



Oak Creek Community Development District

March 9, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 231 071 929 622 PASSCODE: eraLpq
[Join the meeting now](#)

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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, March 9, 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. Approval of Agenda
- 4. Audience Comments - *Three (3) Minute Time Limit*
- 5. Staff Reports
 - A. District Accountant
 - i. Review of Financials.....P. 3
 - ii. Acceptance of Check Register.....P. 14
 - B. District Counsel
 - C. District Engineer
 - i. Discussion of Pond 24 Remedy
 - D. District Manager
 - E. Field Manager ReportP. 16
 - i. Consideration of Presto Painting Commercial Painting AgreementP. 20
 - ii. Consideration of Louis Smith Electric Repairs ProposalP. 32
 - iii. Consideration of Real Ex Construction Ramp Installation Proposal.....P. 33
 - iv. Consideration of Maven Aeration Specifications.....P. 35
 - v. Consideration of Fountain Kings Aeration Installation Proposal.....P. 36
 - vi. Consideration of Fountain Kings Fountain and Aeration Installation ProposalP. 38
 - F. Aquatics Report
 - G. Landscape Report
- 6. Business Administration
 - A. Consideration of Minutes from the Meeting held February 9, 2026P. 39
- 7. Supervisors’ Requests and Comments
- 8. Adjournment

The next workshop will be held on Saturday, April 11, 2026, at 9:00 A.M.
The next regular Board meeting will be held on Monday, April 13, 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

***Oak Creek
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

OAK CREEK

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 812,323	\$ -	\$ 812,323
Accounts Receivable	107	-	107
Due From Other Funds	-	5,991	5,991
Investments:			
Money Market Account	367,425	-	367,425
Acquisition & Construction Account	-	8,984	8,984
Prepayment Fund (A-1)	-	5,378	5,378
Prepayment Fund (A-2)	-	3,340	3,340
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	369,331	369,331
Prepaid Items	89	-	89
Deposits	9,099	-	9,099
TOTAL ASSETS	\$ 1,189,043	\$ 598,929	\$ 1,787,972
<u>LIABILITIES</u>			
Accounts Payable	\$ 14,447	\$ -	\$ 14,447
Accrued Expenses	2,400	-	2,400
Due To Other Funds	5,991	-	5,991
TOTAL LIABILITIES	22,838	-	22,838
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	89	-	89
Deposits	9,099	-	9,099
Restricted for:			
Debt Service	-	598,929	598,929
Assigned to:			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
Unassigned:	667,023	-	667,023
TOTAL FUND BALANCES	\$ 1,166,205	\$ 598,929	\$ 1,765,134
TOTAL LIABILITIES & FUND BALANCES	\$ 1,189,043	\$ 598,929	\$ 1,787,972

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 12,341	\$ 12,341
Interest - Tax Collector	-	-	898	898
Special Assmnts- Tax Collector	795,705	636,564	757,394	120,830
Special Assmnts- Discounts	(31,828)	(25,462)	(30,236)	(4,774)
Other Miscellaneous Revenues	-	-	6,674	6,674
TOTAL REVENUES	763,877	611,102	747,071	135,969
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	20,000	6,667	6,800	(133)
FICA Taxes	800	267	444	(177)
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	28,000	9,333	10,715	(1,382)
ProfServ-Legal Services	8,000	2,667	585	2,082
ProfServ-Mgmt Consulting	48,959	16,320	16,320	-
ProfServ-Property Appraiser	150	-	-	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	517	1,214	(697)
Auditing Services	3,525	-	-	-
Postage and Freight	200	67	181	(114)
Rentals & Leases	500	167	-	167
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	333	-	333
Misc-Assessment Collection Cost	15,914	12,731	14,543	(1,812)
Misc-Contingency	-	-	532	(532)
Office Supplies	126	42	-	42
Annual District Filing Fee	175	175	175	-
Total Administration	137,257	56,642	58,506	(1,864)
<u>Public Safety</u>				
Contracts-Security Services	10,000	3,333	2,250	1,083
Misc-Contingency	31,500	10,500	430	10,070
Total Public Safety	41,500	13,833	2,680	11,153
<u>Electric Utility Services</u>				
Electricity - Streetlights	25,000	8,333	8,894	(561)
Utility Services	10,000	3,333	5,255	(1,922)
Total Electric Utility Services	35,000	11,666	14,149	(2,483)
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	1,000	333	355	(22)
Solid Waste Disposal Assessm.	1,000	1,000	-	1,000
Total Garbage/Solid Waste Services	2,000	1,333	355	978

OAK CREEK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Water-Sewer Comb Services</u>				
Utility Services	13,000	4,333	4,607	(274)
Total Water-Sewer Comb Services	13,000	4,333	4,607	(274)
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	22,740	7,580	7,580	-
Contracts-Aerator Maintenance	3,000	1,000	-	1,000
Stormwater Assessment	894	894	1,956	(1,062)
R&M-Storm Water - Pond	74,000	24,667	500	24,167
Total Flood Control/Stormwater Mgmt	100,634	34,141	10,036	24,105
<u>Other Physical Environment</u>				
Contracts-Landscape	107,000	35,667	30,870	4,797
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	3,130	-	3,130
R&M-Irrigation	7,000	2,333	1,937	396
R&M-Mulch	19,000	19,000	1,005	17,995
R&M-Plant&Tree Replacement	17,000	5,667	1,250	4,417
R&M-Dog Park	17,000	5,667	16,273	(10,606)
Total Other Physical Environment	191,681	86,755	65,842	20,913
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	7,000	7,000	6,800	200
Total Capital Expenditures & Projects	7,000	7,000	6,800	200
<u>Road and Street Facilities</u>				
R&M-Bike Paths & Asphalt	1,200	400	-	400
R&M-Parking Lots	1,200	400	-	400
R&M-Sidewalks	20,000	6,667	2,600	4,067
R&M-Pressure Washing	12,000	4,000	-	4,000
Total Road and Street Facilities	34,400	11,467	2,600	8,867
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Field Management	95,605	31,868	31,868	-
Contracts-Pools	16,000	5,333	4,800	533
Telephone/Fax/Internet Services	2,200	733	898	(165)
R&M-Facility	2,500	833	17,268	(16,435)
R&M-Pools	7,000	2,333	-	2,333
R&M Basketball Courts	7,000	2,333	-	2,333
R&M-Playground	1,000	333	-	333
Op Supplies - General	4,500	1,500	2,294	(794)
Total Clubhouse, Parks and Recreation	135,805	45,266	57,128	(11,862)
<u>Reserves</u>				
Reserve - Other	65,600	-	-	-
Total Reserves	65,600	-	-	-

OAK CREEK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES & RESERVES	763,877	272,436	222,703	49,733
Excess (deficiency) of revenues				
Over (under) expenditures	-	338,666	524,368	185,702
Net change in fund balance	\$ -	\$ 338,666	\$ 524,368	\$ 185,702
FUND BALANCE, BEGINNING (OCT 1, 2025)	641,837	641,837	641,837	
FUND BALANCE, ENDING	\$ 641,837	\$ 980,503	\$ 1,166,205	

OAK CREEK

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 3,239	\$ 3,239
Special Assmnts- Tax Collector	437,163	349,730	416,114	66,384
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(13,990)	(16,612)	(2,622)
TOTAL REVENUES	419,676	335,740	408,119	72,379
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,743	2,914	7,990	(5,076)
Total Administration	8,743	2,914	7,990	(5,076)
Debt Service				
Principal Debt Retirement A-1	200,000	-	-	-
Principal Debt Retirement A-2	60,000	-	-	-
Interest Expense Series A-1	105,575	54,788	54,788	-
Interest Expense Series A-2	37,800	18,900	17,194	1,706
Total Debt Service	403,375	73,688	71,982	1,706
TOTAL EXPENDITURES	412,118	76,602	79,972	(3,370)
Excess (deficiency) of revenues Over (under) expenditures	7,558	259,138	328,147	69,009
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,558	-	-	-
TOTAL FINANCING SOURCES (USES)	7,558	-	-	-
Net change in fund balance	\$ 7,558	\$ 259,138	\$ 328,147	\$ 69,009
FUND BALANCE, BEGINNING (OCT 1, 2025)	270,782	270,782	270,782	
FUND BALANCE, ENDING	\$ 278,340	\$ 529,920	\$ 598,929	

