

***OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT***

**DECEMBER 8, 2025
AGENDA PACKAGE**

TEAMS INFORMATION:

Meeting ID: 231 071 929 622 Passcode: eraLpq
Dial-in by phone +1 646-838-1601 Phone conference ID: 650 458 735#



2005 PAM AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

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

- ☐ Mark Vega, District Manager
- ☐ Jamie Giuffre, District Manager
- ☐ Cari Allen Webster, District Counsel
- ☐ Robert Dvorak, District Engineer
- ☐ Carlos Santana, Onsite Manager
- ☐ Catalina Martinez, District Admin Assistant
- ☐ Howard Neal, Field Inspector Coordinator
- ☐ Christian Haller, District Accountant

Regular Meeting Agenda

Monday, December 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. Staff Reports
 - A. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Onsite Manager.....Page 3
 - F. Aquatics Report.....Page 8
5. Business Items
 - A. Consideration of Resolution 2026-04; 2026 General Election.....Page 28
 - B. Consideration of Bathroom A/C Proposals.....Page 31
 - C. Consideration of Dog Park Concrete Pads Proposal.....Page 37
6. Business Administration
 - A. Approval of Minutes for November 8, 2025, Workshop and November 10, 2025, Regular Meeting.....Page 38
 - B. Ratification of Resolution 2026-03; FY 2025 Budget Amendment.....Page 43
 - C. Review of Check Register for the Month of October 2025.....Page 47
7. Supervisors' Requests and Comments
8. Adjournment

*****The next workshop will be held on Saturday, January 10, 2026, at 10:00 A.M.*****
*****The next regular meeting will be held on Monday, January 12, 2026, at 6:00 P.M.*****

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

Oak Creek Community Development District

Monthly Report

Prepared by: Carlos Santana

Position: Onsite Manager

Management Company: Inframark

Community: Oak Creek CDD

Reporting Period: November 3, 2025 – November 21, 2025

Daily Log

Monday, Nov 3

- Contacted Bill, Four Queens, and Perry.
 - Emptied all amenity trash cans and dog stations.
 - Inspected CDD property and conducted trash pickup throughout the community.
 - Repaired the back gate at the amenity center.
 - Put up new Sunshine Crew Committee signs.
 - Responded to and completed Oak Creek emails.
 - Repaired the women's restroom toilet.
-

Tuesday, Nov 4

- Installed bathroom tampon disposal container.
 - Installed new sex-designation signs for bathroom doors.
 - Cleaned bathroom doors.
 - Unclogged the men's toilet for the fourth time (issue caused by LMP).
 - Contacted LRI Restoration for an update regarding bridge work.
-

Wednesday, Nov 5

- Met with LRI Restoration contractor regarding the ramp proposal and bridge work quality concerns.
 - Cleaned all restrooms.
 - Picked up trash using the handcart.
 - Conducted trash pickup along pond banks.
 - Swept and mopped the maintenance shed.
-

Thursday, Nov 6

- Conducted key fob appointment for a resident.
 - Communicated with LRI Restoration regarding proposals.
 - Inspected and cleaned restrooms; emptied community trash cans.
 - Installed CDD meeting sign.
 - Spread Bahia grass seeds in the dog park.
-

Friday, Nov 7

- Measured the community pool per request of a board member.
 - Cleaned restrooms and dog stations.
 - Began the hiring process for pool monitoring; contacted Inframark's hiring team and previous pool monitors.
 - Met with Seth from LRI Restoration to address a short plank issue on the wooden bridge.
 - Responded to emails.
 - Cleaned dog stations, bathrooms, and community pool tables.
-

Monday, Nov 10

- Conducted follow-up calls with Next Ridgeline Over, LRI Restoration, and LMP regarding CDD meeting topics.

- Completed follow-up emails.
 - Cleaned bathrooms.
 - Attended CDD Board Meeting.
-

Tuesday, Nov 11

- Contacted Next Ridgeline Over to schedule a meeting regarding the dog park project.
 - Cleaned dog stations and amenity trash cans.
 - Removed the CDD sign and replaced it with fall-themed signage.
 - Completed emails for Oak Creek.
 - Conducted inventory check and purchased needed supplies for the community.
 - Completed trash pickup throughout the neighborhood and pond areas.
-

Wednesday, Nov 12

- Contacted Complete IT for additional trespassing signs to install behind Runner Oak.
 - Rearranged pool deck furniture.
 - Followed up with Bill from LMP regarding the sod proposal for the dog park.
 - Leaf-blown the amenity center exterior.
-

Thursday, Nov 13

- Met with Next Ridgeline Over for project discussion.
 - Performed community-wide trash pickup.
 - Followed up with LRI Restoration regarding ramp proposals.
 - Wiped down all amenity area tables, trash can lids, and chairs.
-

Friday, Nov 14

OFF

Monday, Nov 17

- Responded to vandalism incident involving fire extinguishers in the men's restroom.
 - Cleaned the restroom after damage.
 - Notified Inframark and the CDD Board about the vandalism.
 - Contacted Golden Eye Technology for video footage.
 - Filed report with the Pasco Sheriff's Department.
-

Tuesday, Nov 18

- Contacted HVAC vendors to inspect the restroom A/C units.
 - Emptied amenity trash cans and dog stations.
 - Leaf-blown the amenity center and surrounding areas.
 - Contacted Inframark to request a thorough cleaning service for the men's restroom.
-

Wednesday, Nov 19

- Retrieved and reviewed security footage related to the men's restroom vandalism.
 - Responded to all resident and Oak Creek emails.
 - Coordinated with LMP, Ridgeline, and LRI Restoration regarding ongoing projects.
-

Thursday, Nov 20

- Followed up with Pasco Sheriff's Department regarding vandalism case.
 - Met with A/C vendors to obtain pricing for cleaning or replacement of the men's restroom A/C unit.
 - Met with Inframark cleaning service regarding deep cleaning of the men's restroom.
-

Friday, Nov 21

- Cleaned restrooms.
 - Installed new basketball netting
 - Emptied dog stations and amenity trash cans.
 - Repaired the back amenity maintenance gate using a reinforced lock.
 - Conducted trash pickup throughout the community.
-

General Notes

- Community trash pickup, restroom cleaning, and leaf blowing were conducted daily as needed.
- Continued coordination with vendors to maintain infrastructure and schedule ongoing repairs.
- Monitored resident concerns and responded promptly to ensure community satisfaction.

