

# 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  
Christina Newsome District Manager  
Cari Allen Webster, District Counsel  
Robert Dvorak, District Engineer  
Carlos Santana, Onsite Manager  
Melinda Gallo, District Admin Assistant  
Howard Neal, Field Services Director  
Christian Haller, District Accountant

## Regular Meeting Agenda

Monday, January 12, 2026 – 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 Three (3) Minute Time Limit
4. Staff Reports
  - A. District Accountant
    - i. Acceptance of Check Register December 2025 .....P. 3
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
  - E. Field Manager Report .....P. 4
    - i. Consideration of Complete I.T. Clubhouse Camera System Proposal.....P. 10
    - ii. Consideration of Time On Target Pro Security Proposal.....P. 27
    - iii. Consideration of CertaPro Painters Proposals.....P. 29
    - iv. Consideration of Presto Residential Painting Agreement .....P. 37
    - v. Consideration of Finn Outdoor Ramp and Drainage Maintenance Proposal .....P. 49
    - vi. Consideration of Mr. Patio Concrete Ramp Proposal .....P. 50
    - vii. Consideration of Next Ridge Line Over Concrete Ramp Proposal.....P. 52
    - viii. Consideration of Mike Signs Alligator and Solicitors Proposal.....P. 54
    - ix. Consideration of Fountain Kings Pond 457 Aeration Installation Proposal.....P. 56
    - x. Consideration of Blue Water Aquatic Aeration Inspection & Maintenance Agreement .....P. 58
    - xi. Consideration of Blue Water Aquatic Pond 20 Midge Fly Control Agreement.....P. 60
    - xii. Consideration of Blue Water Aquatic Special Services Pond 457 Agreement .....P. 63
    - xiii. Consideration of Blue Water Aquatics Special Service Pond 20 Agreement .....P. 68
  - F. Aquatics Report
  - G. Landscape Report
5. Business Items
  - A. Consideration of Resolution 2026-05, Removing and Designating a New Treasurer.....P. 71
6. Business Administration
  - A. Consideration of Minutes from the Meeting Held January 12, 2026 .....P. 72
7. Supervisors' Requests and Comments
8. Adjournment

***\*\*The next workshop will be held on Saturday, March 7, 2026, at 10:00 A.M.\*\****

***\*\*The next regular Board meeting will be held on Monday, March 9, 2026, at 6:00 P.M.\*\****

## District Office:

Inframark c/o Oak Creek  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## Meeting Location:

Watergrass Clubhouse  
32711 Windelstraw Dr.  
Wesley Chapel, FL 33545

[www.oakcreekcdd.org](http://www.oakcreekcdd.org)