



Oak Creek Community Development District

April 13, 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, April 13, 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#

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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. 4
 - ii. Acceptance of Check Register P. 15
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Field Manager Report..... P. 16
 - i. Consideration of Inframark Little Free Library Replacement Proposal P. 20
 - ii. Consideration of Inframark Pool Gate Repair and Paver Replacement Proposal..... P. 21
 - iii. Consideration of Inframark Seasonal Pool Monitor Services Proposal..... P. 22
 - iv. Consideration of Inframark Sidewalk Repair Proposal P. 24
 - v. Consideration of Magic Bubbles Pressure Cleaning and Site Improvements Proposal P. 25
 - F. Aquatics Report P. 27
 - G. Landscape Report
 - i. Consideration of Juniper Landscaping Tree Removal and Stump Grinding Proposal P. 48
 - ii. Consideration of Juniper Landscaping Irrigation Repairs Controllers #1 and #6 Proposal P. 54
 - iii. Consideration of Juniper Landscaping Irrigation Controller Replacement Proposal P. 56
 - iv. Consideration of Juniper Landscaping
 6. **Business Item**
 - A. Consideration of Tree Removal and Hold Harmless Agreement P. 58

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

- 7. **Business Administration**
 - A. Consideration of Minutes from the Meeting held March 9, 2026 P. 61
- 8. **Supervisors' Requests and Comments**
- 9. **Adjournment**

The next regular Board meeting will be held on Monday, May 11, 2026, at 6:00 P.M.

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Meeting Location:
Watergrass Clubhouse
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***Oak Creek
Community
Development
District***

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

OAK CREEK

Community Development District

Governmental Funds**Balance Sheet**
February 28, 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	\$ 769,248	\$ -	\$ 769,248
Accounts Receivable	107	-	107
Due From Other Funds	-	4,716	4,716
Investments:			
Money Market Account	377,553	-	377,553
Acquisition & Construction Account	-	9,011	9,011
Prepayment Fund (A-1)	-	5,378	5,378
Prepayment Fund (A-2)	-	3,350	3,350
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	376,220	376,220
Prepaid Items	1,589	-	1,589
Deposits	9,099	-	9,099
TOTAL ASSETS	\$ 1,157,596	\$ 604,580	\$ 1,762,176
<u>LIABILITIES</u>			
Accounts Payable	\$ 106,431	\$ -	\$ 106,431
Accrued Expenses	1,083	-	1,083
Due To Other Funds	4,716	-	4,716
TOTAL LIABILITIES	112,230	-	112,230
<u>FUND BALANCES</u>			
<u>Nonspendable:</u>			
Prepaid Items	1,589	-	1,589
Deposits	9,099	-	9,099
<u>Restricted for:</u>			
Debt Service	-	604,580	604,580
<u>Assigned to:</u>			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
<u>Unassigned:</u>			
	544,684	-	544,684
TOTAL FUND BALANCES	\$ 1,045,366	\$ 604,580	\$ 1,649,946
TOTAL LIABILITIES & FUND BALANCES	\$ 1,157,596	\$ 604,580	\$ 1,762,176

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ -	\$ 15,422	\$ 15,422
Interest - Tax Collector	-	-	898	898
Special Assmnts- Tax Collector	795,705	716,135	766,332	50,197
Special Assmnts- Discounts	(31,828)	(28,645)	(30,415)	(1,770)
Other Miscellaneous Revenues	-	-	6,704	6,704
TOTAL REVENUES	763,877	687,490	758,941	71,451
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	20,000	6,667	9,800	(3,133)
FICA Taxes	800	267	444	(177)
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	28,000	11,667	10,715	952
ProfServ-Legal Services	8,000	3,333	585	2,748
ProfServ-Mgmt Consulting	48,959	20,400	20,400	-
ProfServ-Property Appraiser	150	-	-	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	647	1,476	(829)
Auditing Services	3,525	-	-	-
Postage and Freight	200	83	195	(112)
Rentals & Leases	500	208	-	208
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	417	-	417
Misc-Assessment Collection Cost	15,914	14,323	14,718	(395)
Misc-Contingency	-	-	574	(574)
Office Supplies	126	53	-	53
Annual District Filing Fee	175	175	175	-
Total Administration	137,257	65,596	66,079	(483)
<u>Public Safety</u>				
Contracts-Security Services	10,000	4,167	3,000	1,167
Misc-Contingency	31,500	13,125	16,040	(2,915)
Total Public Safety	41,500	17,292	19,040	(1,748)
<u>Electric Utility Services</u>				
Electricity - Streetlights	25,000	10,417	11,115	(698)
Utility Services	10,000	4,167	6,401	(2,234)
Total Electric Utility Services	35,000	14,584	17,516	(2,932)
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	1,000	417	444	(27)
Solid Waste Disposal Assessm.	1,000	1,000	-	1,000
Total Garbage/Solid Waste Services	2,000	1,417	444	973

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	5,417	5,690	(273)
Total Water-Sewer Comb Services	13,000	5,417	5,690	(273)
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	22,740	9,475	9,475	-
Contracts-Aerator Maintenance	3,000	1,250	-	1,250
Stormwater Assessment	894	894	1,956	(1,062)
R&M-Storm Water - Pond	74,000	30,833	54,400	(23,567)
Total Flood Control/Stormwater Mgmt	100,634	42,452	65,831	(23,379)
<u>Other Physical Environment</u>				
Contracts-Landscape	107,000	44,583	38,588	5,995
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	3,913	-	3,913
R&M-Irrigation	7,000	2,917	889	2,028
R&M-Mulch	19,000	19,000	1,319	17,681
R&M-Plant&Tree Replacement	17,000	7,083	1,250	5,833
R&M-Dog Park	17,000	7,083	18,149	(11,066)
Total Other Physical Environment	191,681	99,870	74,702	25,168
<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	500	-	500
R&M-Parking Lots	1,200	500	-	500
R&M-Sidewalks	20,000	8,333	2,600	5,733
R&M-Pressure Washing	12,000	5,000	6,445	(1,445)
Total Road and Street Facilities	34,400	14,333	9,045	5,288
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Field Management	95,605	39,835	39,835	-
Contracts-Pools	16,000	6,667	2,400	4,267
Telephone/Fax/Internet Services	2,200	917	793	124
R&M-Facility	2,500	1,042	1,294	(252)
R&M-Pools	7,000	2,917	1,133	1,784
R&M Basketball Courts	7,000	2,917	-	2,917
R&M-Playground	1,000	417	-	417
Op Supplies - General	4,500	1,875	2,976	(1,101)
Total Clubhouse, Parks and Recreation	135,805	56,587	48,431	8,156
<u>Reserves</u>				
Reserve - Other	65,600	-	41,834	(41,834)
Total Reserves	65,600	-	41,834	(41,834)