Chris Thompson

Blue Water Aquatics, Inc.

Nov 25, 2025 | 30 Photos



Oak Creek CDD

Monthly Aquatics Report



November Inspection Report

Pasco County has experienced warm and dry weather this month, with temperatures mostly in the upper 70s to low 80s during the day and 50s–60s at night. Conditions have been mostly sunny to partly cloudy, with a brief cooling trend expected toward the end of the month. Overall, the weather pattern has favored moderate evaporation and minimal atmospheric moisture, contributing to continued dry ground conditions throughout the county.

Rainfall this month has been exceptionally low, with only about 0.06 inches recorded through November 20—roughly 3% of the typical monthly average. This lack of precipitation means that stormwater ponds are receiving little to no runoff, and water levels may be declining due to evaporation exceeding inflow. These dry conditions reduce natural dilution of nutrients and pollutants and may result in heavier initial runoff loads once rainfall does return.

Vegetation

Most warm-season grasses and many aquatic plants will begin to slow their growth significantly as temperatures cool and daylight hours shorten. Algae activity often decreases as well, especially filamentous forms, although some cold-tolerant species may persist. Emergent vegetation such as cattails and pickerelweed may enter a semi-dormant phase, with browning or dieback around the edges. Trees and shrubs that are sensitive to shorter photoperiods—like cypress and some hardwood species—will shed leaves and take on a more subdued appearance. In stormwater ponds, reduced plant growth generally leads to clearer water and lower organic debris entering the system.

Wildlife

Wildlife behavior also shifts with the cooler season. Many reptiles, including turtles and alligators, become less active, spending more time basking on warm days and less time feeding. Birds, however, become more abundant: winter migratory species such as ducks, wading birds, and songbirds arrive in greater numbers, taking advantage of Florida's mild climate. Fish activity slows as water temperatures drop, reducing surface movement but often increasing clarity as biological activity decreases. Overall, winter tends to be a calmer, quieter period for pond ecosystems, with less vegetation growth and more predictable wildlife patterns.



We treated torpedo grass and some planktonic algae.

Project: Oak Creek CDD
Creator: Chris Thompson



Much improved over the years. This is a notoriously difficult pond that is loaded with nutrients. We have made progress in controlling aglae through the use of a phosphorous binding product.

Project: Oak Creek CDD
Creator: Chris Thompson



No issues. Mitered end sections are in good shape. Treated for shoreline grasses and brush.

Project: Oak Creek CDD
Creator: Chris Thompson



We continue to keep this littoral area sprayed and free of vegetation as requested.

Project: Oak Creek CDD
Creator: Chris Thompson



Treated for primrose and torpedo grass.

Project: Oak Creek CDD
Creator: Chris Thompson



Excellent water clarity this month. No algae, minor grasses and sedges were treated.

Project: Oak Creek CDD
Creator: Chris Thompson



Very dry this month. The plants on the shelf will go dormant as we move into winter. You may notice migratory ducks landing here in the next few weeks. Last year this was a favorite pond for several Hooded Mergansers.

<https://blogs.ifas.ufl.edu/pinellas-co/2014/11/08/here-come-the-ducks/>

Project: Oak Creek CDD
Creator: Chris Thompson



Algae and cypress leaves along the edges. Filamentous algae treated.

Project: Oak Creek CDD
Creator: Chris Thompson



Excellent water clarity this month. We treated torpedo grass and some minor alligator weed popping up along the edges.

Project: Oak Creek CDD
Creator: Chris Thompson



The cypress trees are going dormant and dropping their leaves which float on the water and accumulate. This may give the appearance of algae.

Project: Oak Creek CDD
Creator: Chris Thompson



WCS is clear of vegetation and obstructions

Project: Oak Creek CDD
Creator: Chris Thompson



WCS is clear of vegetation and obstructions.

Project: Oak Creek CDD
Creator: Chris Thompson



Water level is low, no issues observed. We treated for shoreline grasses and brush.

Project: Oak Creek CDD
Creator: Chris Thompson



Minor filamentous algae. Minor shoreline grass and brush were treated.

Project: Oak Creek CDD
Creator: Chris Thompson



No issues. We treated torpedo grass and alligator weed.

Project: Oak Creek CDD
Creator: Chris Thompson



Alligator Flag (Thalia) will brown and go dormant during the winter. This is normal and NOT herbicide damage.

Project: Oak Creek CDD
Creator: Chris Thompson



Littoral shelf is looking much better.

Project: Oak Creek CDD
Creator: Chris Thompson



Treated filamentous algae and added dye.

Project: Oak Creek CDD
Creator: Chris Thompson



Minor filamentous algae, treated shoreline grasses and brush.

Project: Oak Creek CDD
Creator: Chris Thompson



Dry, no issues.

Project: Oak Creek CDD
Creator: Chris Thompson



Very little algae.

Project: Oak Creek CDD
Creator: Chris Thompson



Excellent shape, very little algae, water clarity is excellent.

Project: Oak Creek CDD
Creator: Chris Thompson



Excellent shape this month. No algae at all.