**Oak Creek
Community Development District**

Supporting Schedules

January 31, 2026

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY 2026				\$ 1,232,868	\$ 795,705	\$ 437,163
Allocation %				100%	65%	35%
11/06/25	14,333	730	293	15,355	9,910	5,445
11/14/25	61,296	2,606	1,251	65,153	42,051	23,103
11/20/25	23,017	979	470	24,465	15,790	8,675
11/26/25	34,494	1,467	704	36,665	23,664	13,001
12/05/25	899,128	38,228	18,350	955,706	616,822	338,884
12/11/25	53,939	2,274	1,101	57,314	36,991	20,323
12/18/25	1,025	32	21	1,078	696	382
01/09/26	16,895	533	345	17,772	11,471	6,302
TOTAL	\$ 1,104,127	\$ 46,848	\$ 22,533	\$ 1,173,508	\$ 757,394	\$ 416,114
% COLLECTED				95%	95%	95%
TOTAL O/S				\$ 59,359	\$ 38,311	\$ 21,048

Cash and Investment Report
January 31, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	BankUnited	Checking	n/a	0.00%	9,471
Checking Account - Operating	Valley Bank	Interest Checking	n/a	3.59%	802,853
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	367,425
Subtotal-General Fund					\$1,179,749
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	8,984
Series 2015 Prepayment A-1	US Bank	Commercial Paper	n/a	3.50%	5,378
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	3.50%	3,340
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	3.50%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	3.50%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	3.50%	369,331
Subtotal-Debt Service Fund					\$592,938
Total - All Funds					\$1,772,686

*The district is in the process of transitioning the checking account from Bank United to Valley.

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	15016	01/20/26	VICTOR ROBERT TROUY BLACKBURN	120125	CONCRETE PADS	R&M-Facility	546024-57231	\$2,250.00
001	15016	01/20/26	VICTOR ROBERT TROUY BLACKBURN	122425	CONCRETE PADS	R&M-Facility	546024-57231	\$4,000.00
001	15016	01/20/26	VICTOR ROBERT TROUY BLACKBURN	070425	Install 1,100 sq ft turfstone in dog	Install 1,100 Sq ft turfstone	546024-57231	\$14,710.00
001	15017	01/28/26	BLUE WATER AQUATICS, INC	34695	AQUATIC SERVICES DEC 25	Monthly Pond / Waterway Treatment	534067-53801	\$1,895.00
001	15018	01/28/26	BRLETIC DVORAK, INC	2250	DISTRICT ENGINEER DEC 25	ENGINEERING SERV DEC 25	531013-51501	\$420.00
001	15019	01/28/26	COMPLETE I.T. SERVICE & SOLUTIONS	18850	GOOGLE FOR BUSINESS EMAIL 1/12/26	ProfServ-Web Site Maintenance	531094-51301	\$111.60
001	15020	01/28/26	FIELDS CONSULTING GROUP, LLC	3718	Install Signage 'Dog Park Rules'	DOG PARK SIGN	546243-53908	\$300.00
001	15020	01/28/26	FIELDS CONSULTING GROUP, LLC	3719	Install Signage	NO TRESPASSING SIGNS	549900-52001	\$180.00
001	15020	01/28/26	FIELDS CONSULTING GROUP, LLC	3722	Install (Signage)-8ft u channel post	Misc-Contingency	549900-52001	\$250.00
001	15021	01/28/26	FOUNTAIN KINGS INC	INV-1072	Quarterly Aeration and Fountain Maintenance,	R&M-Storm Water - Pond	546086-53801	\$500.00
001	15022	01/28/26	INFRAMARK LLC	166711	Postage	Postage and Freight	541006-51301	\$9.62
001	15022	01/28/26	INFRAMARK LLC	167740	DISTRICT MANAGEMENT JAN 2026	MANAGEMENT FEE	531027-51201	\$4,080.00
001	15022	01/28/26	INFRAMARK LLC	167740	DISTRICT MANAGEMENT JAN 2026	RECORDS STORAGE	549900-51301	\$8.33
001	15022	01/28/26	INFRAMARK LLC	167740	DISTRICT MANAGEMENT JAN 2026	FIELD MANAGEMENT	531016-57231	\$7,967.08
001	15023	01/28/26	J & J LIGHTING SOLUTIONS	012226	Holiday Lighting/Decorating	Misc-Holiday Lighting	549028-53918	\$6,800.00
001	15024	01/28/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	373724	Playground Mulch installation 12/19/25	R&M-Mulch	546059-53908	\$1,005.00
001	15024	01/28/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	375602	JAN 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,717.50
001	15025	01/28/26	REP SERVICES, INC	2233.06.01	BENCH SLATES	R&M-Facility	546024-57231	\$256.80
001	15026	01/28/26	STRALEY & ROBIN	27717	LEGAL SERVICES 11/30/25	ProfServ- Legal Services	531023-51401	\$248.50
001	300008	01/12/26	FRONTIER FLORIDA LLC - ACH	122425-24-5	Billing Period: Dec 24 - Jan 23, 2026	Telephone/Fax/Internet Services	541009-57231	\$139.49
001	300009	01/26/26	FRONTIER FLORIDA LLC - ACH	01012026-23176 ACH	Billing period: Jan 01 - Jan 31, 2026	Telephone/Fax/Internet Services	541009-57231	\$180.48
001	300012	01/30/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	020625 ACH	Service Date 12/09/25-01/12/26	Utility Services	543063-53100	\$1,436.37
001	300012	01/30/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	020625 ACH	Service Date 12/09/25-01/12/26	Electricity - Streetlights	543013-53100	\$2,220.58
001	DD1020	01/05/26	VALLEY BANK CREDIT CARD	113025-7599 ACH	SUPPLIES - statement 11/30/25	supplies	552001-57231	\$504.57
001	DD1021	01/20/26	VALLEY BANK CREDIT CARD	123 125-7599	SUPPLIES - statement 12/31/25	Op Supplies - General	552001-57231	\$927.90
#####	DD3943	01/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	ACH010526	Service Date 11/5/25-12/5/25	Utility Services	543063-53601	\$984.19
Fund Total								\$59,103.01
SERIES 2015 DEBT SERVICE FUND - 202								
202	15015	01/14/26	OAK CREEK CDD	010626-SERIES2015	Transfer FY26 Assessments	Due From Other Funds	131000	\$338,311.34
Fund Total								\$338,311.34
Total Checks Paid								\$397,414.35