OAK CREEK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES & RESERVES	763,877	324,548	355,412	(30,864)
Excess (deficiency) of revenues Over (under) expenditures	-	362,942	403,529	40,587
Net change in fund balance	\$ -	\$ 362,942	\$ 403,529	\$ 40,587
FUND BALANCE, BEGINNING (OCT 1, 2025)	641,837	641,837	641,837	
FUND BALANCE, ENDING	\$ 641,837	\$ 1,004,779	\$ 1,045,366	

OAK CREEK

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ -	\$ 4,173	\$ 4,173
Special Assmnts- Tax Collector	437,163	393,447	421,025	27,578
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(15,738)	(16,710)	(972)
TOTAL REVENUES	419,676	377,709	413,866	36,157
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,743	3,643	8,086	(4,443)
Total Administration	8,743	3,643	8,086	(4,443)
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	77,331	80,068	(2,737)
Excess (deficiency) of revenues Over (under) expenditures	7,558	300,378	333,798	33,420
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	\$ 300,378	\$ 333,798	\$ 33,420
FUND BALANCE, BEGINNING (OCT 1, 2025)	270,782	270,782	270,782	
FUND BALANCE, ENDING	\$ 278,340	\$ 571,160	\$ 604,580	

**Oak Creek
Community Development District**

Supporting Schedules

February 28, 2026

OAK CREEK
Community Development District

**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
02/11/26	13,300	277	271	13,848	8,938	4,910
TOTAL	\$ 1,117,427	\$ 47,125	\$ 22,805	\$ 1,187,357	\$ 766,332	\$ 421,025
% COLLECTED				96%	96%	96%
TOTAL O/S				\$ 45,511	\$ 29,373	\$ 16,138

Cash and Investment Report
February 28, 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	Valley Bank	Interest Checking	n/a	3.56%	769,248
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	377,553
				Subtotal-General Fund	<u>\$1,146,802</u>
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	9,011
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%	3,350
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%	376,220
				Subtotal-Debt Service Fund	<u>\$599,864</u>
				Total - All Funds	<u><u>\$1,746,665</u></u>

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/2026 to 2/28/2026

(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	100014	02/04/26	STRALEY & ROBIN	27782	LEGAL SERVICES THROUGH 12/31/25	ProfServ-Legal Services	531023-51401	\$240.00
001	100015	02/04/26	WATERGRASS CDD2	07022	Meeting Room Rental January 2026	Misc-Contingency	549900-51301	\$125.00
001	100016	02/04/26	INFRAMARK LLC	169051	Postage	Postage and Freight	541006-51301	\$5.92
001	100017	02/04/26	CROSSCREEK ENVIRONMENT INC	22134	Oak Creek CDD Ditch Maintenance Project	ProfServ-Engineering	531013-51501	\$6,545.00
001	100018	02/04/26	GOLDEN EYE TECHNOLOGY, LLC	192FMA26	EXTERIOR NIGHTLY MONITORING FEB-APRIL	EXTERIOR NIGHTLY MINITORING	534037-52001	\$2,250.00
001	100019	02/04/26	BLUE WATER AQUATICS, INC	34881	AQUATIC SERVICES JAN 26	Contracts-Aquatic Control	534067-53801	\$1,895.00
001	100020	02/04/26	FIELDS CONSULTING GROUP, LLC	3730	Sign Install 1/14/26	R&M-Facility	546024-57231	\$200.00
001	100021	02/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	379331	Tree Removal 1/23/26	R&M-Plant&Tree Replacement	546170-53908	\$1,250.00
001	100022	02/04/26	COMPLETE I.T. SERVICE & SOLUTIONS	18869	MONTHLY DATA PLAN JAN 26	ProfServ-Web Site Maintenance	531094-51301	\$130.00
001	100023	02/12/26	INFRAMARK LLC	170589	DISTRICT MANAGEMENT FEB 2026	FIELD MANAGEMENT	531016-57231	\$7,967.08
001	100023	02/12/26	INFRAMARK LLC	170589	DISTRICT MANAGEMENT FEB 2026	February 26	531027-51201	\$4,080.00
001	100023	02/12/26	INFRAMARK LLC	170589	DISTRICT MANAGEMENT FEB 2026	RECORDS STORAGE	549900-51301	\$8.33
001	100024	02/12/26	BRLETIC DVORAK, INC	2284	DISTRICT ENGINEER JAN 26	ProfServ-Engineering	531013-51501	\$2,700.00
001	100025	02/12/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	380482	Irrigation Repairs 1/31/26	R&M-Irrigation	546041-53908	\$109.01
001	100025	02/12/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	380984	FEB 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,717.50
001	300010	02/02/26	WASTE CONNECTIONS OF FLORIDA - ACH	2102281W426	FEBRUARY 2026 SERVICE	Utility - Refuse Removal	543020-53401	\$88.82
001	300014	02/25/26	FRONTIER FLORIDA LLC - ACH	020126-23175- ACH	Billing Period: Feb 01 - Feb 28, 2026	SERVICE DATE 2/1-28/26	541009-57231	\$34.49
001	300015	02/25/26	VALLEY BANK CREDIT CARD	013126-7599-ACH	Valley statement 1/31/26	Op Supplies - General	552001-57231	\$681.49
001	300016	02/27/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	030926ACH	Service Date 1/12/26-2/10/26	Service Date 1/12/26-2/10/26	543063-53100	\$1,145.91
001	300016	02/27/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	030926ACH	Service Date 1/12/26-2/10/26	SERVICE DATE 1/12-2/10/26	543013-53100	\$2,220.58
001	DD1023	02/11/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	020926ACH	Service Date 12/5/25-01/06/26	Utility Services	543063-53601	\$937.98
001	DD1024	02/25/26	WASTE CONNECTIONS OF FLORIDA - ACH	2123191W426	MARCH 2026 SERVICE	Utility - Refuse Removal	543020-53401	\$88.82
Fund Total								\$40,420.93

SERIES 2015 DEBT SERVICE FUND - 202

202	15027	02/11/26	OAK CREEK C/O US BANK	020326-SERIES2015	Transfer FY26 Assessments	Due From Other Funds	131000	\$5,990.62
Fund Total								\$5,990.62

Total Checks Paid \$46,411.55

Oak Creek CDD – Monthly Manager Report

Prepared by: Carlos Santana

Position: Onsite Manager

Management Company: Inframark

Community: Oak Creek CDD

Reporting Period: March 9, 2026 – April 3, 2026

Detailed Activity Log

Monday, March 9

- Conducted site inspections and administrative follow-ups.
- Coordinated ongoing vendor communications.
- Reviewed project timelines for upcoming work.

Tuesday, March 10

- Contacted Presto Painting regarding project updates.
- Coordinated with Louis Electric to schedule pool work.
- Followed up with RealEx Construction regarding revised contract and preconstruction requirements.
- Coordinated with Dynamic Heating & Cooling regarding updated pricing.
- Communicated with resident regarding fence/tree responsibility.

Wednesday, March 11

- Emptied dog waste stations throughout the community
- Attended preconstruction meeting with RealEx Construction.
- Oversaw dog park progress; contractor began gravel removal.
- Reviewed project documentation and notes from meeting.