Project: Oak Creek CDD
Creator: Chris Thompson



Treated torpedo grass and penny wort. Water is turbid.

Project: Oak Creek CDD
Creator: Chris Thompson



Skimmer in good shape. Treated creeping water primrose and torpedo grass.

Project: Oak Creek CDD
Creator: Chris Thompson



No algae this, minor torpedo grass.

Project: Oak Creek CDD
Creator: Chris Thompson



Skimmers on WCS in good shape.

Project: Oak Creek CDD
Creator: Chris Thompson



Received the usual shoreline treatment of torpedo grass, alligator weed and primrose.

Project: Oak Creek CDD
Creator: Chris Thompson



Culverts impacted. Have engineer inspect.

Project: Oak Creek CDD
Creator: Chris Thompson



Good shape, a little turbidity in the water due to suspended clay particles.

Project: Oak Creek CDD
Creator: Chris Thompson



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	11/21/2025
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	1e
Temperature	61
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

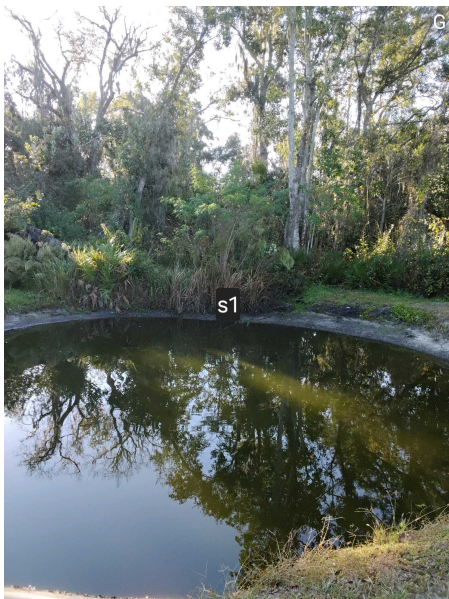
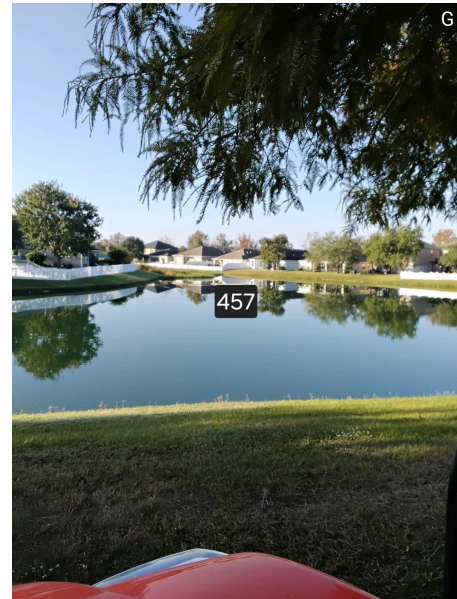
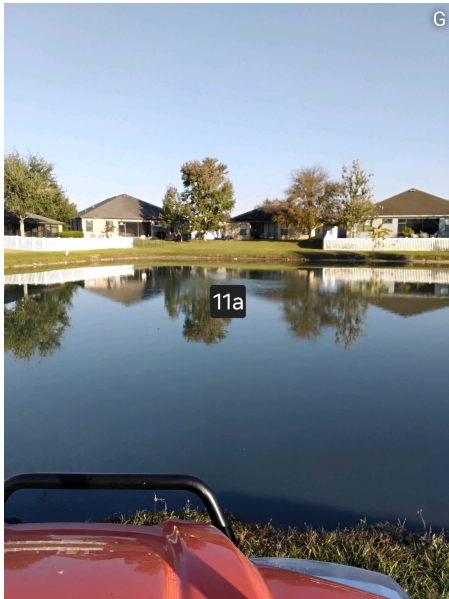
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

Pictures

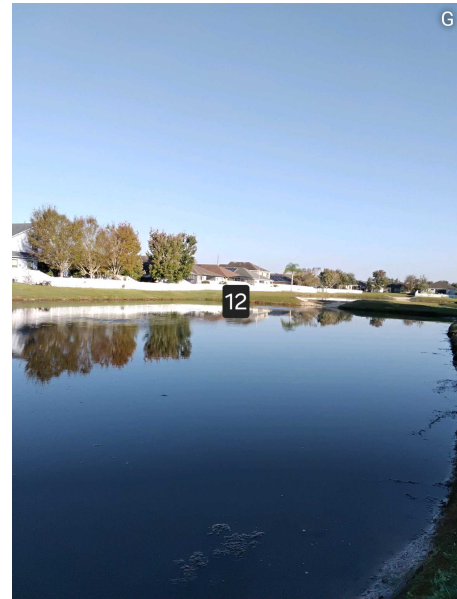
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers	22 11a 11b 12 1
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for algae



Aquatic Services Report

Technician

Colton Dutil

Job Details

Service Date	11/12/2025
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	4S
Temperature	58
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth and algae