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	15016	01/20/26	VICTOR ROBERT TROUY BLACKBURN	120125	CONCRETE PADS	R&M-Facility	546024-57231	\$2,250.00
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001	15020	01/28/26	FIELDS CONSULTING GROUP, LLC	3719	Install Signage	NO TRESPASSING SIGNS	549900-52001	\$180.00
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001	15022	01/28/26	INFRAMARK LLC	166711	Postage	Postage and Freight	541006-51301	\$9.62
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001	15024	01/28/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	373724	Playground Mulch installation 12/19/25	R&M-Mulch	546059-53908	\$1,005.00
001	15024	01/28/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	375602	JAN 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,717.50
001	15025	01/28/26	REP SERVICES, INC	2233.06.01	BENCH SLATES	R&M-Facility	546024-57231	\$256.80
001	15026	01/28/26	STRALEY & ROBIN	27717	LEGAL SERVICES 11/30/25	ProfServ- Legal Services	531023-51401	\$248.50
001	300008	01/12/26	FRONTIER FLORIDA LLC - ACH	122425-24-5	Billing Period: Dec 24 - Jan 23, 2026	Telephone/Fax/Internet Services	541009-57231	\$139.49
001	300009	01/26/26	FRONTIER FLORIDA LLC - ACH	01012026-23176 ACH	Billing period: Jan 01 - Jan 31, 2026	Telephone/Fax/Internet Services	541009-57231	\$180.48
001	300012	01/30/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	020625 ACH	Service Date 12/09/25-01/12/26	Utility Services	543063-53100	\$1,436.37
001	300012	01/30/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	020625 ACH	Service Date 12/09/25-01/12/26	Electricity - Streetlights	543013-53100	\$2,220.58
001	DD1020	01/05/26	VALLEY BANK CREDIT CARD	113025-7599 ACH	SUPPLIES - statement 11/30/25	supplies	552001-57231	\$504.57
001	DD1021	01/20/26	VALLEY BANK CREDIT CARD	123 125-7599	SUPPLIES - statement 12/31/25	Op Supplies - General	552001-57231	\$927.90
#####	DD3943	01/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	ACH010526	Service Date 11/5/25-12/5/25	Utility Services	543063-53601	\$984.19
Fund Total								\$59,103.01
SERIES 2015 DEBT SERVICE FUND - 202								
202	15015	01/14/26	OAK CREEK CDD	010626-SERIES2015	Transfer FY26 Assessments	Due From Other Funds	131000	\$338,311.34
Fund Total								\$338,311.34
Total Checks Paid								\$397,414.35

Oak Creek CDD – Monthly Manager Report

Prepared by: Carlos Santana

Position: Onsite Manager

Management Company: Inframark

Community: Oak Creek CDD

Reporting Period: February 9, 2026 – February 27, 2026

Detailed Activity Log

Monday, February 9

- Met with The Pool Works of Florida.
- Replaced dog station bags throughout the community.
- Attended Oak Creek CDD Board Meeting.

Tuesday, February 10

- Oversaw The Pool Works of Florida's work at the community pool and discussed work order revisions for replumbing new gutter fittings using flex pipe, glue, and cement fittings.
- Cleaned amenity restrooms.
- Contacted Presto Painting to revise proposal to include Sherwin-Williams Emerald paint and requested separate pergola painting proposal.
- Followed up with Next Ridge Line Over regarding replacement of gravel with dirt at the dog park (no confirmed start date provided).

Wednesday, February 11

- Completed assigned Inframark training courses.
- Followed up with Finn Outdoor regarding Sump A weir and Pond 19 repairs.
- Emptied amenity trash receptacles.

Thursday, February 12

- Began rust stain removal along sidewalks on Oak Shadow Road.
- Met with RealEx Construction regarding concrete ramp proposal.
- Removed fallen tree limbs throughout the community.

Friday, February 13

- Completed remaining Inframark training requirements.
 - Cleaned amenity restrooms.
 - Reorganized and cleaned tables and chairs in the clubhouse.
-

Monday, February 16

- Cleaned amenity restrooms.
- Emptied dog waste stations.
- Continued rust stain removal on sidewalks.
- Followed up with Next Ridge Line Over regarding dog park project status.

Tuesday, February 17

- Continued sidewalk rust stain removal.
- Followed up on outstanding vendor invoices.
- Contacted The Pool Works of Florida for project updates.
- Followed up with Finn Outdoor regarding Sump A and Pond 19.

Wednesday, February 18

- Off

Thursday, February 19

- Spoke with Finn Outdoor regarding progress on Pond 19 and Sump A4 repairs.
- Followed up with Mike Signs regarding installation timeline for gator warning signs.
- Contacted Inframark maintenance regarding repairs to the community library door and fencing.
- Performed trash pickup around community ponds.

Friday, February 20

- Followed up with Presto Painting regarding updated pricing proposal.
 - Submitted receipts to Inframark Accounting.
 - Performed handcart trash pickup throughout the community.
 - Emptied dog stations.
-

Monday, February 23

- Met with new LMP account manager for Oak Creek landscaping services.
- Cleaned amenity restrooms.
- Sent vendor follow-up emails regarding proposals for upcoming CDD meeting.
- Key fob appointments.

Tuesday, February 24

- Repaired community pool clock.
- Spoke with The Pool Works of Florida contractors onsite regarding updates on the project.
- Documented and photographed Pond 19 weir repair; filed and dated records.
- Emptied dog stations.

Wednesday, February 25

- Attended Inframark meeting.

Thursday, February 26

- Met with Presto Painting regarding pergola painting project.
- Completed follow-up Inframark coursework from prior meeting.
- Emptied amenity trash receptacles.

Friday, February 27

- Conducted key fob appointments.
- Followed up with The Pool Works of Florida regarding tile divider installation.

- Followed up with Next Ridge Line Over regarding missed appearance for dog park project.

General Maintenance Notes

Community trash pickup, restroom cleaning, and leaf blowing were performed daily as needed throughout the reporting period.



“Elevate with Color”

Contact Us (813) 727- 9909

www.PrestoPaintingServices.com

We are a fully licensed and insured painting contractor serving the Tampa Bay area.

LIC# PA2911 / C-11097

Commercial Painting Agreement

This Commercial Painting Agreement (“Agreement”) is entered into between Presto Painting Services, LLC a Florida limited liability company (“Presto”), and the following (hereinafter “Customer”). By signing below, Customer agrees to retain Presto’s services for painting of the following commercial property, subject to, and in accordance with, to the following terms and conditions:

Customer Information

02/27/2026

Company/Organization Name: Oak Creek CDD

Customer Requesting Quote: Carlos Santana

Address: 34300 Spring Oak Trail, Zephyrhills, FL 33545

Phone: (813) 727-3886

Email: csantana@inframark.com

Gate code or Lock box code needed:

Project Estimator: Robert Fristoe

Contact: (270) 519-8292

Robert@prestopaintingservices.com

Painting Specifications

Work Order as Follows: Exterior

Paint the pergola at the swimming pool.
Paint all columns on pergola.
Prime rusty areas with a rust inhibitive primer.
Scrape loose paint and spot prime with wood primer.

Job Notes (Including Color & Paint Information):

Sherwin-Williams Emerald exterior satin.

Pergola, columns- White

*Price below based on using Sherwin-Williams paint.

Exclusions:

*Does not include column joint repairs or column trim repairs (separate quote below).

Itemization (if needed) for Project: *These items are not included in the price below.*

****Optional**** Column joint repairs, bondo joints smooth to blend in joints on four columns both sides.
8 @ 300.00 \$ 2,400.00

****Optional**** Column trim piece repair. \$450

*Price below does not include column joint repairs or column trim piece repair.