Thursday, March 12

- Conducted key fob appointment.
- Met with RealEx Construction regarding concrete ramp.
- Performed community walkthrough and site checks.

Friday, March 13

- Met with RealEx Construction to review project progress and coordinated access and material delivery for the ramp project.
- Followed up with Juniper.
- Follow up on Oak Creek email

Monday, March 16

- Met with Louis Electric regarding pool wiring.
- Performed repairs to pavilion soffit vents.
- Began demolition and removal of old ramp planks at maintenance shed.
- Conducted site cleanup and debris removal from vendor work (RealEx construction)

Tuesday, March 17

- Continued removal and disposal of deteriorated ramp materials.
- Addressed RealEx Construction concerns regarding site materials.
- Coordinated site cleanup with RealEx Construction.
- Organized remaining materials at maintenance shed.

Wednesday, March 18

- Coordinated with Louis Electric on project timeline.
- Broke down and removed old signage and materials from shed.
- Scheduled A/C replacement at community pool.

Thursday, March 19

- Scheduled Presto Painting for pool building project.
- Organized and filed project documentation of Contractors work
- Completed administrative follow-ups and emails.

Friday, March 20

- Cleaned amenity trash cans and restrooms.
- Emptied dog waste stations.
- Installed hose holder at pool filtration area.
- Organized and cleaned maintenance shed.

Monday, March 23

- Conducted site walkthrough and vendor follow-ups.
- Reviewed upcoming inspection requirements.
- Coordinated administrative tasks and communications.

Tuesday, March 24

- Coordinated pool inspection with Pasco County Health Department.
- Met with SGD Communications regarding camera proposal.
- Met with fire inspector regarding tree concerns.
- Coordinated with Juniper for tree pruning services.
- Followed up with pool vendor (Triangle Pool) to resume service.

Wednesday, March 25

- Installed cane bolt on shed door.
- Cleaned amenity restrooms.
- Updated maintenance logs and documentation.

Thursday, March 26

- Met with Magic Bubbles regarding pressure washing services.
- Conducted community walkthrough and inspections.
- Followed up on vendor proposals and scheduling.

Friday, March 27

- Cleaned pavilion tables and seating areas.
- Performed leaf blowing around amenity center.
- Completed general maintenance tasks.

Monday, March 30

- Followed up with vendors regarding proposals.
- Cleaned amenity restrooms.
- Ordered replacement trash can lids.
- Conducted site walkthrough.

Tuesday, March 31

- Emptied amenity trash cans and dog stations.
- Oversaw A/C replacement at community pool.
- Followed up with Health Department regarding inspection.
- Submitted receipts to accounting.
- Coordinated with vendors on monitoring systems.

Wednesday, April 1

- Cleaned restrooms.
- Updated project documentation in Google Drive.
- Completed supply run.
- Performed light pressure washing at maintenance shed.

Thursday, April 2

- Met with Magic Bubbles regarding pressure washing.
- Met with Health Department for pool inspection.
- Met with security vendor regarding camera proposal.
- Followed up with multiple vendors on proposals.

Friday, April 3

- Off

General Maintenance Notes

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



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Christina Newsome
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Oak Creek CDD
 Tampa, Florida 33618

Estimate #213	
Sent on	Mar 12, 2026
Total	\$0.00

The existing Little Free Library within our community has been a valuable resource, fostering a culture of reading and sharing among neighbors. However, the current birdhouse-style structure has deteriorated over time, compromising its ability to protect books from the elements and accommodate the increasing number of users.

This proposal advocates for the replacement of the current library with a new, robust Little Free Library designed to better serve our community's needs.

****Purpose****

The objectives of this project are to:

- Provide a secure and weather-resistant location for book exchanges
- Promote reading and enhance community engagement
- Improve the aesthetic appeal of the neighborhood
- Expand book storage capacity

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Labor and Material	**Replacement of the Little Library** 1.5 hours of labor We will provide a secure and weather-resistant location for book exchanges, which will: - Promote reading and enhance community engagement - Improve the aesthetic appeal of the neighborhood - Expand book storage capacity	1	\$345.00	\$345.00
				Not included
Door Replacement and paint	Replace the little library door and paint blue to match the library	1	\$200.00	\$200.00
			Total	\$0.00

This quote is valid for the next 30 days, after which values may be subject to change.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Christina Newsome
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Oak Creek CDD
 Tampa, Florida 33618

Estimate #214	
Sent on	Mar 12, 2026
Total	\$525.00

The pool gate closer was installed incorrectly and may need to be adjusted or replaced. Residents have mentioned that the gate is currently too heavy to open comfortably.

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Our technician will realign the gate to ensure it closes properly without jamming. If the closing mechanism is deemed unsalvageable, we will replace it. Once reattached, our technician will adjust the pressure to facilitate smooth opening and closing of the gate.	1	\$425.00	\$425.00
Pavers	Place new pavers around the post of the gate where they are missing	1	\$100.00	\$100.00
			Total	\$525.00

This quote is valid for the next 30 days, after which values may be subject to change.



**Oak Creek Community
Development District**
Proposal – Pool Monitor Services
March 2026



Pricing & Business Considerations

Inframark's Pricing	
Part-time – Pool Monitor – Spring Break	\$1,612.80
Part-time – Pool Monitor – Summer Months	\$19,353.60
Part-time – Pool Monitor – Fall Break	\$1,713.60
Part-time – Pool Monitor – Winter Break	\$3,236.80
Total	\$25,916.80

Scope of Services – Seasonal Pool Operating Hours

The pool facility will operate during designated school break periods throughout the year with the following schedule:

Spring Break Operations

- Duration: 9 days
- Hours of Operation: 12:00 PM – 8:00 PM daily

Summer Pool Season

- Duration: 108 days
- Hours of Operation: 12:00 PM – 8:00 PM daily

Fall School Break Operations

- Duration: 9 days
- Hours of Operation: 10:00 AM – 6:30 PM daily

Winter School Break Operations

- Duration: 17 days
- Hours of Operation: 10:00 AM – 6:30 PM daily

These operational periods represent the scheduled seasonal availability of the pool facility during peak community use times associated with school holiday breaks.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Christina Newsome
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Oak Creek CDD
Tampa, Florida 33618

Estimate #215	
Sent on	Mar 12, 2026
Total	\$435.00

A section of the concrete sidewalk has experienced erosion, resulting in an exposed edge. This deterioration has compromised the integrity of the sidewalk and may pose a safety hazard for pedestrians.

Proposed Repair Work:

1. Remove any loose or damaged concrete along the affected section.
2. Prepare the base by compacting the soil and, if necessary, adding gravel to ensure proper support.
3. Form the exposed edge and install reinforcement as required.
4. Pour new concrete to restore the sidewalk edge, ensuring it matches the existing grade.
5. Finish and cure the concrete to guarantee durability and safe pedestrian use.
6. Clean the surrounding area upon completion.

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material		1	\$435.00	\$435.00
			Total	\$435.00

This quote is valid for the next 30 days, after which values may be subject to change.