Pictures

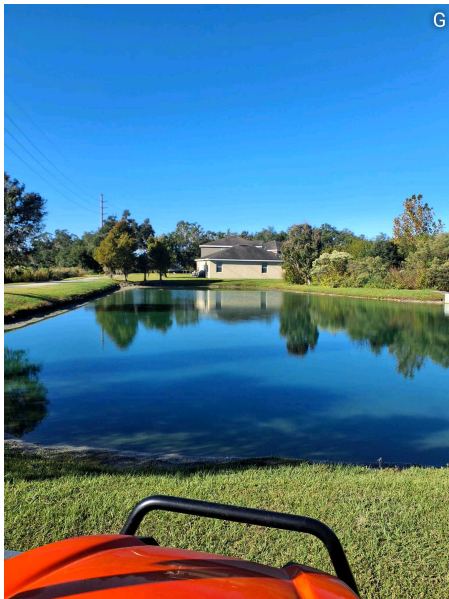
Aquatic Services Report



p24



p26B



p26



p25

Aquatic Services Report



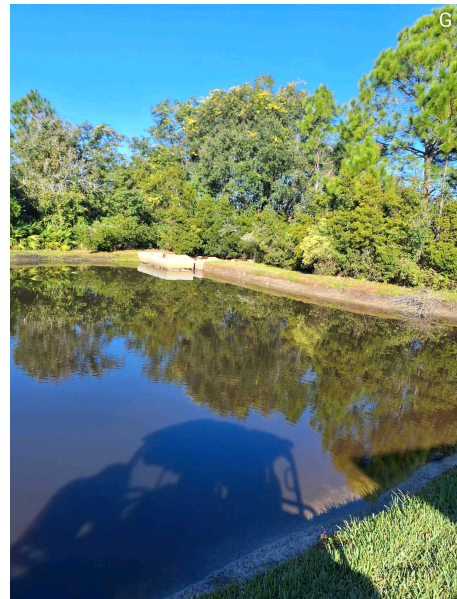
p23



P22



pA



p3

Aquatic Services Report



p20



p18

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Oak Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of Oak Creek Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Lisa Vaile, Ryan Gilbertsen, Micheal Rudman, Sam Watson, and David Gerald

Section 2. The term of office for each member of the Board is as follows:

Seat 1	Supervisor Vaile	Expires 2026
Seat 2	Supervisor Gilbertsen	Expires 2026
Seat 3	Supervisor Rudman	Expires 2026
Seat 4	Supervisor Watson	Expires 2028
Seat 5	Supervisor Gerald	Expires 2028

Section 3. Seat 1, currently held by Lisa Vaile, Seat 2, currently held by Ryan Gilbertsen, and Seat 3 held by Michael Rudman are scheduled for the General Election on November 3, 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER 2025.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary/Assistant Secretary

Sam Watson
Chairman/Vice Chairman



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

SPECIAL DISTRICT CANDIDATE INFORMATION FOR PASCO COUNTY

Any person interested in running for an available Special District seat may qualify by the petition process or by paying a qualifying fee. If a candidate chooses the petition process, they will need to collect 25 **valid** signatures from resident electors and submit those petitions to the Supervisor of Elections' Office no later than **Noon, May 11, 2026**. Otherwise, a \$25.00 qualifying fee will be due **during** the week of candidate qualifying.

Candidate qualifying is **NOON, Monday, June 8, 2026 – NOON, Friday, June 12, 2026**. Absolutely NO paperwork will be accepted after noon on Friday, June 12th. Paperwork may be submitted early beginning on Tuesday, May 26, 2026.

Candidates are required to file a Candidate Oath – Nonpartisan Office (Form DS-DE 302NP) and an **ELECTRONIC** Form 1, Statement of Financial Interests (2025 form) during the week of qualifying. The form 1 **must be** filed electronically with the Commission on Ethics **BEFORE** coming into the elections' office to qualify. A copy of the electronically filed form 1 must be submitted during qualifying.

Special District candidates are **not required** to file an Appointment of Campaign Treasurer and Designation of Campaign Depository (Form DS-DE 9) or a Statement of Candidate (Form DS-DE 84) **if** they do not intend to collect or expend campaign funds (even their own monies). Instead, they will file an Affidavit of Intention.

Candidates who plan to accept contributions (including personal funds and items donated by anyone including the candidate) and/or make expenditures (including personal funds spent/used by the candidate themselves) will be required to complete the DS-DE 9, DS-DE 84, **and** file periodic electronic campaign treasurer reports in addition to the other requirements listed above. Please note that petition fees or qualifying fees are the **only** exception to this rule for Special District candidates **ONLY**.

The supervisors elected during the November 3, 2026, General Election will assume office on Tuesday, November 17, 2026. Interested individuals may visit our website for more information, *PascoVotes.gov*, or they may pick-up candidate information from any of the three Pasco County Supervisor of Elections' offices.

All questions regarding candidacy should be directed to the Supervisor of Elections' Office at 800-851-8754 or *cand@pascovotes.gov*.



Anchor Air Conditioning, Inc.

Oak Creek CDD
34300 Spring Oak Trail
Zephyrhills, FL 33545

(813) 727-3886
csantana@inframark.com

ESTIMATE	#11720
ESTIMATE DATE	Nov 26, 2025
SERVICE DATE	Nov 19, 2025
EXPIRATION DATE	Dec 26, 2025

CONTACT US
8635 W Hillsborough Ave, #373
Town 'n' Country, FL 33615

(813) 260-1017
service@anchorair.com

ESTIMATE

Option #1 Repair Option

Service completed by: Richard Van De Waarsenburg

Services	qty	unit price	amount
Service Call per unit	1.0	\$75.00	\$75.00
Replace Motor includes labor and motor motor only comes from online locations, will take 3-5 days to arrive once ordered after approval	1.0	\$900.00	\$900.00
Labor to pull and clean (3) mini split heads two technicians required	1.0	\$2,760.00	\$2,760.00
Elite Pricing - Drain Clean	1.0	\$120.00	\$120.00
Services subtotal:			\$3,855.00
Subtotal			\$3,855.00

Total \$3,855.00

Option #2 System Replacement (complete)

Service completed by: Richard Van De Waarsenburg

Services	qty	unit price	amount
Install- Daikin mini split 3 ton heat pump system with (2) 1 ton heads and (1) 1/2 ton head. 1 year labor warranty, 5 year compressor through manufacture (daikin)	1.0	\$13,125.00	\$13,125.00
Services subtotal:			\$13,125.00

Total \$13,125.00

2017 Samsung mini split 3 ton hp system with two 1 ton heads and a 1/2 ton head. The condenser is capable to handle up to 4 head units. The head in the men's restroom is covered in fire extinguisher residue, the blower motor is starting to fail and, the blower wheel is dirty. The head in the server room closet in men's bathroom has a dirty blower wheel, and the condensation pump needs to be cleaned out. The head in the women's bathroom has a dirty blower wheel and is blowing debris out of it.