Total for Exterior Painting Project*: \$2,850

**Quote provided includes all Labor & Materials (unless specified)*

**Proposal valid for 30 days from date received*

**Unless an NDA is presented, by signing this agreement, the client gives consent to Presto Painting Services to photograph the painting process within the client's property for training or promotional purposes. Presto Painting Services will not release any personal information about the property or the client without permission from the client.*

See Page 6 for Legal Descriptions

Payment Terms for Commercial Projects:

Some projects may require a deposit and/or draw schedule due to the size of the project. Unless otherwise stated, the following will be the terms:

- Check, ACH payment, or Credit Cards are accepted. Credit Cards will have a 3.7% processing fee added
- 20% Deposit required prior to commencement of services
- Balance for services rendered is due immediately upon completion, unless a schedule of values is agreed upon by both parties, in writing.
- No payment after 30 days after job completion will result in interest accrual at 1.5% per month or 18% per annum
- Large projects will have a weekly completion draw schedule to be processed & payment collected by the following week
- Note: All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will become an extra charge over and above the estimate.
- *Special pricing notes: If the color selected is much lighter or deeper than the existing color then the customer is responsible for the cost difference if more coats of paint are required due to color change.*

A. Project Specifications:

Exterior Projects

- Unless otherwise specified, our exterior painting quotes include: the body of the structure, soffit, fascia, electric, cable boxes and trim bands.
- Windows and doors will be masked off with plastic.
- Pressure washing is water only, no solutions to be used. Bleach solution to be used only if necessary and nearby plants will be covered, protected, and thoroughly flushed with water during the process.
- Loxon sealer or equivalent will be applied to all areas to be painted.
- Stucco cracks are patched with an elastomeric patching compound to prevent future water penetration.
- Ceiling corners, trim corners, around water faucets, door frames and window frames are caulked.
- The finish coat to the walls and trim are applied by spraying, spraying and back rolling, brushing, or any combination of these techniques, as deemed necessary by Presto Painting Services. Back rolling is the only way to evenly apply paint by getting inside the nooks and crannies that a sprayer cannot reach. Metal soffits under the eaves are sprayed, not brushed or rolled, to prevent clogging.
- All rusted areas will be cleaned and treated with a rust inhibitor, primed and painted. Rust is a re-occurring problem, although we have a proven treatment, we cannot guarantee rust re-occurrence.

Interior Projects

- Presto Painting crews, where applicable, will cover and protect all flooring and cabinetry/woodwork.
- Ceiling lights will be pulled down, as long as they are easily accessible and can be removed without causing damage, to ensure complete painting of ceiling surfaces.
- Electrical outlet covers will be removed.
- All new trim to be caulked and filled prior to paint.
- All new drywall to be primed prior to painting.
- All new drywall that is primed will need to be marked for defects to be fixed prior to painting of walls.

B. Site Preparation by Customer:

Exterior Projects

- Back patios, porches, lanais, etc. will need to be clear of furniture and items for them to be painted.
- Provide residents with advance notice to move cars from driveways
- Provide residents with advance notice to clear out back patios, porches, lanais, etc.
- Customer to provide access to a water source for pressure washing. If one can't be provided, a change order may be added to include a water buffalo/water tank at the cost of the customer.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.)
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.

Interior Projects

The Customer is responsible to remove:

- All small items and breakables.
- Most projects will not require hardware (doorknobs, A/C vents etc.) to be removed for the painting process but if the owner requests this, additional charges will be applied for contractor to remove hardware.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.) This includes drywall dust on new drywall.
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.
- The owner is responsible for removing and reinstalling window treatments such as blinds, curtains, wall art, mounted T.V., appliances (washers, dryers, refrigerators etc.) and anything else that can prevent the crews from performing their tasks. *Presto Painting, as a courtesy, will move these items upon request but in no way will be held liable for any damages if any parts break or problems occur.*

C. Other Project Notes:

- All services not listed and/or that are hidden at the time of this estimate shall be billed at \$45 per hour.
- Supervisor will be at location daily to manage the project, and team leaders will be at location at all times to answer any questions.
- Presto Painting crews, where applicable, will cover and protect all flooring and furniture. Some furniture and larger items may need to be moved. Electrical outlet covers will be removed.
- ***Removal of Multiple Paint Layers (Peeling Paint):*** If a large amount of scraping is needed to be done during the preparation process, the area will most likely not have a smooth look after the painting process is completed. When multiple layers of paint (peeling paint) are removed, the final finished product will not be smooth due to the missing layers of paint. Any restoration to make areas look smooth need to be agreed upon and added to the proposal. If there is an excessive amount of scraping needed, a change order will be submitted to the customer for the additional fees. As part of the preparation process light to medium strength pressure washing is included, paint removal is not included in this proposal.

D. Color and Paint Information:

- Color consultant available to help with shade selections, and provide sample sheets
- Color visualizer tool will be available for before/after depictions to help with decisions.
- *If the color selected by Customer is significantly lighter or deeper than the existing color, then Customer is responsible for the cost (materials and labor) of additional coats deemed by Presto as necessary*
- If ordering sample selections, please be sure to select a Sherwin Williams color. Pricing is based on Sherwin Williams unless otherwise stated in the proposal above.
- We do not cross-match Benjamin Moore or other paint brands to Sherwin-Williams due to the high likelihood of color variation and imperfect results.

- Please order sample sheets at Samplize.com or similar companies or apply sample paint to sample boards/construction paper vs directly to wall. For needed assistance on colors please contact any of our team members.
- If a wet sample is required for the exterior, a charge of \$45 per hour plus the cost of sample materials will apply. This will be billed through a change order.

E. Warranty Information:

- Presto does NOT provide warranty of any kind that is NOT expressly stated in this Proposal, and all warranties are void if Customer fails to make payment as agreed.
- Presto’s rust treatment is a preventative treatment and not permanent. Areas treated for rust are not covered under the warranty.
- Presto provides a three (3) year comprehensive warranty that workmanship will be free from defects beginning on the completion date of the project (“Warranty Period”). For any warranty claim, Presto shall repair, repaint and/or touch up any areas where paint is peeled, blistered, or failed due to workmanship and/or where visible surface imperfections arise due to application errors. This warranty shall not apply to normal fading due to normal sunlight or other environmental factors). If an underlying coat of paint is improperly prepped or latex was applied over oil-based paint, there is a chance of future peeling and Presto Painting will not be responsible if this occurs.

02/27/2026

Signature for Customer

Date Signed

Legal Descriptions

1. SCOPE OF WORK

Specific services to be performed under this Agreement are described in a “Commercial Painting Proposal” (the “Proposal”) which is attached to this Agreement as an Exhibit, and each “Proposal” executed by Customer is expressly incorporated and made part of this Agreement. The scope of work for this Agreement, as described in each Proposal, shall include Presto’s commercially reasonable efforts in the selection and management of sub-contractors, provision of all tools, equipment, labor and professional services, as well as administrative services to perform the scope of work in accordance with state and local permit, licensure, and relevant professional guidelines. Presto shall only provide the construction related materials stated in the Proposal, if any. Presto reserves the right to suspend its services if Customer fails to make payment as described in the Proposal. *In the event that any collection action is required to collect unpaid balances due us, Customer expressly agrees to reimburse Presto for any and all out-of-pocket costs of collection, including reasonable attorneys’ fees.* For any amount more than thirty (30) days past due, Presto shall assess a late fee of five percent (5%) of the unpaid balance for each month of non-payment.

2. LIEN RIGHTS:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

See § 713.015, Florida Statutes.

3. COST OF SERVICES:

The attached Proposal contains the estimated cost for the scope of work to be completed. Customer agrees to reimburse and/or pay Presto for the fees and costs as stated in the attached Proposal. Customer agrees, acknowledges and warrants that Customer has reviewed the Proposal prior to executing this Agreement. Although Presto will make every attempt to work with Customer to facilitate timely payment of funds and payment of all invoices due and owing, *Customer is solely responsible for timely payment pursuant to the deadline described in the Proposal.* **All payments are non-refundable.**

If any additional work is requested pursuant the Change Order policy below, or if Customer requests any work that is not described in or contemplated by the Proposal, Presto shall invoice Customer for such work. Presto will make reasonable efforts to notify Customer in advance of the cost of any out-of-scope work. *However, Presto shall have the authority but not the obligation to perform out of scope work, with or without notice to Customer, if Presto determines that such out of scope work is required to prevent damage and/or harm to Customer's premise or to protect personnel working on the job site.*

Presto shall have the right to withhold work until such time that payment is received. Presto shall enforce all liens in accordance with § 713.015, Florida Statutes. In addition, Presto shall charge a late fee of five percent (5%) of any unpaid balance for any amount remaining due after thirty (30) days.