Estimate



Estimate: 64062

Date Issued: 03/30/2026

To: Oak Creek

34300 Spring Oak Trail
 ZEPHYRHILLS, FL 33545
 Attn. To: Carlos Santana
 Phone: (813) 727-3886
 Email: csantana@inframark.com

Prepared By:

Magic Bubbles
 5201 Suncatcher Drive
 WESLEY CHAPEL, FL 33545
 Phone: (833) 622-5326
 Email: Harry@MagicBubblesWash.com

Service Location:

34300 Spring Oak Trail
 ZEPHYRHILLS, FL 33545

Sales Rep.	Valid Until
Megan Zalasin	04/29/2026

#	Description	Qty	Price	Line Total
1.	Bluff Meadow benches 2 and swings there Railing sparkling Swale doe path 2 benches Fallen oak trail 2 benches Pathway to swing set located at wild elm court and swing and 2 bench trashcan Pine spring drive 3 benches 2 pillars and curbing	1.00	6,200.00	6,200.00
2.	Sidewalks & Swales Chemical & Pressure Cleaning - Sidewalks and curbing according to the map, that's highlighted will be clean	1.00	0.00	0.00
3.	* Cost attached is an exact cost and NO additional cost will be added to this estimate unless extra services are requested and added by the Property Manager. All material, Lifts if needed, all water (provided by hydrant meter), chemical etc. will be the responsibility of Magic Bubbles - *	--	0.00	0.00
Subtotal				6,200.00
Total				6,200.00

-Please note, this quote does not include rust removal service unless specifically noted.
 -Pressure cleaning does not remove rust stains. A special product is required and additional fees may apply.

This estimate is based on satellite images and property appraisers, prices are subject to change if additional time or products are needed

-Roof cleaning price subject to an upcharge of 5 cents per square foot if we are unable to walk on it due to a high pitch and therefore have to clean it from ladders.

-It may be necessary to use water hookup on site.

****PAYMENT OPTIONS BELOW****

--All credit/debit cards are subject to be charged a 3.75% service fee --
 --To avoid any additional fees we also accept Cash, Check, Zelle, Venmo, or Cash App --

Dear Magic Bubbles Customer, if you would like to know how we operate follow the link below and see our reviews!
https://maps.app.goo.gl/RHzcQPjZFb1pu51JA?g_st=com.google.maps.preview.copy

To accept please reply "Approved" to the email or click the link in the email to accept online:

.....

.....

Chris Thompson

Blue Water Aquatics, Inc.

Mar 22, 2026 | 33 Photos



Oak Creek CDD

March Aquatics Report



March Inspection

So far this month, we've seen drier-than-normal conditions across the area, which has kept water levels low throughout the property. Temperatures have been fairly mild overall, with cooler mornings in the 60s and daytime highs reaching into the low 80s. These warmer days are starting to wake things up around the ponds, including early plant growth and some light algae activity.

With the water levels down, nutrients are more concentrated, which can make it easier for algae to get established. We're starting to see that in some areas, and it's something we're keeping a close eye on. The shallow conditions have also made the ponds more active with wildlife, especially birds and amphibians taking advantage of the easier access to the water.

Across the property, low water levels continue to expose shoreline areas and limit how water moves through the ponds. As we head into the next part of the season, we're preparing for the expected increase in rainfall. When the rains return and water levels rise, we typically see a flush of nutrients entering the ponds, which can lead to more noticeable algae growth.

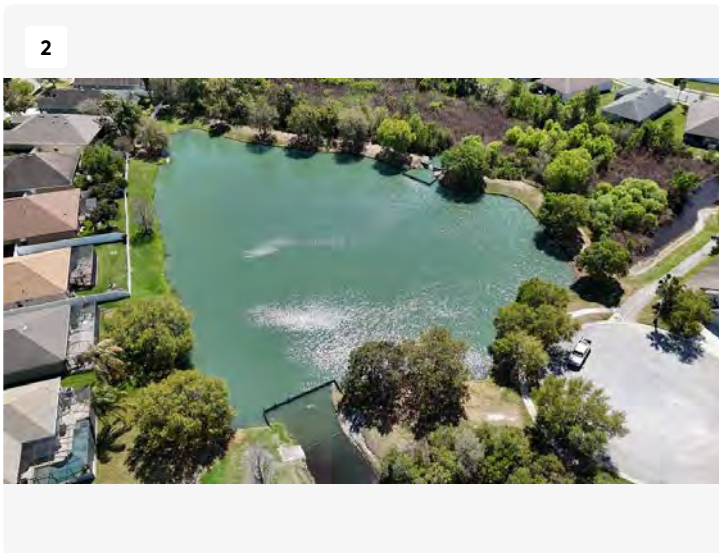
We'll continue to monitor conditions closely and adjust as needed as we move into the wetter part of the season.



Pond 14

This pond shows light algae activity and reduced clarity. Ongoing management is focused on preventing bloom conditions.

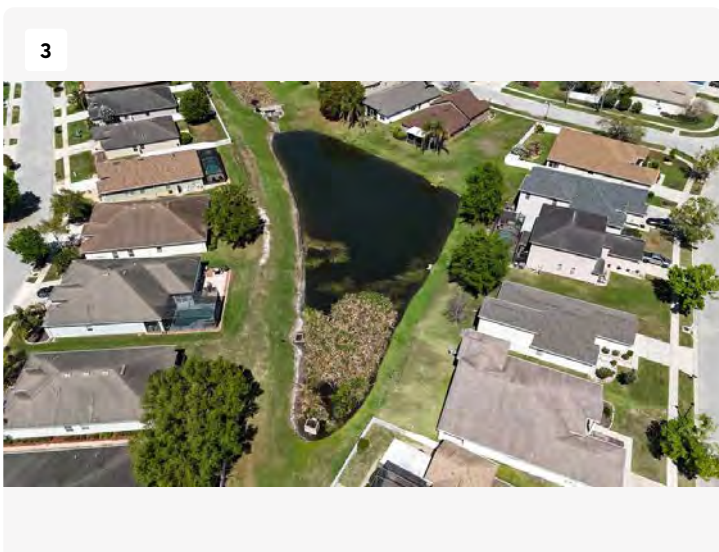
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:47 PM
Creator: Chris Thompson



Pond 15

Alligator weed was observed in isolated patches and treated. Low water continues to support shoreline vegetation expansion.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:48 PM
Creator: Chris Thompson



Pond 8A

Water clarity is slightly reduced, with minor algae activity present. Preventative treatments were applied to maintain water quality.

