainfall & Weather (Month to Date)

• According to the Southwest Florida Water Management District, Pasco County has seen significantly below-normal rainfall so far this month. The provisional summary shows about 2.10 inches of rain, compared to a historical monthly average of around 6.85 inches, meaning we're at roughly 15% of normal for this time period.
• Tampa and Pasco weather-climatology data indicate that early September tends to still carry quite a bit of the wet season's moisture (i.e. tropical moisture, daily thunderstorms, etc.), but the current deficits suggest a drying trend already underway.

How Stormwater Ponds Have Been Affected

• Low input volumes / pond levels dropping: Because rainfall is well below average, stormwater ponds are receiving less runoff. This means water levels are lower than usual, which can reduce their capacity to buffer sudden rain events. Some ponds may be nearing a point where inflow cannot replenish what's lost to evaporation, seepage, or intentional discharge.
• Water quality changes: Lower volumes of water mean less dilution of pollutants. Runoff that does enter ponds (especially after light rains) can bring in nutrients, sediments, and debris that concentrate more in smaller volumes. Also, lower water depths can lead to higher water temperatures, which can exacerbate algal growth and reduce dissolved oxygen.
• Sedimentation and exposure: Some pond bottoms that might normally be submerged are now exposed or more shallow, which can lead to more sediment drying, compaction, or even cracking. Shoreline plants may also experience stress (or die back) during these lower water levels, reducing shoreline stabilization and increasing vulnerability to erosion when heavy rain returns.

Animal Activity & Ecological Impacts

• As ponds get shallower and warmer, you're likely to see more activity from amphibians and reptiles such as frogs, toads, turtles, and perhaps snakes, especially near pond edges and shallow zones. These animals often take advantage of warmer, shallow water to feed and breed (if water remains).
• Fish stress: Fish in smaller, warmer, lower-oxygen ponds may show signs of stress; some species that are less tolerant of low dissolved oxygen may decline, while more tolerant species (e.g. carp, certain catfish) may dominate.
• Birds and other wildlife that depend on ponds—waterfowl, wading birds, and even some mammals—may have less reliable water availability, less food (if aquatic invertebrate populations decline due to poor water quality), or may need to travel further.
• Insects: Mosquitoes often lay eggs in standing shallow water; with more shallow margins and less

flow, some ponds may become better breeding grounds unless managed or disturbed.

What Fall Will Bring, and How It Will Affect Stormwater Ponds As fall progresses, several shifts are likely:

• Rain patterns changing: Fall in Hillsborough typically brings a decrease in daily thunderstorms and summer convection, with fewer, but sometimes heavier, rain events. There may be occasional tropical systems or remnants that bring intense rainfall. Overall, average rainfall declines.
• Temperature drops: Nights will start to get cooler, daytime highs will moderate. Water temperatures in ponds will gradually decline, which can help with dissolved oxygen levels and reduce thermal stress on aquatic species.
• Lower evaporative loss: With less intense sun and lower temperatures, evaporation from pond surfaces will slow, helping to conserve water volumes in ponds.
• Vegetation changes: Aquatic and shoreline plants may slow growth; some species may die back. Leaves from surrounding trees will begin falling, which can introduce organic matter to ponds. This leaf litter can fuel microbial activity, possibly resulting in oxygen drawdown (as microbes decompose the organic matter), or contribute to nutrient loading if decomposition is rapid.
• Wildlife behavior shifts: Many species will begin preparing for winter (or the cooler season) – migration, hibernation, reduced activity. Some amphibians may lay final egg masses; others may seek wetter microhabitats. Birds may use ponds more for foraging as insects shift.
• Stormwater pond maintenance concerns: With lower flows, clogging of inlet/outlet structures from debris (fallen leaves, sediment) becomes more likely. Sediment that has built up during the wetter months could now be more exposed or compacted. If heavy rains come after dry spells, sudden runoff can produce flash events that erode pond banks or overtop structures if capacity hasn't been maintained.