They would like a quote to repair or replace the Three head mini split system.

Would need to pump system down and pull the head in mens restroom to clean EVAP coil and blower wheel thoroughly and to replace the blower motor. The head unit in the server room would need the blower wheel pulled to be cleaned and the condensation pump needs to be cleaned out. The head unit in the women's bathroom will need the blower wheel pulled and cleaned. Recommend two techs to perform repairs.



Dynamic Heating and Cooling, Inc.
311 W Lutz Lake Fern Road
Lutz, FL 33548

Phone: (813) 928-3646
office@dynamichvac.us
dynamichvactampabay.com

Bill to
OAK CREEK
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545

Ship to
OAK CREEK
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545

Quote #: q2220

Quote Date: 11/21/2025

Item	Description	Quantity	Price	Amount
DESC	RE: VANDALIZED BATHROOM INSTALL NEW SAMSUNG 36K BTU DUCTLESS SYSTEM WITH (3) 12K BTU HEADS. INCLUDES ALL LABOR, MISC. MATERIALS, REMOVAL AND DISPOSAL OF OLD EQUIPMENT, CONDENSER PAD, HURRICANE CONDENSER ANCHORS, FLUSHING OF EXISTING COPPER LINE-SET AND WIRELESS REMOTES. **LEAD TIME IS 2-3 BUSINESS DAYS** CONDENSER MODEL #: AJ036DXJ4CG/AA AIR HANDLERS (HEADS) MODEL #: AR12DXFAMWKNCV WARRANTY: 1 YEAR LABOR AND 5 YEAR PARTS **DYNAMIC WILL REUSE EXISTING COPPER LINE-SET TO SAVE ON COST - LINE-SET SIZE STAYS THE SAME**	1	\$8,700.00	\$8,700.00

PROPOSAL IS ONLY VALID FOR 15 DAYS FROM PROPOSAL DATE. WE ACCEPT ALL MAJOR CREDIT CARDS. THERE IS A 3% PROCESSING FEE

Subtotal:	\$8,700.00
Tax:	\$0.00
Total:	\$8,700.00
Payments:	\$0.00



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WESLEY CHAPEL, FL 33545

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WESLEY CHAPEL, FL 33545

Work Summary

The head unit in the vandalized bathroom has powder that has accumulated on the coil but a cleaning will get it off. I included pictures for all three head units in both bathrooms. The blower wheel on all three head units need to be thoroughly cleaned. The women's bathroom has particulate that is blowing out of it from time to time and that is accumulated debris on the blower wheel flaking off and getting blown out. The filter screens on all three units need to be cleaned as well. If we are going to clean the head units we should include a cleaning on the condenser coil as well. It isn't packed with debris but the coil is definitely dirty. I checked the temperature splits on all three head units and they range from 24 ° in the it room up to about 28° in the men's room. I recommend a thorough cleaning on all units however the facility manager would like a quote on replacement for equipment as well. Head units are reasonably accessible however they are hanging above the sink area so access is slightly hindered

Quote #: q2215

Quote Date: 11/19/2025

Item	Description	Quantity	Price	Amount
Residential Annual Tune-Up	CHECK AND CLEAN CONDENSER COIL, CHECK AND CLEAN EVAPORATOR COIL, FLUSH AND CLEAN DRAIN LINE,, CHECK AND ADJUST BLOWER COMPONENTS, CHECK OPERATING PRESSURES FOR PROPER REFRIGERANT, CHECK THERMOSTAT CALIBRATION, CHECK SAFETY CONTROLS, CHECK ALL ELECTRICAL CONNECTIONS, CHECK VOLTAGE AND AMPERAGE ON MOTORS, CHECK CONDENSATE DRAIN, LUBRICATE ALL MOVING PARTS WHERE NECESSARY, CHECK FOR CORRECT AIR FLOW AND BALANCE, CHECK STARTING CAPABILITIES, AND VISUAL LEAK CHECK.	1	\$550.00	\$550.00
DESC	PRICE INCLUDES: FULL DEEP CLEANING OF 3 MINI SPLIT HEADS AND 1 CONDENSER. **THIS WILL BE AN ALL-DAY PROCESS**	1	\$0.00	\$0.00

PROPOSAL IS ONLY VALID FOR 15 DAYS FROM PROPOSAL DATE. WE ACCEPT ALL MAJOR CREDIT CARDS. THERE IS A 3% PROCESSING FEE

You could save \$82.50 if an Agreement was applied



Dynamic Heating and Cooling, Inc.
311 W Lutz Lake Fern Road
Lutz, FL 33548

Phone: (813) 928-3646
office@dynamichvac.us
dynamichvactampabay.com

Subtotal: \$550.00

Tax: \$0.00

Total: \$550.00

Payments: \$0.00



Next Ridge Line Over

12 Strong Company

Next Ridge Line Over LLC-L18000150686

Victor Robert T. COO Construction Division

Client
**Oak Creek CDD
Bid**

Foreign address: B020 Al Manaseer, Abu Dhabi, UAE
U.S. address: 10859 Breaking Rocks Dr. Tampa FL, 33647
UAE phone number: 971522983556

US phone number: 913-775-3987

Details: Form Concrete pads behind and in front of existing pads

Description	Units	Rate	Amount
Form concrete pads, pour 4" concrete slabs	3	\$750	\$2,250.00
SUBTOTAL			\$2,250.00
TAX RATE			N/A
SALES TAX			N/A
TOTAL			\$2,250.00



**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, November 10, 2025, and called to order at 6:00 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Sam Watson	Chairperson
Michael Rudman	Vice Chairperson (<i>via Teams call</i>)
Ryan Gilbertsen	Assistant Secretary
Lisa Vaile	Assistant Secretary
David Gerald	Assistant Secretary

Also, present:

Jamie Giuffre	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Robert Dvorak	District Engineer (<i>via conference call</i>)
Carlos Santana	Onsite Manager, Inframark
Bill Conrad	Representative, LMP
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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**

A resident stated he does not agree with the lack of term limits.