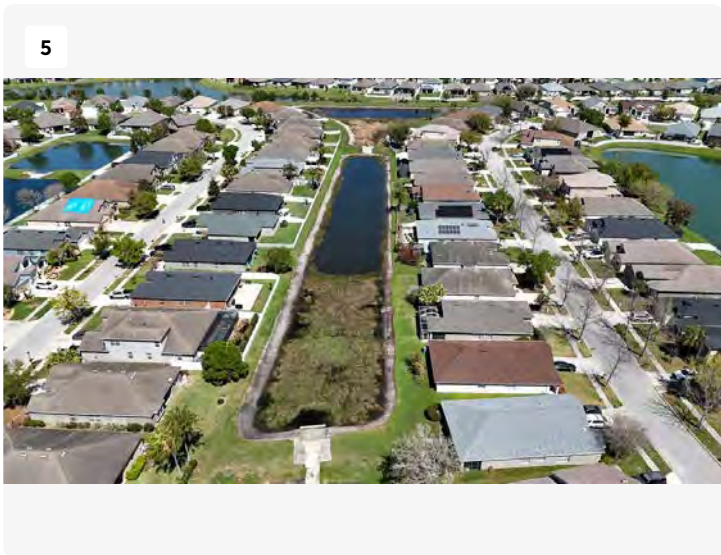
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:48 PM
Creator: Chris Thompson



Pond 8B

This pond remains shallow, with scattered filamentous algae along the littoral zone. Treatment was completed to prevent further spread.

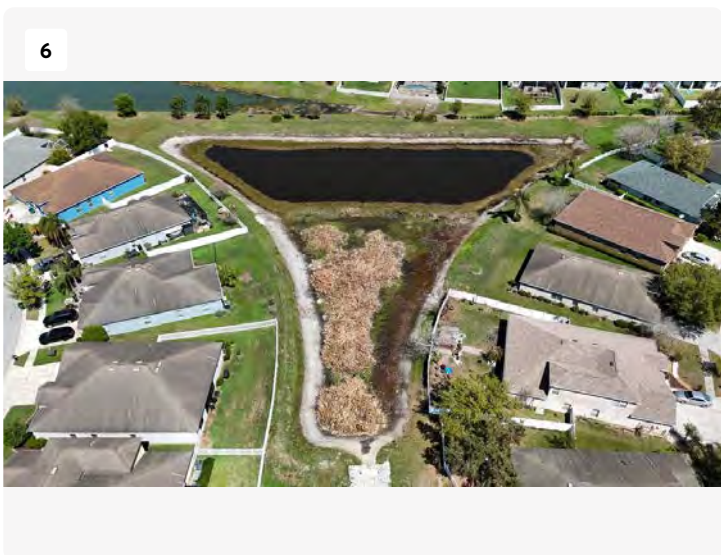
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:49 PM
Creator: Chris Thompson



Pond 9

Pennywort and light shoreline vegetation were observed expanding due to exposed banks. Management efforts focused on maintaining open water.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:49 PM
Creator: Chris Thompson



Pond 10

Early-stage submersed vegetation noted. Treatments were applied to limit establishment as temperatures rise.

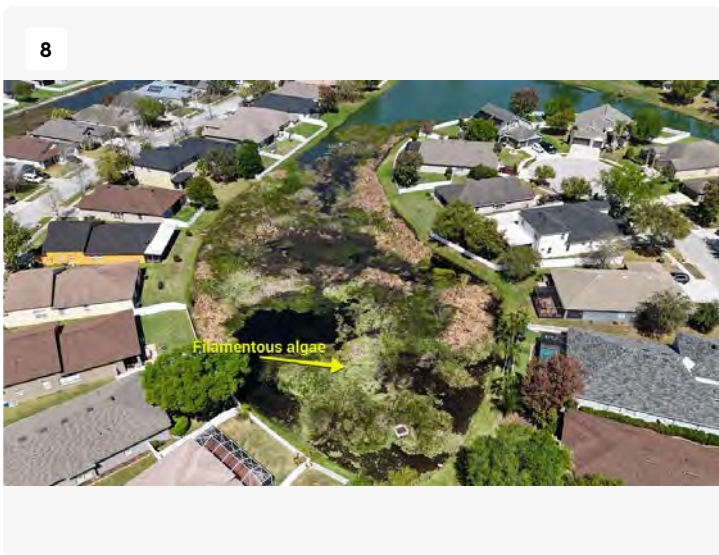
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:50 PM
Creator: Chris Thompson



Pond 457 - Littoral Zone

Water levels are below normal, with slight filamentous algae present. Treatments were applied to maintain clarity and prevent expansion.

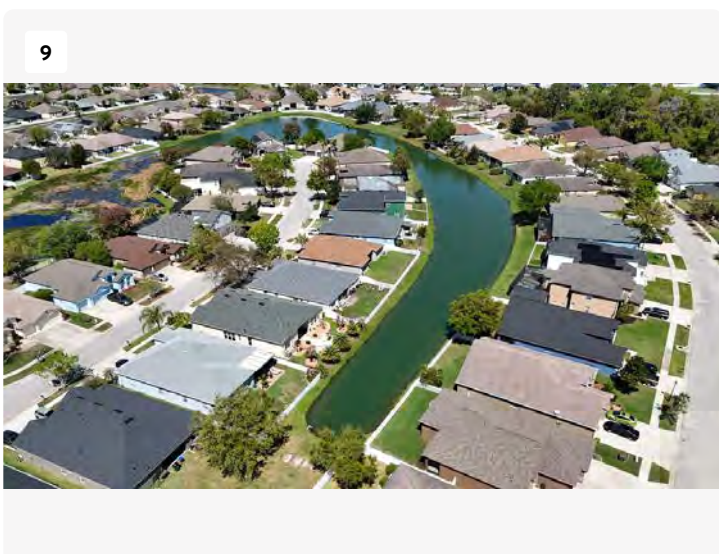
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:50 PM
Creator: Chris Thompson



Pond 457 - Littoral Zone

Treated sedges and alligator weed encroachment along the shoreline. Management efforts focused on maintaining clean margins.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:50 PM
Creator: Chris Thompson



Pond 457 - Sump Area

Pond dye added to mitigate future planktonic algae growth. No algae present this month.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:51 PM
Creator: Chris Thompson

10



Project: Oak Creek CDD
Date: Mar 19, 2026, 1:08 PM
Creator: Chris Thompson

11



Ponds 11A, 11B, 12

Once the most troublesome ponds in the community- all three look excellent this month. We added pond dye to mitigate future algae growth.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:52 PM
Creator: Chris Thompson

12



Pond 16

Minor filamentous algae is present along shallow edges. Treatments were applied to maintain overall pond aesthetics.

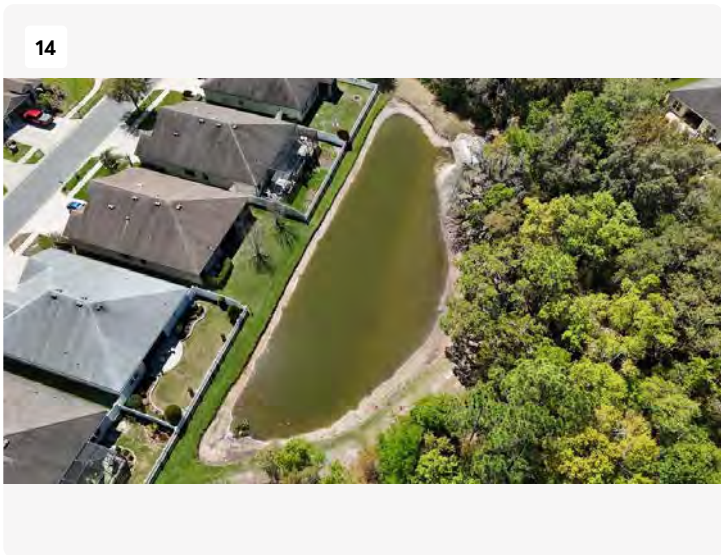
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:53 PM
Creator: Chris Thompson



Pond 17

Water levels remain suppressed, with slight turbidity throughout. Preventative applications were made to reduce algae development.