1

Pond Map

Project: Oak Creek CDD
Creator: Chris Thompson

2

1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

3

1

Native plant: Sagittaria lancifolia
Common name: Duck-potato

Project: Oak Creek CDD
Creator: Chris Thompson

4

6

Treated:
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

20

Treated:
- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

Wildlife spotted: Florida River Otter
Learn more - [Click here]

Project: Oak Creek CDD
Creator: Chris Thompson

21

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

S3

Treated:

- Grasses

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

S1

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

16
Treated:
- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

18
Treated:
- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.
A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed…

Project: Oak Creek CDD
Creator: Chris Thompson

A
Treated:
- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

13

23

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

14

457

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

15

457

Project: Oak Creek CDD
Creator: Chris Thompson

8B

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

8B,9

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

11A,11B,12

Treated:

- Grasses
- Brush
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Oak Creek CDD
Creator: Chris Thompson

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details

Technician:	Client:
Doug Fitzhenry	**Oak Creek CDD**
Service Date	9/29/2025
Request Warranted	Yes
Action Taken	Floating heart lily on backside of pond
Service Date	9/29/2025
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	2 sw
Temperature	88
Multiple Sites Treated	No

Ponds Treated Information — Repeatable - 1 Count

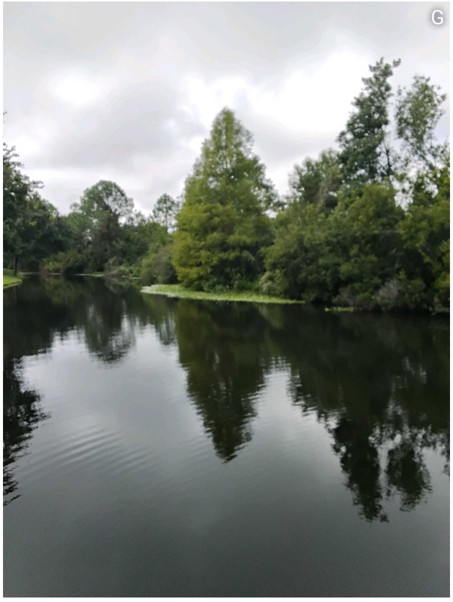
1 of 1

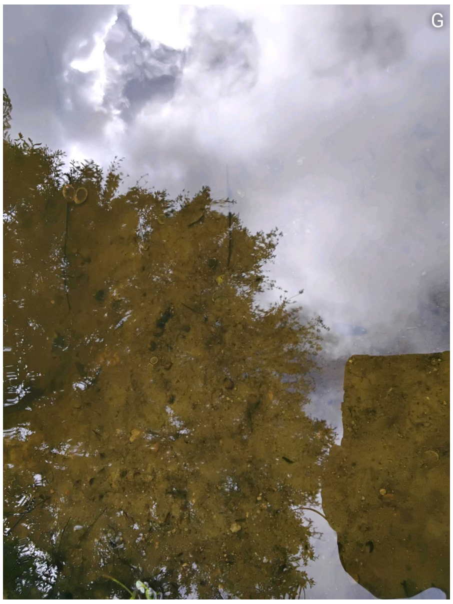
Pond Numbers	20
Service Performed	Treatment
Work Performed	☑ Floating
Equipment Used	☑ Skiff
Water Level	Medium
Restrictions	None
Observations/Recommendations	Site treated for floating heart lily, water is clear and i did not encounter any mosquitoes

Pictures:

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report





Pond Number	20
Service Performed	Treatment
Work Performed	☑ Floating
Equipment Used	☑ Skiff
Water Level	Normal
Restrictions	None
Observations/Recommendations	Site treated for lilys

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	9/2/2025
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	4
Temperature	84
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
Water Level	High
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	11a,11b,12,22,1,457,6
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	High

Aquatic Services Report

Restrictions	None
Observations/Recommendations	Sites treated for algae

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	9/18/2025
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	3ne
Temperature	86
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	6 22 1 11a 11b 12 s1 25 26
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal

Aquatic Services Report

Restrictions	None
Observations/Recommendations	Sites treated for algae

ESTIMATE

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

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

Bill to
Oak Creek CDD
3434 Colwell Av Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 2384
Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Drainage Maintenance**	Sump A Wetland -- Clear vegetation from outfall area to restore outflow from wetland and Sump A through the designated control structure and ditch bottom inlet.	1	$2,200.00	$2,200.00
2.		**Control Structure Modification**	Sump A -- Remove concrete weir and associated concrete spillway (to be reused as rip rap where possible); Install vinyl sheet pile to recreate weir, pour concrete top cap at previous weir height with notch to control level; Install nonwoven geotextile and rip rap as slope protection: finish area with imported fill and sod.	1	$21,500.00	$21,500.00