4. INDEPENDENT CONTRACTOR

Neither Presto nor any employee or sub-contractor of Presto shall be deemed an employee or agent of Customer for any purpose. This Agreement shall not create a joint venture, partnership, or principal-agent relationship between the parties; and neither party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party, unless expressly granted pursuant to the terms of this Agreement. This Agreement shall not be construed as creating any rights, expressed or implied for the benefit of any parties other than Presto and Customer, and neither party shall be obligated, separately or jointly to any third parties by virtue of this Agreement.

5. CUSTOMER OBLIGATIONS

By signing below, Customer agrees, warrants, and guarantees that he/she is the legal owner of the property named above or, that Customer is expressly authorized to act as an agent of the person or entity having ownership of the property named above, and authorized to enter into this Agreement. Upon Presto's request, Customer shall execute a Power of Attorney confirming that he/she is the legal agent of Customer.

Customer shall have the obligation to

- a. Inspect completed work within three (3) business days of Presto request,
- b. Make payment to Presto as described in the Proposal,
- c. Make all decisions relating to the scope of work and/or changes to the scope,
- d. Ensure that all "site preparation" requests are completed prior to Presto's services.

By signing below, Customer understands, agrees and acknowledges that Presto's ability to perform its services under this Agreement is contingent upon Customer's participation which must include, but is not limited to scheduling meetings with Presto from time to time to discuss the status of the project. Customer must permit the above "Agent for Customer" to make decisions binding on Customer related to needs of the painting project and make such decisions within a reasonable time of Presto's request.

If Customer fails to make inspection within three (3) business days of Presto's request, then such inspection shall be deemed waived, and Customer shall hold Presto harmless for any resulting and/or related damages of any kind. Customer agrees and warrants that Customer has property insurance, including but not limited to, liability, fire and flood insurance, and shall provide a certificate of coverage to Presto upon request.

Customer expressly agrees to permit Presto to photograph Customer's property and to use such photographs in Presto's marketing efforts at Presto's sole discretion.

6. CHANGE ORDERS AND INSPECTION

Customer agrees, acknowledges and understands that all change orders, including paint color modifications or additions to the scope or work must be signed and approved by both parties in advance. Presto Painting reserves the right to cease all work until any and all Change Orders have been signed by the Customer. *Customer agrees and acknowledges that only Ron Silverman is authorized to agree to changes on behalf of Presto Painting.*

Other than scheduled inspections during the course of Presto Painting's work at designated times, Customer expressly agrees that it will not allow its homeowners or other third parties to interfere in any way with Presto Painting's work and/or with Presto Painting's workers and/or sub-contractors. All workers and sub-contractors are under Presto Painting's sole supervision and instruction. *Customer agrees, acknowledges and understands that any and all homeowner contact with Presto Painting's workers or sub-contractors must be approved and/or filtered through Ron Silverman on behalf of Presto Painting.* Customer agrees to indemnify and hold Presto Painting harmless from any liability or effect resulting from any homeowner's assumption of control and/or interference with Presto Painting's workers or sub-contractors. However, Presto Painting is required to immediately notify the Customer of such interference or assumption of control, and Customer shall have three (3) business days to cure and/or to work out a solution acceptable to both Presto Painting and Customer.

Customer agrees to participate in an inspection to ensure that the project has been completed as agreed in writing between the parties within seven (7) days of Presto Painting request. The Customer is entitled to inspect each completed building prior payment. However, if the Customer does not respond to the initial notice for inspection issued by Presto Painting, the Customer will have waived its right for inspection, and all deadlines shall proceed as indicated in this agreement. Presto Painting shall not be responsible for any delay caused by Customer's delay and/or failure to make such an inspection.

7. TERMINATION

The parties shall have the right to early termination of this Agreement under the following circumstances:

- a. Termination for Default: If either party breaches any term or condition of this Agreement, including but not limited to non-payment of any amount due, and if the other party provides written notice of the breach, and if that breach is not cured within seven (7) days, then this Agreement shall terminate automatically without further notice.
- b. Termination for Convenience: Either party may terminate this Agreement for any reason with thirty (30) days prior written notice. The termination shall then be effective on the date provided in the notice, with the exception that Presto Painting will complete services on any building or structure in progress. Presto Painting warrants that it shall not leave any building partially completed. Upon such termination for convenience, Customer shall have the obligation to pay Presto Painting for all work performed for Customer up until the date of termination.
- c. Immediate Termination: Presto Painting shall have an immediate right to terminate this Agreement without notice upon any of the following:
 1. If Customer is subject to a petition for relief under the Bankruptcy Act;
 2. If Presto Painting learns that this Agreement was not authorized by Customer's governing authority and/or owners;
 3. If Presto Painting determines that Customer has engaged in activity in the presence of its staff that may be interpreted as follows: indecent or obscene, threatening or abusive; discriminatory and/or disrespect to Presto Painting staff members;
 4. If worksite conditions prevent Presto Painting from performing services as agreed;
 5. If worksite conditions present an unsafe environment for Presto Painting staff.

8. NOTICE OF CLAIM AND RECOVERY FUND

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

NOTICE OF FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRATOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING ADDRESS: FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND, 1940 N. MONROE ST., TALLAHASSEE, FL 32399, (850) 921-6593.

9. INDEMNIFICATION AND LIABILITY

Customer agrees, acknowledges and understands that the provisions of this section apply to Presto and Customer's officers, agents, contractors, employees, all related entities, and successors and assigns. Customer agrees to indemnify, release and hold Presto harmless from and against any and all losses, claims, damages, liabilities, costs and expenses, including, reasonable attorneys' fees and costs, relating to or arising out of the following:

- A. Delays and/or damages resulting from Customer's waiver of an inspection,
- B. Delays and/or damages resulting from acts or omissions of third-party sub-contractors, including, but not limited to, negligence;
- C. Unforeseeable delays and/or damages of any kind related to utilities;
- D. Delays and/or damages caused by strikes, labor or material shortages, disaster and/or weather, building moratoriums or any other cause beyond control of Presto;
- E. Delays and/or damages caused by Customer's failure to make payment;
- F. Delays and/or damages related to Customer's failure to comply with "site preparation"
- G. Disputes relating to the "Warranty of Authority" below.

Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, including without limitation liability for loss of use, income, profit, financing, business and reputation, whether or not advised of the possibility of such damages. This waiver shall survive after Presto completes work and/or after termination of this Agreement.

If Presto's services are affected by severe weather or unforeseen events, Presto will make every effort to make adjustments that will minimize the impact to Customer, however, by signing below, Customer agrees that Presto shall NOT be liable for delay in performance or our failure to perform due to severe weather conditions, or any other event or circumstance beyond the control of Presto.

If a Court finds that Presto is liable to Customer in any way, Presto's entire liability to Customer shall be limited to the amount paid by Customer to Presto under this Agreement, if any. Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, whether or not advised of the possibility of such damages.

10. NON-SOLICITATION OF SUB-CONTRACTORS:

Customer agrees that during the term of this Agreement and/or until such time that Customer has performed all obligations under this Agreement, including but not limited to, payment of all fees and costs due as described above, Customer shall not solicit for hire, directly or indirectly, any employee and/or sub-contractor of Presto, and/or call upon, solicit, divert or attempt to take away either for Customer or any other person or entity related to Customer, without the prior written consent of Presto.