A resident stated it would be nice if the Christmas lights could be put on earlier.

A resident stated that there are off road vehicles coming from Watergrass II and driving dangerously on the easement behind his house. A police report was filed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Giuffre advised the Board that Mr. Vega communicated with District Counsel at Paskert, Divers, and Thompson. They are looking to see if the CDD has a case on Pond 24.

B. District Engineer

Mr. Dvorak provided an update to the Board regarding Sump A and Pond 19. Mr. Dvorak will provide a start date soon.

C. District Manager

Mr. Watson requested more detailed pictures, especially on the Ponds, in future reports.

D. Onsite Report

Mr. Santana communicated with LRI Restoration regarding the ramp for the shed and will send the proposal to the Board once received.

Perry updated the Board on Dog Park and stated it will cost \$1,200 to install remaining Turfstone.

Ms. Vaile expressed concerns about safety and cleaning up at the dog park.

Mr. Gilbertson discussed reinforcing the top area, rear of benches, and wrap around. Mr. Watson questioned the turf around the benches and levelled out, possibly fencing. Victor from Next Ridge Line Over will come out on Friday to start a discussion on the next Turfstone project.

Perry, owner of Next Ridge Line Over, will provide a proposal for a meeting date with the Board.

E. Aquatics Report

The Board thinks pond six needs to be cleaned out better. Mr. Santana will have them pull out the branches.

F. Landscape Report (was not included on the agenda)

Mr. Conrad, representative of LMP, stated they have completed the ornamental and turf fertilizer. It's going to get cold; they won't be mowing. LMP Will continue trimming, ditching and hedges along fence line as well as the bridge by the clubhouse.

A proposal was presented #372177 for Dwarf Allamanda and mulch by the flagpole in the amount of \$314.40.

On MOTION by Mr. Watson seconded by Mr. Gilbertsen, with all in favor, approving proposal #372177 for Dwarf Allamanda and mulch by the flagpole in the amount of \$314.40, was approved as presented. 5-0

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Solitude Lake Annual Maintenance Service Renewal for Six (6) Aerators

The Solitude Renewal was not accepted. Mr. Santana advised that Fountain King has been contracted for these services.

B. Consideration of LMP Playground Mulch Installation Proposal # 369195

A discussion ensued regarding playground mulch installation. The location address to be added to proposals moving forward.

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the proposal #369195 by LMP for playground mulch installation in the amount of \$1,005, was approved as discussed. 5-0

C. Consideration of Mikes Signs Dog Park Sign Proposal #1788

A discussion ensued regarding dog park sign.

On MOTION by Mr. Gilbertsen seconded by Mr. Watson, with all in favor, the proposal presented by Mike's Sign #1788, will be paid for by the insurance company, was approved as discussed. 5-0

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes for October 13, 2025, Regular Meeting

B. Ratification of FY 2025 Audit Engagement Letter

C. Acceptance of Motion to Assign Fund Balance for FY 2025

Ms. Vaile stated she would like the motions and minutes to be more detailed.

Minutes from previous meeting (page 46) to be amended to reflect that she differentiated between her agreement with Contracts Management Services and Contractual Maintenance Services.

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the business administration items with revisions to October 13, 2025, meeting minutes as requested were approved as amended. 5-0

SEVENTH ORDER OF BUSINESS**Supervisor Requests and Comments**

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

- Mr. Watson requested a cease and desist from the attorney to Watergrass II resident. Mr. Watson to send picture to Jamie.
- The Board requested the letter from Mike Fasano to be included in Financial Statements as a separate item. Ms. Guiffre to email Mr. Watson a copy of the letter.
- The Board would like another wash down. Also, a new rock dog fountain eventually. The dog water line was discussed, and the Board advised anyone using it to flush it first and then fill dog bowls. A water softener was mentioned as a possibility in the future.
- Ms. Vaile requested that the payment check register be included in the agenda every month. Audience comments are to be included in meeting minutes going forward.
- A discussion on heating the pool and cost would be very high. A resident brought up methodology, Jennifer offered a phone call to explain.
- The pool rules were discussed, no drones, does that cover people taking pictures at the pool? This could be child endangerment. Ms. Guiffre to follow up with Egis on this.