Total **$23,700.00**

Note to customer

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

Accepted date **Accepted by**

ESTIMATE

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

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

Bill to
Oak Creek CDD
3434 Colwell Av Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 2380
Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Control Structure Modification**	POND 19 -- Replace approx 30' concrete weir. Remove concrete weir, Install vinyl sheet pile to recreate weir, pour concrete top cap at previous weir height with notch to control level, pour concrete flume to wetland, finish area with imported fill and sod.	1	$27,600.00	$27,600.00

Total **$27,600.00**

Note to customer

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

Accepted date **Accepted by**

ESTIMATE

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

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

Bill to
Oak Creek CDD
3434 Colwell Av Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 2383
Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Control Structure Modification**	POND 24 -- Replace approx 35' concrete weir. Remove concrete weir, Install vinyl sheet pile to recreate weir, pour concrete top cap at previous weir height with notch to control level, pour concrete pad behind, finish area with imported fill and sod. Remove all broken concrete rip rap from downstream area, regrade area, install erosion control geotextile, restore rip rap.	1	$32,800.00	$32,800.00
2.			We understand that this weir has been repaired several times. This quote is a removal and rebuild. This repair carries a 3-year warranty			

Total **$32,800.00**

Note to customer

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

Accepted date **Accepted by**

RESOLUTION 2026-01

A RESOLUTION DESIGNATING MARK VEGA AS SECRETARY OF OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Westchase Community Development District desires to appoint Mark Vega as Secretary;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. Mark Vega has been appointed Secretary

ADOPTED THIS 13th DAY OF OCTOBER 2025.

____
Chairman/Vice Chairman

____
Secretary/Assistant Secretary

RESOLUTION 2026-02

A RESOLUTION AMENDING THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2026

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Oak Creek Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2026 and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective on this 13th day of October 2025 and be reflected in the monthly and Fiscal Year End September 30, 2026, Financial Statements and Audit Report of the District

Attested By:	**Oak Creek** **Community Development District**
______________________________	______________________________
Print Name:____________________ ☐Secretary/☐Assistant Secretary	Print Name:____________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026 Adopted Budget

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oak Creek

Community Development District

Budget Overview

Fiscal Year 2026

Table of Contents

Oak Creek

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 8/31/2025	PROJECTED September-9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
REVENUES					
Interest - Investments	$ 300	$ 20,430	$ -	$ 20,430	$ -
Interest - Tax Collector	100	1,070	-	1,070	$ -
Special Assmnts- Tax Collector	628,016	628,017	(1)	628,016	795,705
Special Assmnts- Discounts	(25,121)	(23,861)	(1,260)	(25,121)	(31,828)
Access Cards	250	180	70	250	-
TOTAL REVENUES	**603,546**	**625,836**	**(1,190)**	**624,646**	**763,877**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	12,000	12,633	-	12,633	20,000
FICA Taxes	765	995	92	1,087	800
ProfServ-Arbitrage Rebate	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	28,000	25,992	2,412	28,404	28,000
ProfServ-Legal Services	8,000	14,088	1,308	15,396	8,000
ProfServ-Mgmt Consulting Serv	47,533	43,572	3,961	47,533	48,959
ProfServ-Property Appraiser	150	150	-	150	150
ProfServ-Trustee Fees	3,610	4,010	-	4,010	4,010
ProfServ-Web Site Maintenance	3,226	16,004	-	16,004	1,552
Auditing Services	3,325	3,525	-	3,525	3,525
Postage and Freight	200	353	-	353	200
Rentals & Leases	500	-	-	-	500
Insurance - General Liability	-		-	-	
Public Officials Insurance	3,000	2,441	-	2,441	2,746
Printing and Binding	500	-	-	-	-
Legal Advertising	1,000	1,603	-	1,603	1,000
Misc-Assessmnt Collection Cost	12,560	12,083	-	12,083	15,914
Misc-Contingency	50	3,925	-	3,925	-
Office Supplies	126		-	-	126
Annual District Filing Fee	175	175	-	175	175
Total Administrative	**126,318**	**142,149**	**8,773**	**150,922**	**137,257**
Public Safety					
Contracts-Security Services	3,696	9,000	-	9,000	10,000
Misc-Contingency	28,000	17,118	-	17,118	31,500
Total Public Safety	**31,696**	**26,118**	**-**	**26,118**	**41,500**
Electric Utility Services					
Electricity - Streetlighting	24,200	14,834	1,377	16,211	25,000
Utility Services	10,000	12,620	-	12,620	10,000
Total Electric Utility Services	**34,200**	**27,454**	**1,377**	**28,831**	**35,000**
Garbage/Solid Waste Services					
Utility - Refuse Removal	761	898	83	981	1,000
Solid Waste Disposal Assessm.	825	-	825	825	1,000
Total Garbage/Solid Waste Services	**1,586**	**898**	**908**	**1,806**	**2,000**