11. GOVERNING LAW AND ARBITRATION POLICY.

This Agreement is governed by Florida law and may be canceled within 3 days without penalty. Any dispute or claim arising out of this Agreement that exceeds \$8,000.00, shall be submitted exclusively to binding arbitration before a mutually selected

neutral arbitrator in Hillsborough County. The arbitrator will have authority to grant remedies available in a court of law (and no more) and be bound by the Florida rules of evidence. The arbitrator will resolve the dispute solely upon the law applicable to the claims and have the authority to grant summary disposition or disposition on the pleadings. The decision or award of the arbitrator will be final and binding upon the parties. *If either party seeks enforcement of this Agreement, including enforcement of this paragraph then the prevailing party shall be entitled to recover its attorney's fees and costs.*

12. MISCELLANEOUS PROVISIONS.

- A. *Successors and Assigns:* This Agreement shall be binding upon and benefit both parties' successors, assigns, owners, officers, employees, and legal representatives.
- B. *Non-Waiver:* Presto's failure to enforce all or any part of this Agreement shall not be considered as ongoing, and/or a waiver of any other right or future right of enforcement.
- C. *Warranty of Authority:* Customer's representative signing below represents, warrants, and asserts that: a) he/she has the complete power and authority to enter into this Agreement on behalf of Customer; b) entry into this Agreement has been duly authorized by all necessary corporate and/or board of directors actions and approvals; and c) the undersigned representative will indemnify and hold Presto Painting harmless from and against any and all damages, including all attorneys' fees and costs incurred, if Customer alleges that it did not authorize this Agreement.
- D. *Entire Agreement:* This Agreement, and each Commercial Painting Proposal, comprises the entire understanding between the parties and supersedes all earlier agreements. Any modification is not valid unless written and signed by both parties.

Customer may cancel this Agreement within three (3) business days from the date executed in writing sent via email to the assigned project estimator and/or management. However, Customer shall be responsible for all material costs and labor incurred by Presto prior to termination.

Signature below indicates acceptance of all services and terms outlined above. Thank you and we look forward to the opportunity to work with you.

Acceptance of Terms:

Signature below indicates acceptance of all services and terms in this Commercial Painting Agreement and the Commercial Painting Proposal.

	02/27/2026
Signature for Customer / Print Name	Date



Ron Silverman, President and Member for Presto Painting Services, LLC Sunbiz #L12000008087	02/27/2026
	Date

More about the Presto Difference...

❖ Personal Touch Home Painting Services

- We are a professional painting company that listens to our clients and we pay attention to detail as if it were our own home.
- We provide top quality materials and a thorough prep process that ensure a long-lasting finish for your home.
- We have specialty contractors available for stucco, drywall and screen repairs, as well as a reputable color consultant ready upon request.
- Our supervisor oversees each project and works with clients to ensure 100% customer satisfaction.
- Crew leaders are on site at all times to answer any questions or concerns.
- We are a fully staffed team (admins, supervisors, managers, sales reps) that is available to assist you before and after project completion.
- Easy scheduling, turn key service, and quick turnaround from start to finish.
- *Our commitment to you does not end when the job is done. We invite you to be a part of our growing community. Please enjoy our newsletters written by our staff and emailed to you and our 4,000 past clients every month!*

View our commercial portfolio:

[commercial-portfolio.pdf \(prestopaintingservices.com\)](http://commercial-portfolio.pdf (prestopaintingservices.com))

To learn more about our company, visit our website or scan the QR code below:

www.PrestoPaintingServices.com



[Click here to use our exclusive color visualizer tool](#) or scan the QR code below:



Thank you for your business!

Ron Silverman, Owner – (813) 727-9909

Mail Correspondence to:

Presto Painting Services

PO BOX 320903

Tampa, FL 33679

Louis Smith Electric, Inc.

P. O. Box 7181

Wesley Chapel, FL 33544

Ph 813-767-9296 LouisSmithElectricInc.com Lic: EC0002201

Proposal for Oakcreek, CDD

Repairs to Electrical Control Panel, & Tie Wires for Pool Equip Area

Louis Smith Electric, Inc does propose to supply, wire, and install the following scope of work in contract with Oakcreek CDD, with the noted provisions and exceptions:

- a. Tie all the 1/4" water hoses into an organized neat bundle to take away that spaghetti look
- b. Demo any coax that is for sure no longer in use
- c. Put any exposed electrical low or high voltage cable into conduit for longevity and safety
- d. Repair grounding tabs that have broken and corroded off
- e. Replace any corroded aluminum lugs with solid cu lugs for strength and anti corrosive properties
- f. Install 2 – 2" Rigid Galvanized Pipes to support the 4' x 4" control board as one side is totally corroded in two, and the other side is right behind it
- g. Each pipe will have a WP cap. (The one that is broken has no cap)
- h. Will treat the exposed steel to resist corrosion from the pool chemicals
- i. Install new Stainless Steel straps to support the control center

Provisions and Exceptions:

- 1. Any work not specifically listed is not included
- 2. Will need to take out one section of fence to make the repairs to the control board, and replace when done

Louis Smith Electric, Inc., does propose to do the above listed work for a price of \$6,820. Terms will be 50% down, balance due immediately upon completion, a finance charge of 18% per annum will be charged on all overdue invoices.

<hr style="width: 100%;"/>	<u>06/11/26</u>
<small>Louis Smith, President</small>	<small>Date</small>

The signing of this proposal will create a legal and binding contract between Louis Smith Electric, Inc. and Oak Creek CDD, whom by signing this contract is saying he/she is in fact the owner, president, or agent for owner, and will personally guarantee funds for this contract.

<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
<small>Owner or Agent for Owner</small>	<small>Date</small>

PROPOSAL



Concrete Access Ramp Installation

Contractor	Client
RealEx Construction, LLC Phone: 727-480-3502	Oak Creek Community Development District Management: Inframark Attn: Michael Perez Pasco County, Florida
Proposal # OC-2026-0213-02	Date February 13, 2026

Project Overview

RealEx Construction, LLC will furnish all labor, materials, equipment, and supervision required to construct a reinforced concrete access ramp that ties into the existing sidewalk and transitions up to the storage shed elevation. The intent is to provide a permanent, stable, and safe access path for maintenance personnel and equipment.

Scope of Work

- Construct one (1) reinforced concrete ramp approximately **15 feet long x 5 feet wide** (to match existing sidewalk width).
- Provide a gradual transition of approximately **10-inch rise over 15 feet** (approx. 1:18 slope).
- Concrete thickness to be approximately **4 inches at the sidewalk tie-in**, tapering to approximately **10 inches at the top**.
- Tie into existing sidewalk by **drilling and installing dowels** to provide structural continuity and reduce future separation.
- Install reinforcement: **#3 rebar grid at 16 inches on center** (typical each way).
- Form both sides with clean, straight edges; place concrete and finish with a **broom finish** for slip resistance.
- Prepare and compact subgrade/base as required to support the ramp and maintain proper grade.
- Sawcut control joints as appropriate for crack control (field-located to suit final geometry).
- Include all labor, forming, reinforcement, concrete placement, finishing, and site cleanup.

Estimated Quantities

Concrete: approximately **1.6–2.0 cubic yards** (final quantity may vary slightly based on field conditions and finish elevations).

Schedule

Estimated duration: **3–4 business days** from approval, weather permitting (includes coordination, mobilization, and curing/protection period).

Pricing

Total Lump Sum Price	\$3,700.00
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Payment Terms: Payment due in full upon project completion, final inspection, and client walk-through approval.

Workmanship Warranty

RealEx Construction, LLC provides a **six (6) month workmanship warranty** on installation. This warranty does not cover damage from misuse, impact, settlement due to concealed subsurface conditions, or normal concrete shrinkage hairline cracking.

Exclusions / Assumptions

- Permits, engineering, or third-party testing unless specifically requested in writing.
- Major excavation/export/import beyond minor base correction; unforeseen underground obstructions (utilities, roots, debris).
- Repairs to existing sidewalk beyond the tie-in and dowel connection.
- Any work inside the storage shed or modifications to shed framing/threshold.

Conceptual Rendering – Proposed Ramp (for Board Visualization)

The image below is a conceptual rendering intended to illustrate the proposed finished appearance. Final installation will match site conditions, dimensions, and specifications outlined in this proposal.