EIGHTH ORDER OF BUSINESS**Adjournment**

With there being no other business,

On MOTION by Mr. Gilbertsen seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:31 p.m. 5-0

Sam Watson, Chairman

RESOLUTION 2026-03

**A RESOLUTION AMENDING THE OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2025**

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 2025 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 10th day of November 2025 and be reflected in the monthly and Fiscal Year End September 30, 2025, Financial Statements and Audit Report of the District

Oak Creek Community Development District

By: _____
Chairperson

Attest:

By: _____
Secretary/Assistant Secretary

Proposed Budget Amendment
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ 300	\$ -	\$ 300	\$ 20,427	\$ 20,127
Interest - Tax Collector	100	-	100	1,070	970
Special Assmnts- Tax Collector	628,017	-	628,017	628,017	-
Special Assmnts- Discounts	(25,121)	-	(25,121)	(23,861)	1,260
Access Cards	250	-	250	180	(70)
TOTAL REVENUES	603,546	-	603,546	625,833	22,287
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	-	12,000	12,633	(633)
FICA Taxes	765	-	765	995	(230)
ProfServ-Arbitrage Rebate	600	-	600	600	-
ProfServ-Dissemination Agent	1,000	-	1,000	-	1,000
ProfServ-Engineering	28,000	-	28,000	25,992	2,008
ProfServ-Legal Services	8,000	-	8,000	14,088	(6,088)
ProfServ-Mgmt Consulting	47,533	-	47,533	43,572	3,961
ProfServ-Property Appraiser	150	-	150	150	-
ProfServ-Trustee Fees	3,610	-	3,610	4,010	(400)
ProfServ-Web Site Maintenance	3,226	-	3,226	16,004	(12,778)
Auditing Services	3,325	-	3,325	3,525	(200)
Postage and Freight	200	-	200	353	(153)
Rentals & Leases	500	-	500	-	500
Public Officials Insurance	3,000	-	3,000	2,441	559
Printing and Binding	500	-	500	-	500
Legal Advertising	1,000	-	1,000	1,603	(603)
Misc-Assessment Collection Cost	12,560	-	12,560	12,083	477
Misc-Contingency	49	-	49	3,925	(3,876)
Office Supplies	125	-	125	-	125
Annual District Filing Fee	175	-	175	175	-
Total Administration	126,318	-	126,318	142,149	(15,831)
<u>Public Safety</u>					
Contracts-Security Services	3,696	-	3,696	9,000	(5,304)
Misc-Contingency	28,000	-	28,000	17,118	10,882
Total Public Safety	31,696	-	31,696	26,118	5,578
<u>Electric Utility Services</u>					
Electricity - Streetlights	24,200	-	24,200	14,834	9,366
Utility Services	10,000	-	10,000	12,620	(2,620)
Total Electric Utility Services	34,200	-	34,200	27,454	6,746

Proposed Budget Amendment
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	761	-	761	898	(137)
Solid Waste Disposal Assessm.	825	-	825	-	825
Total Garbage/Solid Waste Services	1,586	-	1,586	898	688
<u>Water-Sewer Comb Services</u>					
Utility Services	11,000	-	11,000	11,675	(675)
Total Water-Sewer Comb Services	11,000	-	11,000	11,675	(675)
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	22,740	-	22,740	20,931	1,809
Contracts-Aerator Maintenance	3,000	-	3,000	14,500	(11,500)
Stormwater Assessment	894	-	894	885	9
R&M-Storm Water - Pond	8,000	-	8,000	34,683	(26,683)
Total Flood Control/Stormwater Mgmt	34,634	-	34,634	70,999	(36,365)
<u>Other Physical Environment</u>					
Contracts-Landscape	97,241	-	97,241	84,893	12,348
Liability/Property Insurance	9,176	-	9,176	13,543	(4,367)
R&M-Entry Feature	11,390	-	11,390	10,306	1,084
R&M-Irrigation	7,000	-	7,000	5,062	1,938
R&M-Mulch	19,000	-	19,000	-	19,000
R&M-Plant&Tree Replacement	20,000	-	20,000	21,545	(1,545)
R&M-Dog Park	1,500	-	1,500	-	1,500
Total Other Physical Environment	165,307	-	165,307	135,349	29,958
<u>Capital Expenditures & Projects</u>					
Misc-Holiday Lighting	8,000	-	8,000	6,800	1,200
Capital Improvements	989	-	989	-	989
Total Capital Expenditures & Projects	8,989	-	8,989	6,800	2,189
<u>Road and Street Facilities</u>					
R&M-Bike Paths & Asphalt	1,200	-	1,200	-	1,200
R&M-Parking Lots	1,200	-	1,200	-	1,200
R&M-Sidewalks	15,000	-	15,000	18,332	(3,332)
R&M-Pressure Washing	12,000	-	12,000	11,000	1,000
Total Road and Street Facilities	29,400	-	29,400	29,332	68
<u>Clubhouse, Parks and Recreation</u>					
ProfServ-Field Management	7,680	-	7,680	4,480	3,200
Contracts-Mgmt Services	10,296	-	10,296	9,438	858
Contracts-Pools	12,000	-	12,000	13,055	(1,055)
Contractual Maint. Services	41,140	20,000	61,140	65,383	(4,243)

Proposed Budget Amendment
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Telephone/Fax/Internet Services	2,200	-	2,200	2,171	29
R&M-Facility	2,500	45,000	47,500	45,419	2,081
R&M-Pools	7,000	-	7,000	7,169	(169)
R&M Basketball Courts	7,000	-	7,000	-	7,000
R&M-Playground	1,000	-	1,000	4,306	(3,306)
Op Supplies - General	4,500	-	4,500	4,911	(411)
Total Clubhouse, Parks and Recreation	95,316	65,000	160,316	156,332	3,984
<u>Reserves</u>					
Reserve - Other	65,100	-	65,100	-	65,100
Total Reserves	65,100	-	65,100	-	65,100
TOTAL EXPENDITURES & RESERVES	603,546	65,000	668,546	607,106	61,440
Excess (deficiency) of revenues					
Over (under) expenditures	-	(65,000)	(65,000)	18,727	83,727
Net change in fund balance	-	(65,000)	(65,000)	18,727	83,727
FUND BALANCE, BEGINNING (OCT 1, 2024)	710,119	-	710,119	710,119	-
FUND BALANCE, ENDING	\$ 710,119	\$ (65,000)	\$ 645,119	\$ 728,846	\$ 83,727