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 8/31/2025	PROJECTED September-9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
Water-Sewer Comb Services					
Utility Services	11,000	11,675	1,084	12,759	13,000
Total Water-Sewer Comb Services	**11,000**	**11,675**	**1,084**	**12,759**	**13,000**
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	22,740	20,931	1,809	22,740	22,740
Stormwater Assessment	894	885	9	894	894
R&M-Storm Water - Pond	8,000	34,683	-	34,683	74,000
Contracts - Aerator	3,000	14,500	-	14,500	3,000
Total Flood Control/Stormwater Mgmt	**34,634**	**70,999**	**1,818**	**72,817**	**100,634**
Other Physical Environment					
Contracts-Landscape	97,241	84,893	12,348	97,241	107,000
Liability/Property Insurance	9,176	13,543	-	13,543	15,291
R&M-Entry Feature	11,390	10,306	1,084	11,390	9,390
R&M-Irrigation	7,000	5,062	1,938	7,000	7,000
R&M-Mulch	19,000	-	19,000	19,000	19,000
R&M-Dog Park	1,500	-	1,500	1,500	17,000
R&M-Plant&Tree Replacement	20,000	21,545	-	21,545	17,000
Total Other Physical Environment	**165,307**	**135,349**	**35,870**	**171,219**	**191,681**
Capital Expenditures & Projects					
Misc-Holiday Lighting	8,000	6,800	-	6,800	7,000
Misc-Contingency	989	-	-	-	-
Total Capital Expenditures & Projects	**8,989**	**6,800**	**-**	**6,800**	**7,000**
Road and Street Facilities					
R&M-Bike Paths & Asphalt	1,200	-	-	-	1,200
R&M-Parking Lots	1,200	-	-	-	1,200
R&M-Sidewalks	15,000	18,332	-	18,332	20,000
R&M-Pressure Washing	12,000	11,000	-	11,000	12,000
Total Road and Street Facilities	**29,400**	**29,332**	**-**	**29,332**	**34,400**
Clubhouse Parks and Recreation					
ProfServ-Field Management	7,680	4,480	3,200	7,680	95,605
Contracts-Mgmt Services	10,296	9,438	858	10,296	-
Contract-Pools	12,000	13,055	-	13,055	16,000
Contractual Maint. Services	41,140	65,383	-	65,383	-
Telephone/Fax/Internet Services	2,200	2,171	-	2,171	2,200
R&M-Facility	2,500	45,419	-	45,419	2,500
R&M-Pools	7,000	7,159	-	7,159	7,000
R&M Baskeball Courts	7,000		-	-	7,000
R&M-Playground	1,000	4,306	-	4,306	1,000
Op Supplies - General	4,500	4,911	-	4,911	4,500
Total Clubhouse Parks and Recreation	**95,316**	**156,322**	**4,058**	**160,380**	**135,805**
TOTAL FOR O&M	**412,128**	**464,947**	**45,115**	**510,062**	**561,020**
Reserves					
Reserve - Other	65,100	-	-	-	65,600

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 8/31/2025	PROJECTED September-9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
Total Reserves	**65,100**	**-**	**-**	**-**	**65,600**
TOTAL EXPENDITURES & RESERVES	**603,546**	**607,096**	**53,888**	**660,984**	**763,877**
Net change in fund balance	0	18,740	(55,078)	(36,338)	-
FUND BALANCE, BEGINNING	710,119	710,119	-	710,119	673,781
FUND BALANCE, ENDING	**$ 710,119**	**$ 728,859**	**$ (55,078)**	**$ 673,781**	**$ 673,781**

Budget Narrative
Fiscal Year 2026

REVENUES

Interest Income (Investments)
The district earns interest on each of their operating and investment accounts.

Interest Tax Collector
Interest earned from Assessment collections.

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

Access Cards
The district earns revenue from Access Card sales.

EXPENDITURES

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 in which they attend.

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

Professional Services – Arbitrage Rebate
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount is based on standard fees charged for this service.