Acceptance

Authorized Signature:	_____
Printed Name / Title:	_____
Date:	_____

MAVEN

— AERATION —

**THE
MAVEN F3**



Display: 3hp 3-Tier

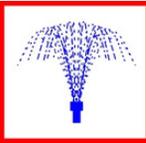
Est. Specs:

Height: 22ft Tall

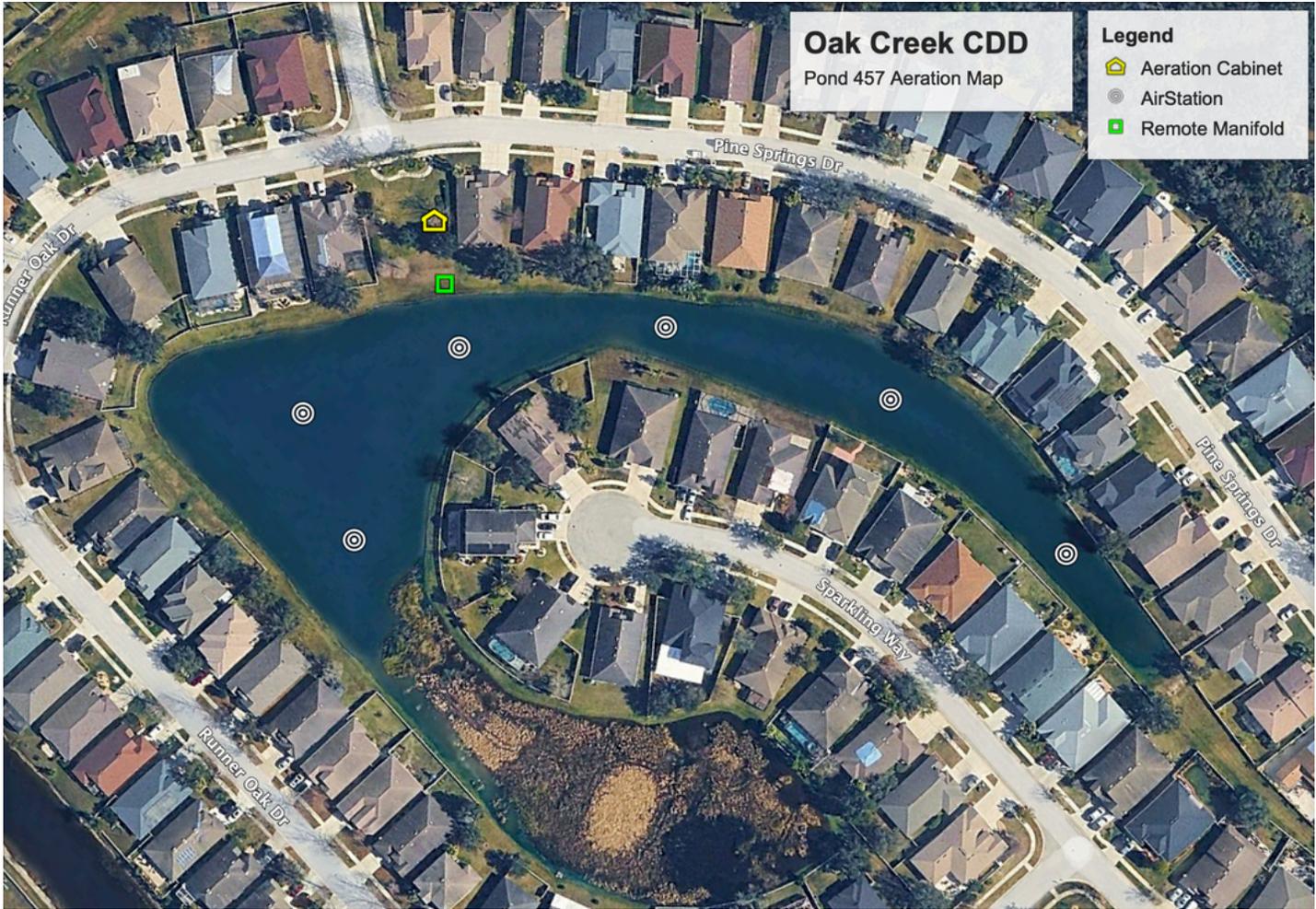
Width: 40ft Wide

Warranty:

- 4-years on Pump and Motor
- 3-years on LED Lights
- 1-year on Control Components



Pond 457 Aeration Install Spec Sheet



Lake and System Specifications:

System Specs

Brand: Vertex Aquatic Solutions
System: HF 6 VBS
HP: 1.5hp Total (2x 3/4hp Compressors)
Airstations: (6) XL2 Airstations
Cabinet: Aluminum Locking Cabinet

Warranty Info

Compressors and Fans: 3-years
Airstations: 5-years
Bottomline Tubing: 15-years
Aluminum Cabinet: Lifetime Warranty
 Against Rust and Corrosion

Lake Specs

Surface Acres: 2.10
Perimeter Feet: 2,550
of Airstations: (6) XL2
Est. Turnovers Per Day: 2+

Airline Runs

#1: 300ft, **#2:** 200ft,
#3: 100ft, **#4:** 200ft,
#5: 500ft, **#6:** 700ft
Totals: 2,000ft of 5/8" Bottomline



QUOTE

Oak Creek CDD c/o Inframark
Attention: Oak Creek CDD c/o Inframark
210 N. University Drive, Suite 702
CORAL SPRINGS FL 33071
USA

Date
2 Feb 2026

Expiry
3 May 2026

Quote Number
QU-0680

Reference
457

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Pond 457 Lake Aeration Installation

Scope of Work: Set aeration cabinet next to electrical post as shown on the map. We will then trench down to the lake bank and install a 6-port remote manifold. Self sinking airline will then be ran out into the lake and the (6) AirStations will be placed in locations as shown on attached installation map.

Warranty: 1-year on labor, 3-years on Compressors and Fans, 5-years on the AirStations, 15-years on the Self-Sinking Bottomline Tubing, lifetime warranty against rust and corrosion on the Aluminum Aeration Cabinet.

Item	Description	Quantity	Unit Price	Amount USD
AERINS	Pond 457 Aeration Install Includes: (1) Vertex HF6 VBS System, (1) 6-Port Remote Manifold, (6) XL2 AirStations and (2,000ft) of 0.58" Self Sinking Bottomline Tubing. All Labor and Misc Parts Included..	1.00	11,984.62	11,984.62
SHIP	Shipping/Freight	1.00	350.00	350.00
			Subtotal	12,334.62
			TOTAL TAX	0.00
			TOTAL USD	12,334.62

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of installation completion.

If you have any questions call or email, 813-833-8610 Contact@FountainKings.com

Name and Signature Required to Bind Quote:



QUOTE

Oak Creek CDD c/o Inframark
 Attention: Oak Creek CDD c/o Inframark
 210 N. University Drive, Suite 702
 CORAL SPRINGS FL 33071
 USA

Date
 25 Feb 2026

Expiry
 26 May 2026

Quote Number
 QU-0703

Reference
 457 Aeration + Ftn

Fountain Kings Inc.
 5668 Fishhawk Crossing
 Blvd #155
 LITHIA FL 33547
 UNITED STATES

Pond 457 Lake Aeration and Fountain Installation

Scope of Work: Aeration System; Set aeration cabinet next to electrical post as shown on the map. We will then trench down to the lake bank and install a 6-port remote manifold. Self sinking airline will then be ran out into the lake and the (6) AirStations will be placed in locations as shown on attached installation map.

Warranty: 1-year on labor, 3-years on Compressors and Fans, 5-years on the AirStations, 15-years on the Self-Sinking Bottomline Tubing, lifetime warranty against rust and corrosion on the Aluminum Aeration Cabinet.

Scope of Work: Fountain; Mount control panel near electrical post. We will then trench conduit down to the lake bank which will protect the power cables. Fountain will then be installed in the lake and mooring lines will be ran to hold it securely in place as shown on attached map.

Fountain Warranty: 3-years on Floating Fountain Components & LED Lights, 1-year on all other Parts and Labor.