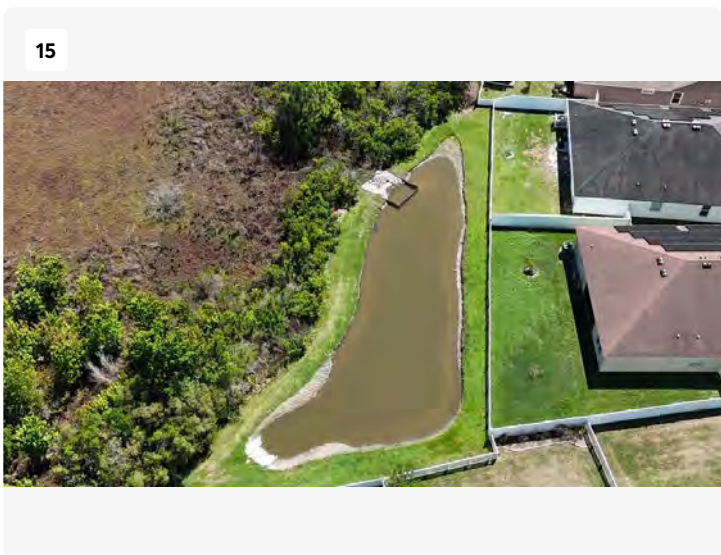
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:53 PM
Creator: Chris Thompson



Pond 19

This pond is experiencing light planktonic algae, giving a faint green tint. Treatments were applied to maintain balance.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:54 PM
Creator: Chris Thompson



Pond B

This pond is showing light planktonic algae and minor vegetation growth. Preventative measures were taken to maintain control.

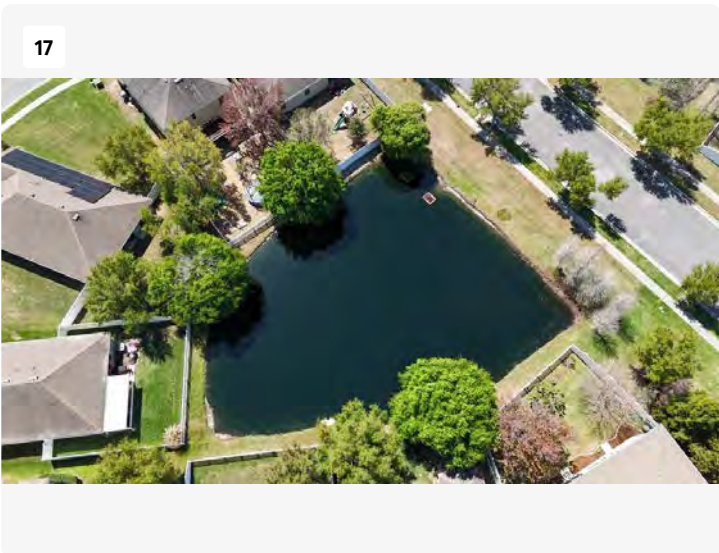
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:54 PM
Creator: Chris Thompson



Pond C

Pennywort encroachment was observed along exposed areas and treated. Low water levels continue to influence growth patterns.

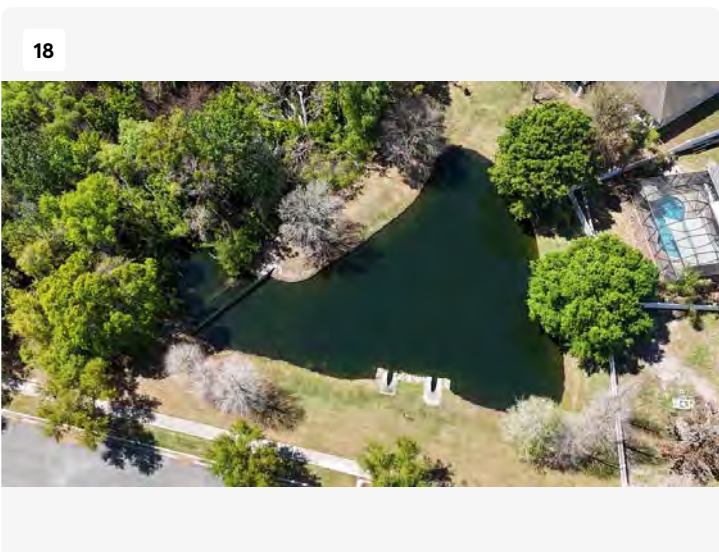
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:54 PM
Creator: Chris Thompson



Pond 22

Another troublesome pond that has been transformed over the seasons. Dye was added to help control algae and slender spikerush. Shoreline vegetation was treated to maintain the edges.

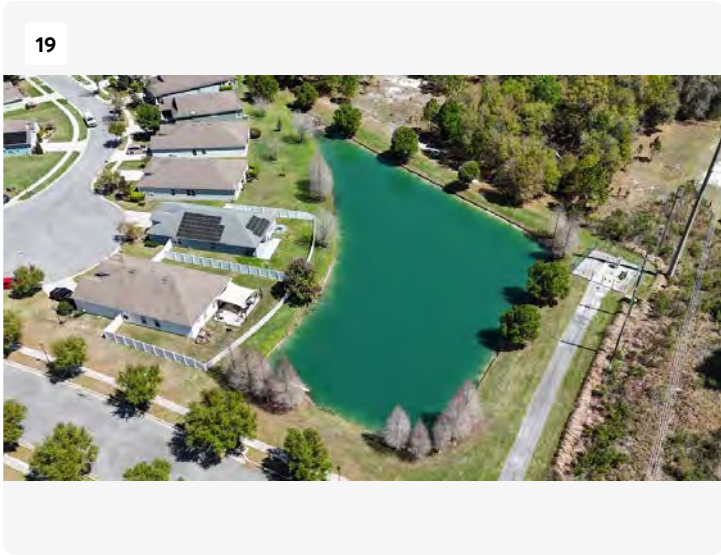
Project: Oak Creek CDD
Date: Mar 19, 2026, 12:55 PM
Creator: Chris Thompson