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

Professional Services-Engineering
The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Professional Services-Legal Services
The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Professional Services- Management Consulting Services
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in its Exhibit "A".

Professional Services-Property Appraiser
The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the general budget in the amount of $150 for the annual inclusion of Notice of Proposed Property Taxes.

Professional Services-Trustee Fees
The District issued Series 2015 Special Assessment Revenue Refunding Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

Professional Service-Web Site Development
The District incurs fees as they relate to the development and ongoing maintenance of its own website by Campus Suites. The District incurs fees as they relate to the district email by Complete IT.

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 the current engagement fee with the audit firm Grau & Associates.

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

Rentals & Leases
The District pays Country Walk CDD $125 per month for use of their meeting hall for monthly board meetings.

Public Officials Insurance
The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

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

Legal Advertising
The District advertises various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Misc – Assessment Collection Cost
The District reimburses the Pasco County Tax Collector for 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. This budget is based on 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 Division of Community Development.

Budget Narrative
Fiscal Year 2026

Expenditures – Public Safety

Contracts – Security Services
The District has contracted with Golden Eye Technology for gate security services.

Misc-Contingency
This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories

Expenditures – Electric Utility Services

Electricity - Streetlighting
Services provided by Withlacoochee Electric for streetlighting.

Utility Services
Electric usage for District facilities and assets as calculated by Withlacoochee Electric.

Expenditures – Garbage/Solid Waste Services

Utility – Refuse Removal
Refuse removal for District facilities provided by Waste Connections of Florida.

Solid Waste Disposal Assessments
An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Expenditures – Water-Sewer Combined Services

Utility Services
Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Expenditures – Flood Control/Stormwater Mgmt

Contracts-Aquatic Control
The District has contracted with Aquatic Systems Inc for monthly lake and wetland services.

Stormwater Assessment
Pasco County Non-Ad Valorem Stormwater annual assessment.

R&M-Storm Water-Pond
Includes expenses incurred for the maintenance of drainage ponds.

Expenditures – Other Physical Environment

Contracts-Landscape
The District has contracted with Landscape Maintenance Professionals to provide landscaping services for the District.

Liability/Property Insurance
Property & Liability Insurance includes coverage of the cabana, pools, irrigation, and pool pumps.

Budget Narrative
Fiscal Year 2026

R&M-Entry Feature
Includes expenses incurred for the maintenance of entry walls.

R&M-Irrigation
Includes the cost of irrigation repairs as needed throughout the District.

R&M-Mulch
The District has an agreement with LMP to the provide mulch for the District's common area.

R&M-Plant & Tree Replacement
The District has an agreement with LMP to the provide annuals and miscellaneous landscaping for the District's common area.

Expenditures – Capital Expenditures & Projects

Misc – Holiday Lighting
The District designates funds for annual holiday Lighting.

Misc - Contingency
The District incurs expenses to operate and maintain Capital Assets which do not extend the life of the asset.

Expenditures – Roads & Street Facilities

R&M Bike Paths & Asphalt
The District designates funds for maintaining the bike paths & Asphalt.

R&M-Parking Lots
Includes expenses incurred for the maintenance of District parking lots.
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R&M-Sidewalks
Includes expenses incurred for the maintenance of District sidewalks.

R&M-Pressure Washing
Includes expenses incurred for the maintenance of the sidewalks, driveways etc.

Expenditures – Clubhouse, Parks & Recreation

ProfServ – Field Management
Inframark provides field services for the District.

Contracts-Management Services
The District has contracted with Inframark Management Services as the on-site management representative to manage day to day operations and oversight of any outside contractors. IMS is responsible for the general maintenance of the amenities (based on a seasonal schedule) as outlined in Exhibit A of the First Amendment to the Management Advisory Services Agreement dated March 28, 2016.

Contract-Pools
The District has contracted with Aqua Triangle 1 Corp to provide monthly pool services. These services include chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Also included are operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals included.

Budget Narrative
Fiscal Year 2026

Contractual Maintenance Services
Innovative provides the manpower needed to manage the day-to-day operations of the district's assets. The staff is under the management and direction of Inframark Management Services.

Telephone/Fax/Internet Services
Includes internet services incurred by the District from Bright House for the cameras in the pool facility area.

R&M-Facility
Includes expenses incurred for the maintenance of District's cabana and pool area.

R&M-Pools
Includes expenses incurred for the maintenance of District's pool which are not covered in the contracted amount.