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100163	10/02/25	WATERGRASS CDD2	057269	SEPTEMBER MEETING ROOM RENTAL 09/08/25	MEETING ROOM RENTAL	549900-51301	\$125.00
001	100164	10/02/25	MAGIC BUBBLES	190640	CONCRETE BRIDGE CLEANING	R&M-Pressure Washing	546171-54101	\$595.00
001	100165	10/02/25	LANDSCAPE MAINTENANCE PROFESSIONALS	358405	SITE PREP AND SOD	R&M-Plant&Tree Replacement	546170-53908	\$1,083.75
001	100165	10/02/25	LANDSCAPE MAINTENANCE PROFESSIONALS	358406	CLUBHOUSE PLANT REPLACEMENT	PLANT REPLACEMENT	546170-53908	\$935.95
001	100166	10/02/25	BLUE WATER AQUATICS, INC	34309	Aquatic Service -Sep 25	Aquatic Service SEP 25	534067-53801	\$1,895.00
001	100167	10/08/25	AQUA TRIANGLE 1 CORP	12750	POOL MAINTENANCE SEPT 2025	MONTHLY CLEANING	534078-57231	\$1,200.00
001	100168	10/08/25	LANDSCAPE MAINTENANCE PROFESSIONALS	360567	IRRIGATION REPAIRS 9/23/25	IRRIGATION REPAIRS	546041-53908	\$961.79
001	100169	10/15/25	LLS TAX SOLUTIONS INC	003914	ARBITRAGE	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
001	100170	10/15/25	AQUA TRIANGLE 1 CORP	310648	POOL MAINTENANCE AUG 2025	MONTHLY CLEANING	534067-57231	\$1,200.00
001	100171	10/15/25	BRLETIC DVORAK, INC	2125	DISTRICT ENGINEER SEPTEMBER 2025	DISTRICT ENGINEER	531013-51501	\$2,145.00
001	100172	10/15/25	COMPLETE I.T. SERVICE & SOLUTIONS	17948	TECH LABOR	ProfServ-Web Site Maintenance	531094-51301	\$82.50
001	100173	10/15/25	LANDSCAPE MAINTENANCE PROFESSIONALS	361550	OCT 25 LANDSCAPING	MONTHLY GROUND MAINTENANCE OCT 25	534050-53908	\$7,717.50
001	100174	10/21/25	COMPLETE I.T. SERVICE & SOLUTIONS	17989	Google for Business Email 10/12/25	GOOGLE FOR BUSINESS	531094-51301	\$111.60
001	100175	10/21/25	COMPLETE I.T. SERVICE & SOLUTIONS	18006	COMPLETE IT MONTHLY DATA PLAN OCTOBER 2025	COMPLETE IT MONTHLY DATA PLAN	531094-51301	\$130.00
001	100175	10/21/25	COMPLETE I.T. SERVICE & SOLUTIONS	17996	TECH LABOR	ProfServ-Web Site Maintenance	531094-51301	\$165.00
001	100176	10/21/25	VICTOR ROBERT TROUY BLACKBURN	101625 BALANCE	INSTALL 1,000 SQ. FT. TURFSTONE	INSTALL TURFSTONE, REMOVE TOPSOIL, EMPLACE SOIL, PUT UP SWING	546024-57231	\$7,723.00
001	100177	10/23/25	STRALEY & ROBIN	27393	Legal Service Through 9/30/25	ProfServ-Legal Services	531023-51401	\$858.50
001	100178	10/30/25	FEDEX	9-037-84783	FEDEX CHARGES	Postage and Freight	541006-51301	\$79.42
001	100179	10/30/25	INFRAMARK LLC	161840	POSTAGE	Postage and Freight	541006-51301	\$3.70
001	1091	10/06/25	FINN OUTDOOR LLC	2937	Pond 10 Weir Repair	R&M-Storm Water - Pond	546086-53801	\$21,500.00
001	300053	10/06/25	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	100625ACC	Service date 8/5/25 -9/7/25	service date 8/5-9/4/25	543063-53601	\$747.31
001	300055	10/27/25	FRONTIER FLORIDA LLC - ACH	100125-3175 ACH	Billing Period: Oct 01 - Oct 31, 2025	SERVICE DATE oct25	541009-57231	\$180.48
001	DD1010	10/22/25	WASTE CONNECTIONS OF FLORIDA - ACH	20321-W426	NOVEMBER 2025 SERVICE	11/2025 SERVICES	543020-53401	\$88.82
001	DD1011	10/28/25	VALLEY BANK CREDIT CARD	092425-7599	SUPPLIES	Op Supplies - General	552001-57231	\$183.33
001	DD1012	10/31/25	WITHLACOOCHEE RIVER ELECTRIC - ACH	103125ACH	Service 09/10/25-10/09/25	SERVICE DATE 09/10-10/9	543063-53100	\$1,220.56
001	DD1012	10/31/25	WITHLACOOCHEE RIVER ELECTRIC - ACH	103125ACH	Service 09/10/25-10/09/25	SERVICE DATE 09/10/25 -10/9/25	543013-53100	\$2,232.24
001	DD3938	10/20/25	Elan Financial Services - ACH	092425-8855	phone charge	phone	541009-57231	\$36.20
Fund Total								\$53,801.65

SERIES 2015 DEBT SERVICE FUND - 202

202	1092	10/07/25	OAK CREEK C/O US BANK	100625-SERIES2015	Transfer FY25 Assessments	Due From Other Funds	131000	\$2,210.97
202	1095	10/16/25	OAK CREEK C/O US BANK	101625-SERIES2015	Transfer FY25 Assessment	Transfer FY25 Assessments	131000	\$17,193.75
Fund Total								\$19,404.72

Total Checks Paid	\$73,206.37
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