Pond 23

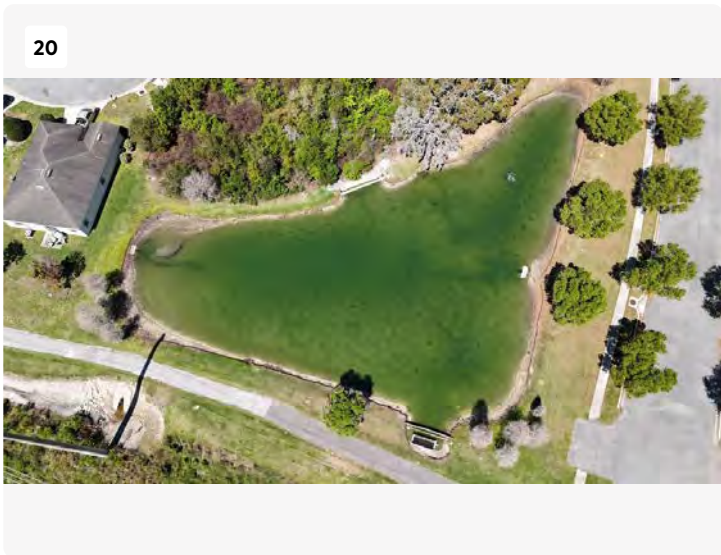
Light torpedo grass growth was observed along the perimeter and addressed. Conditions remain favorable for regrowth.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:55 PM
Creator: Chris Thompson



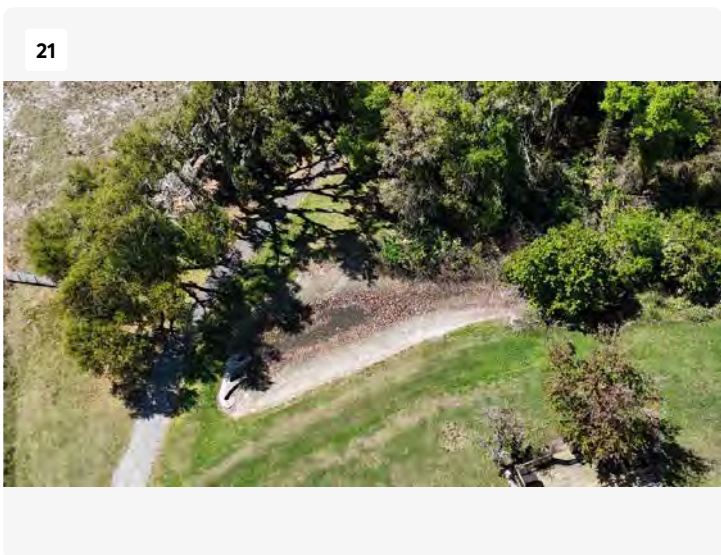
Pond 25
Pennywort and light emergent vegetation were noted along the shoreline. Applications were made to maintain clean edges.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:55 PM
Creator: Chris Thompson



Pond 26
Filamentous algae is present in small amounts due to low water levels. Treatments were completed to prevent expansion.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:56 PM
Creator: Chris Thompson



Pond 26B
Bone DRY. Treated for sedges and Torpedo grass.

Project: Oak Creek CDD
Date: Mar 19, 2026, 12:56 PM
Creator: Chris Thompson

22



Pond 21

Low water conditions persist, with minor filamentous algae present. Spot treatments were applied to maintain control.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:00 PM
Creator: Chris Thompson

23



Pond 24

Very DRY. This pond has minor algae presence and reduced clarity. Preventative treatments were applied ahead of seasonal changes.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:01 PM
Creator: Chris Thompson

24



Pond 20

Submersed vegetation is beginning to emerge in shallow areas. Early intervention was completed to prevent establishment.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:04 PM
Creator: Chris Thompson

25



Pond 18 - Littoral Zone

Spot treated for primrose and Dog fennel. Winter stressed vegetation is starting to show signs of regrowth.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:04 PM
Creator: Chris Thompson

26



Pond 18 - Sump

Pennywort encroachment was noted along exposed banks. Management focused on limiting spread and maintaining clean shorelines.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:04 PM
Creator: Chris Thompson

27



Pond 6

Light alligator weed presence was noted along the bank and treated. Dye added to slow algae growth.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:05 PM
Creator: Chris Thompson

28



Pond 1

Water levels remain low, exposing shoreline areas and increasing turbidity. Filamentous algae is present in small patches and was treated to prevent expansion as temperatures continue to warm.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:06 PM
Creator: Chris Thompson

29



Pond 2A

Shallow conditions persist, with light pennywort growth along the banks. Treatments were applied to maintain open edges and reduce spread into the water column.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:06 PM
Creator: Chris Thompson

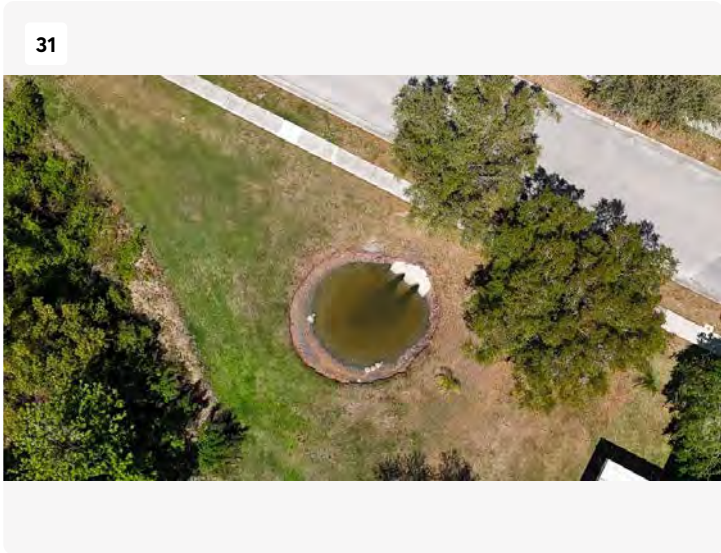
30



Pond 2B

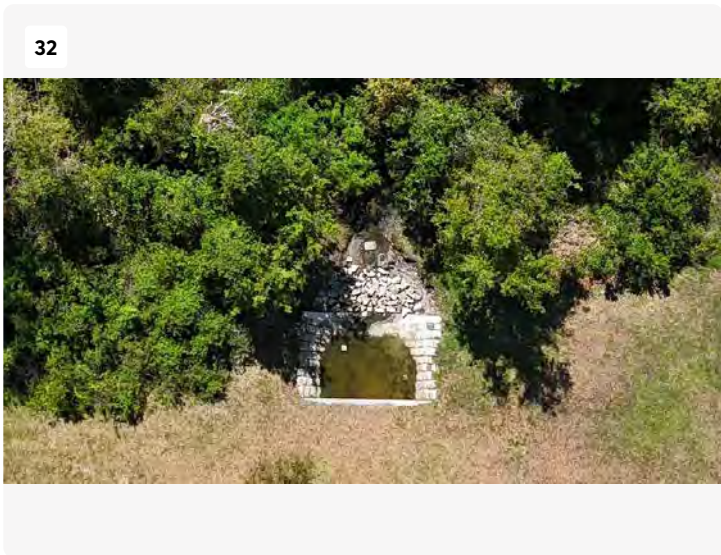
This pond is showing minor submersed vegetation development in shallow zones, likely early-stage Hydrilla or Chara. Management efforts focused on limiting establishment.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:07 PM
Creator: Chris Thompson