R&M-Basketball Court
Includes expenses incurred for the maintenance of District's basketball courts which are not covered in the contracted amount.

R&M-Playground
Includes expenses incurred for the maintenance of District's playground and park area.

Op Supplies - General
Expenses related to the day-to-day operation of the facility, playground and parks.

Reserves

Reserve – Other
Funds set aside for the District's Amenities.

Oak Creek
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 8/31/2025	PROJECTED September-9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
Interest - Investments	$ 25	$ -	$ -	$ -	$ -
Special Assmnts- Tax Collector	437,163	-	437,163	$ 437,163	437,163
Special Assmnts- Discounts	(17,487)	-	-	-	(17,487)
TOTAL REVENUES	**419,701**	**-**	**437,163**	**437,163**	**419,676**
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	8,743	-	8,743	8,743	8,743
Total Administrative	**8,743**	**-**	**8,743**	**8,743**	**8,743**
Debt Service					
Principal Debt Retirement Series A-1	185,000	-	185,000	185,000	200,000
Principal Debt Retirement Series A-2	55,000	-	55,000	55,000	60,000
Principal Prepayment Series A-1			-	-	-
Interest Expense Series A-1	123,828	-	123,828	123,828	105,575
Interest Expense Series A-2	45,675	-	45,675	45,675	37,800
Total Debt Service	**409,503**	**-**	**409,503**	**409,503**	**403,375**
TOTAL EXPENDITURES	**418,246**	**-**	**418,246**	**418,246**	**412,118**
Excess (deficiency) of revenues Over (under) expenditures	1,455	-	18,917	18,917	7,558
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1,455	-	-	-	7,558
TOTAL OTHER SOURCES (USES)	**1,455**	**-**	**-**	**-**	**7,558**
Net change in fund balance	1,455	-	18,917	18,917	7,558
FUND BALANCE, BEGINNING	324,078	318,886	-	318,886	337,803
FUND BALANCE, ENDING	**$ 325,533**	**$ 318,886**	**$ 18,917**	**$ 337,803**	**$ 345,360**

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-1

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	2,660,000				58,445	58,445	305,359
5/1/2025	2,660,000	190,000		3.9%	58,445	248,445	
11/1/2025	2,470,000				54,788	54,788	303,233
5/1/2026	2,470,000	200,000		4.0%	54,788	254,788	
11/1/2026	2,270,000				50,788	50,788	305,575
5/1/2027	2,270,000	210,000		4.5%	50,788	260,788	
11/1/2027	2,060,000				46,115	46,115	306,903
5/1/2028	2,060,000	220,000		4.5%	46,115	266,115	
11/1/2028	1,840,000				41,220	41,220	307,335
5/1/2029	1,840,000	230,000		4.5%	41,220	271,220	
11/1/2029	1,610,000				36,103	36,103	307,323
5/1/2030	1,610,000	240,000		4.5%	36,103	276,103	
11/1/2030	1,370,000				30,763	30,763	306,865
5/1/2031	1,370,000	250,000		4.5%	30,763	280,763	
11/1/2031	1,120,000				25,200	25,200	305,963
5/1/2032	1,120,000	260,000		4.5%	25,200	285,200	
11/1/2032	860,000				19,350	19,350	304,550
5/1/2033	860,000	275,000		4.5%	19,350	294,350	
11/1/2033	585,000				13,163	13,163	307,513
5/1/2034	585,000	285,000		4.5%	13,163	298,163	
11/1/2034	300,000				6,750	6,750	304,913
5/1/2035	300,000	300,000		4.5%	6,750	306,750	
11/1/2035							306,750
		2,660,000			765,365	3,425,365	3,672,279