Item	Description	Quantity	Unit Price	Amount USD
AERINS	Pond 457 Aeration Install Includes: (1) Vertex HF6 VBS System, (1) 6-Port Remote Manifold, (6) XL2 AirStations and (2,000ft) of 0.58" Self Sinking Bottomline Tubing. All Labor and Misc Parts Included..	1.00	11,984.62	11,984.62
FTNINS	Pond 457 New Fountain Install: (1) Maven 3hp 230v 1-phase Fountain with 3-Tier Display, (4) 36watt LED Lights, 250ft Power Cables, Control Panel w/Digital Timers + GFCI Protection. Installed Price.	1.00	13,000.00	13,000.00
SHIP	Shipping/Freight	1.00	350.00	350.00
			Subtotal	25,334.62
			TOTAL TAX	0.00
			TOTAL USD	25,334.62

**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, February 9, 2026, and called to order at 6:03 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

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

Also present, either in person or via communication media technology, were:

- | | |
|-----------------------|--|
| Michael Perez | District Manager, Inframark |
| Cari Webster | District Counsel, Straley Robin Vericker |
| Robert Dvorak | District Engineer, JMT |
| Carlos Santana | Field Manager, Inframark |
| Christian Haller | District Accountant, Inframark |
| Residents and vendors | |

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. Perez called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments (3) Minute Time Limit**

Resident 1 asked about the conservation cut back behind his home. Mr. Dvorak stated that this was related to the weir project.

Resident 2 asked about fishing signs for residents to use.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

Ms. Vaile asked about the line item for Field Management and stated that she would prefer it to be broken down rather than reflected as a lump sum of \$95,000. The Board also requested a

OAK CREEK CDD
February 9, 2026

45 copy of the Field Management contract, which Mr. Perez stated he would email to the Board
46 members. Ms. Vaile further inquired about reserves that were spent last year. Mr. Perez explained
47 that at the end of the fiscal year, a Resolution Assigning Fund Balance is completed to move any
48 remaining Operations and Maintenance reserve funds into the reserves account. The Board also
49 asked questions regarding several additional line items and discussed reallocating an invoice from
50 R&M Facility to the Dog Park line item.

51 Mr. Haller provided updates regarding the financial status of the District. He stated that he
52 will review the approved Fiscal Year 2026 budget and confirm that it is accurately reflected in the
53 financial statements.

54
55 **B. District Counsel**

56 District Counsel was not present for the meeting; however, the Board and Mr. Perez
57 discussed an issue concerning Pond 24 and the possibility of taking steps toward litigation. Mr.
58 Perez stated that he will review the matter further with District Counsel and the Inframark team.

59
60 **C. District Engineer**

61 Mr. Dvorak provided an update regarding the weirs project and discussed the ramp
62 proposals. He also advised that the Culvert Cleaning Proposal does not appear to be necessary at
63 this time.

64
65 **D. District Manager**

66 Mr. Perez informed the Board of the date and time of the next workshop and regular
67 meeting. The Board clarified that all workshops are scheduled to begin at 9:00 a.m., not 10:00 a.m.
68 as reflected on the agenda.

69
70 **E. Field Manager Report**

71 Mr. Santana presented his Field Management Report, and there were no questions from
72 the Board. Mr. Gerald inquired about the phases of the pool project, and it was stated that the
73 phases will be broken down accordingly.

74 **i. Consideration of Complete I.T. Clubhouse Camera System Proposal**
75 Complete I.T. presented its proposal to the Board.

76
77 **ii. Consideration of Time On Target Pro Security Proposal**

OAK CREEK CDD
February 9, 2026

78 The vendor was not present; however, the Board expressed concern regarding the lack of
79 access for Mr. Santana. Another vendor was present and stated that a proposal will be submitted
80 within seven (7) days for the Board's review. All items were tabled until the next workshop.

- 81 **vi. Consideration of Finn Outdoor Ramp and Drainage Maintenance Proposal**
- 82 **vii. Consideration of Mr. Patio Concrete Ramp Proposal**
- 83 **viii. Consideration of Next Ridge Line Over Concrete Ramp Proposal**

84
85 Items vi through viii, the Board discussed the differences among the proposals and stated
86 that they would need to further determine the type of ramp to be selected. The Board also requested
87 that the cost be reviewed against the budget at the next workshop.

88
89 **F. Aquatics Report**

90 Fountain Kings reviewed various items within the District.

91
92 **G. Landscape Report**

93 LMP reviewed various items within the District. The Board agreed to wait one and one-half
94 (1½) months before performing any work in order to evaluate regrowth following the freeze. LMP
95 also introduced Anthony to the Board.

96 **A. District Counsel**

97 Ms. Webster called into the meeting and provided an update regarding the status of Site
98 Master. Ms. Webster advised that the District should first reach out to Site Master to determine
99 whether the issues can be resolved directly. If necessary, the Board could then consider consulting
100 a Construction Law Attorney. Mr. Perez stated that he will follow up with Ms. Webster after the
101 meeting to further discuss the matter. The Board provided direction for Ms. Webster and staff to
102 proceed with addressing this item.

103 **E. Field Manager Report**

- 104 **x. Consideration of Fountain Kings Pond 457 Aeration Installation Proposal**
 - 105 **xi. Consideration of Blue Water Aquatics Aeration Inspection & Maintenance**
106 **Agreement**
 - 107 **xii. Consideration of Blue Water Aquatics Pond 20 Midge Fly Control Agreement**
 - 108 **xiii. Consideration of Blue Water Aquatics Special Services Pond 457 Agreement**
 - 109 **xiv. Consideration of Blue Water Aquatics Special Service Pond 20 Agreement**
- 110 Fountain Kings presented their proposal to the Board. Blue Water Aquatics was not
111 present.

112 **xv. Consideration of ITZ Electric Corp Proposal**

113 Mr. Louis discussed the lighting for the marquee, which was presented under separate
114 cover as compared to the ITZ Electric proposal.

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- iii. Consideration of CertaPro Painters Proposals**
- iv. Consideration of Presto Residential Painting Agreement**
- v. Consideration of Painting By Ralph Exterior Painting Proposal**

The Board discussed moving forward with Presto Residential Painting; however, the Board requested that Emerald-type paint be specified. Mr. Santana was directed to obtain a revised proposal reflecting the requested paint specification.

ix. Consideration of Fountain Kings Pond 457 Aeration Installation Proposal

On MOTION by Mr. Gerald, seconded by Mr. Watson, with all in favor, the Fountain Kings Pond 457 Aeration Installation Proposal in the amount of \$12,334.62 was approved. 5-0

- xii. Consideration of Blue Water Aquatics Special Services Pond 457 Agreement**
- xiv. Consideration of ITZ Electric Corp Proposal**

The Board stated that it does not wish to move forward with these services.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-05, Removing and Designating a New Treasurer

On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor, Resolution 2026-05, Removing and Designating a New Treasurer was adopted. 5-0

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting Held January 12, 2026

On MOTION by Ms. Vaile, seconded by Mr. Gerald, with all in favor, Minutes from the Meeting Held January 12, 2026 were approved. 5-0

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

Mr. Watson discussed loose handrails, noting that the matter is covered by the County. He also discussed having the pergola painted using the same Emerald-type paint previously referenced by the Board.

Ms. Vaile discussed repairs needed at the dog park, including repairs to the fencing at both the top and bottom. She also addressed sidewalk stains that need to be removed, the pool clock needing to be reset, and the replacement of the library door.

Mr. Gerald discussed a tree limb that needs to be cut.

OAK CREEK CDD
February 9, 2026

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EIGHTH ORDER OF BUSINESS

Adjournment

With there being no other business,

On MOTION by Mr. Gilbertsen, seconded by Mr. Gerald, with all in favor, the meeting was adjourned at 8:49 p.m. 5-0

Sam Watson, Chairman