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-2

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2015	1,260,000				6,615.00	6,615.00	
5/1/2016	1,260,000	35,000		5.250%	33,075.00	68,075.00	74,690.00
11/1/2016	1,225,000				32,156.25	32,156.25	
5/1/2017	1,225,000	40,000	5,000	5.250%	32,156.25	77,156.25	104,312.50
11/1/2017	1,180,000				30,975.00	30,975.00	
5/1/2018	1,180,000	40,000	10,000	5.250%	30,975.00	80,975.00	101,950.00
11/1/2018	1,130,000				29,662.50	29,662.50	
5/1/2019	1,130,000	45,000		5.250%	29,662.50	74,662.50	104,325.00
11/1/2019	1,085,000				28,481.25	28,481.25	
5/1/2020	1,085,000	45,000	10,000	5.250%	28,481.25	83,481.25	101,962.50
11/1/2020	1,030,000		5,000		27,038	32,038	
5/1/2021	1,025,000	45,000		5.25%	26,906	71,906	98,944
11/1/2021	980,000				25,725	25,725	
5/1/2022	980,000	50,000	10,000	5.25%	25,725	85,725	101,450
11/1/2022	920,000				24,150	24,150	
5/1/2023	920,000	50,000	10,000	5.25%	24,150	84,150	98,300
11/1/2023	860,000		5,000		22,575	27,575	
5/1/2024	855,000	50,000		5.25%	22,444	72,444	95,019
11/1/2024	805,000				21,131	21,131	
5/1/2025	805,000	55,000		5.25%	21,131	76,131	97,263
11/1/2025	750,000				19,688	19,688	
5/1/2026	750,000	60,000		5.25%	19,688	79,688	99,375
11/1/2026	690,000				18,113	18,113	
5/1/2027	690,000	60,000		5.25%	18,113	78,113	96,225
11/1/2027	630,000				16,538	16,538	
5/1/2028	630,000	65,000		5.25%	16,538	81,538	98,075
11/1/2028	565,000				14,831	14,831	
5/1/2029	565,000	70,000		5.25%	14,831	84,831	99,663
11/1/2029	495,000				12,994	12,994	
5/1/2030	495,000	70,000		5.25%	12,994	82,994	95,988
11/1/2030	425,000				11,156	11,156	
5/1/2031	425,000	75,000		5.25%	11,156	86,156	97,313
11/1/2031	350,000				9,188	9,188	
5/1/2032	350,000	80,000		5.25%	9,188	89,188	98,375
11/1/2032	270,000				7,088	7,088	
5/1/2033	270,000	85,000		5.25%	7,088	92,088	99,175
11/1/2033	185,000				4,856	4,856	
5/1/2034	185,000	90,000		5.25%	4,856	94,856	99,713
11/1/2034	95,000				2,494	2,494	
5/1/2035	95,000	95,000		5.25%	2,494	97,494	99,988
		805,000			276,150	1,081,150	1,081,150

Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessment – Tax Collector
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures of the Series 2015 Special Assessments Revenue Refunding Bond during the Fiscal Year.

Special Assessment – Discounts
Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc – Assessment Collection Cost
The District reimburses the Pasco 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 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Principal Debt Retirement
The District pays regular principal payments annually in order to pay down/retire the debt of the Series 2015 Revenue Refunding Bonds.

Interest Expense
The District pays interest expense on the outstanding debt twice during the fiscal year.

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

	General Fund 001			2015A DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
Product	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Units	Units 2015	Units
50' lot	$1,313.91	$1,037.02	26.7%	$730.20	$730.20	0.0%	$2,044.11	$1,767.22	$276.89	15.7%	272	270	0
60' lot	$1,576.69	$1,244.42	26.7%	$863.34	$863.34	0.0%	$2,440.03	$2,107.76	$332.27	15.8%	278	278	0
											550	**548**	**0**

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, August 11, 2025, and called to order at 6:09 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:

Mark Vega	District Manager, Inframark
Vivek Babbar	District Counsel
Robert Dvorak	District Engineer
Carlos Santana	Onsite, Inframark
Bruce Vasquez	Maintenance
Bill Conrad	LMP
Guillermo Ishida	LMP
Residents	

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 **Audience Comments (3) Minute Time Limit**

There were comments received by residents.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes for August 11, 2025, Public Hearing & Regular Meeting
B. Ratification of Minutes for July 14, 2025, Regular Meeting
C. Ratification of FY 2026 Annual Meeting Schedule
D. Ratification of Plumbing Proposal by TRiCare Services

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the consent agenda items with staff to be more detailed in motions so that it is clear what was voted on were approved as amended. 5-0

On VOICE by supervisors requesting staff to be more detailed in motion so that it is clear what was voted on.

The Board requested from Mr. Santana prior to all pool monitors returning in November that all pool monitors be CPR Certified. The District will reimburse Pool Monitors for the CPR class.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

I. Discussion on Discontinuation of Part-time On-Site Situation

Mr. Babbar discussed the discontinuation of part-time on-site situation. A discussion ensued with the Board.

On MOTION by Mr. Gilbertsen seconded by Mr. Watson, and Mr. Gerald voting AYE with Ms. Vaile & Mr. Gerald voting NAY to terminate Engage PEO on close of business on 9/19/2025, was approved. 3-2

II. Discussion on Pool Monitor Position Conflict

Mr. Babbar stated pool monitors report to Engage PEO and Board members need to follow state guidelines since they are a PEO, which makes the district a co-employer.

III. Discussion on Board Supervisor/District Volunteering

Mr. Babbar stated the Board must be aware of crossing the line between being a supervisor and being a volunteer. A discussion ensued.

On MOTION by Mr. Watson seconded by Mr. Gilbertsen, with all in favor, in the establishment of no District volunteers and not obtaining volunteer coverage from EGIS, was approved. 5-0

B. District Engineer

Mr. Dvorak updated the Board on Pond 10 Weir repair project performed by Finn Outdoor.

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, approving payment of invoice# 2937 from Finn Outdoor for $21,500 and pending approval from the District Engineer signing off on the total project, was approved. 5-0

Mr. Rudman left the meeting at 7:18 P.M.
Mr. Rudman rejoined the meeting at 7:20 P.M.

Mr. Dvorak stated he has proposals for repairing three weirs, Sump A4 for $23,800.00, Pond 19 for $27,600.00, and Pond 24 for $32,800. All proposals will be sent for the next agenda in October.

Mr. Dvorak stated pond 1 ditch clearing was completed per SWFWMD guidelines of only removing the fallen logs.

C. District Manager

i. Onsite Management Report

Mr. Santana stated he emailed the Board his report and the Board stated there were no questions.

D. Aquatics Report

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Business

A. Consideration of LMP Proposals

Mr. Ishida and Mr. Conrad of LMP led a discussion on proposed projects.

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, approving estimate# 356177 for $935.95 for plant replacements at the clubhouse and estimate# 323685 for $1,083.75 for sod installation at locations throughout the community filling areas from fallen trees, was approved. 5-0

B. Consideration of Utility Shed Ramp

A Board discussion ensued on Utility Shed Ramps, steet versus aluminum.

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the estimate# 211 for $3,250.00 from the "Weld Shop" was approved. 5-0

C. Consideration of Finn Outdoor Proposal to Address 6340 Doe Path Court Wash Out

There was no proposal for mulch received to be included in the October agenda.

D. Consideration of EZ Mulch Swing Set Mulch Proposal

The Board did not receive this under separate cover as this will be placed on the October Agenda.

The Board questioned why there is an invoice since EZ Mulch was previously paid for the mulch installation and EZ Mulch installed incorrect mulch (non ADA).

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

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

- Mr. Gilbertson stated LMP needs to stay on top of Landscaping.

Mr. Santana requested a motion for the LRI proposal in his report.

> On MOTION by Mr. Gerald seconded by Mr. Gilbertson, with all in favor, estimate# 1395 for $630.00 to repair bridge planks prior to the LRI cleaning & sealing project was approved. 5-0

- Mr. Gerald Requested that the Board be more concise on its conversations in order to be a more effective Board.
- Ms. Vaile Requested that the Board consider a resident's request on the pool rule clarification.
- A discussion ensued on the matter, and the outcome is that Mr. Santana should ensure staff are trained in Pool Rules number 5 and all staff should not be asking for an identification card unless the visitor to the pool appears below the age of 18.
- Mr. Rudman requested the Board designate officers. A discussion ensued based on Mr. Rudman's nomination for Mr. Watson to be Chairman and Mr. Rudman to be Vice Chair.

> On MOTION by Mr. Gilbertsen seconded by Mr. Watson, and Mr. Gerald voting AYE with Ms. Vaile & Mr. Gerald voting NAY, Resolution 2025-07 Designating the Officers of Oak Creek CDD with Mr. Watson as Chairman, Mr. Rudman as Vice Chair, Ms. Castoria Secretary, Ms. Popelka Treasure, Ms. Montagna Assistant Treasurer and Ms. Vaile, Mr. Gilbertsen, and Mr. Gerald as Assistant Secretary, was approved as discussed. 5-0

- Mr. Watson stated he spoke with the Director of Accounting and requested an Expenditure Report Every Month.
- Ms. Vaile requested a copy of the Fiscal Year 2024 Audit as she has not seen it. Mr. Vega stated he will send it to the Board.

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 8:15 p.m. 5-0

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Sam Watson, Chairman