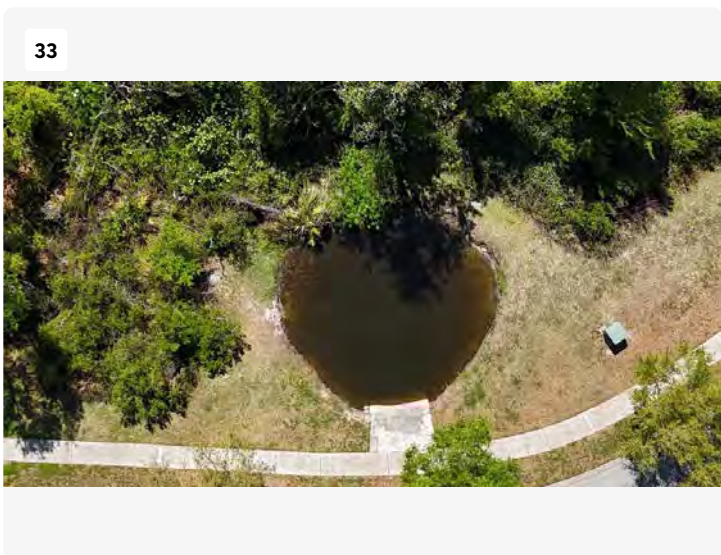
Pond S3
Water levels are reduced, with slight filamentous algae forming along the edges. Spot treatments were completed to keep growth controlled.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:07 PM
Creator: Chris Thompson



Pond S2
This pond is holding low but stable water levels. Minor planktonic algae was observed and treated.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:08 PM
Creator: Chris Thompson



Pond S1
Treated for sedges and Torpedo grass. Water level is back to normal.

Project: Oak Creek CDD
Date: Mar 19, 2026, 1:08 PM
Creator: Chris Thompson



Blue Water Aquatics, Inc.

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

Page 1 of 4
 Tuesday, March 31, 2026
 4:03:22 PM

Aquatic Services Report

Technician

Colton Dutil

Job Details

Service Date	3/9/2026
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	2SW
Temperature	79
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 <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Today I treated invasive growth around shorelines of all ponds to continue to keep control.

Pictures

Aquatic Services Report



P1



P2A



P2B



P457

Aquatic Services Report



P11A



P12



P8A



P8B



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 5119 State Road 54 New Port Richey, FL 34652
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Page 4 of 4
 Tuesday, March 31, 2026
 4:03:22 PM

Aquatic Services Report



p10

P16

2 of 2

Pond Numbers

6,11B,11,22,457

Service Performed

Treatment

Work Performed

Algae

Equipment Used

ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated these sites for minor beginning algae growth



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(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 4
Tuesday, March 31, 2026
4:02:14 PM

Aquatic Services Report

Technician
Colton Dutil

Job Details

Service Date	3/30/2026
Customer	Oak Creek CDD
Weather Conditions	Cloudy
Wind	12W
Temperature	79
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 <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive growth

Pictures

Aquatic Services Report



2a



8a



8b



11a

Aquatic Services Report



457



10



11b



12



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
 (727)842-2100 www.BluewaterAquaticsinc.com

Page 4 of 4

Tuesday, March 31, 2026

4:02:14 PM

Aquatic Services Report



14

21

2 of 2

Pond Numbers
Service Performed
Work Performed
Equipment Used
Water Level
Restrictions
Observations/Recommendations

1,6,457,11b,12
Treatment
<input checked="" type="checkbox"/> Algae
<input checked="" type="checkbox"/> ATV/UTV
Low
None
Treated minor beginning algae growth in these sites



Proposal

Proposal No.: 392056

Proposed Date: 03/25/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	Oak Creek Cdd Tree Removal on Falling Oak Trail Pond

The following proposal is for the removal and stump grinding of a tree on Falling Oak trail pond that is against a white fence lifting fence up and causing damage to fence. Juniper will not be responsible for any further damages to the fence while removing tree as the area is very restricted in space. All debris will be removed in a dump truck.





Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch

collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for

controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Arbor Care Services					
Tree Removal					\$2,455.00
Arbor Job Site Clearing	3.00	HR	\$85.00	\$255.00	
Tree Removal - Large (Flush Cut)	1.00	CT	\$1,850.00	\$1,850.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Stump Grinding					\$385.25
Fuel Surcharge	1.00	EA	\$135.25	\$135.25	
Stump Grinding - Large	1.00	CT	\$250.00	\$250.00	
				Total:	\$2,840.25

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 371024
Proposed Date: 04/03/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	November 2025 Irrigation Repairs-Controller #1 & #6

Controller #6 (Next to #6345 Sparkling Way)- Replace rain sensor & solar kit due not operating properly.

Controller #1 (Main Entrance)- Replace and reprogram controller, due to the controller keep resetting the time & date.

Controller #10 (Next to 34031)- Replace pipe under sidewalk and valve due to low pressure. This item has been removed from the proposal estimate will do more investigation and will submit a new proposal.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Controller #6					
Control Components					\$420.12
Irrigation Tech Labor	3.00	HR	\$45.00	\$135.00	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA	\$45.72	\$45.72	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$239.40	\$239.40	
Controller #1					
Control Components					\$1,581.68
Irrigation Tech Labor	10.00	HR	\$45.00	\$450.00	
Hunter ICC2 Controller with flow, 8-station base model, plastic wall mount cabinet	1.00	EA	\$494.08	\$494.08	

Hunter ICC2 Expansion Module 22 Station	1.00	EA	\$503.26	\$503.26
Hunter Rain Klik Sensor Wireless	1.00	EA	\$134.34	\$134.34
Total:				\$2,001.80

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 373465
Proposed Date: 11/17/25

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	Needed Irrigation Repairs - 6455 Sparkling Way Bad Controller

Proposal for Needed Irrigation Repairs - 6455 Sparkling Way Bad Controller

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$315.00
Irrigation Tech Labor	7.00	HR	\$45.00	\$315.00	
Control Components					\$869.94
Hunter Battery Op Controller XC Hybrid 6 Station	1.00	EA	\$398.46	\$398.46	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA	\$72.99	\$72.99	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$398.49	\$398.49	
				Total:	\$1,184.94

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tree Removal and Hold Harmless Agreement

This Tree Removal and Hold Harmless Agreement (“**Agreement**”) is made and entered into on this 13 day of April, 2026, by and between:

David Smrkovski & Amy Fussman (collectively, the “**Landowner**”), whose mailing address is 6347 Bradford Hill Ct, Wesley Chapel, FL 33545 and Oak Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

“**Landowner Property**”: 6347 Bradford Hill Ct, Wesley Chapel, FL 33545
Lot 522, Oak Creek Phase Three as recorded in Plat Book 65,
Pages 85-96 of the Public Records of Pasco County, Florida

“**District Property**”: Tract “B”, Oak Creek Phase Three as recorded in Plat Book 65,
Pages 85-96 of the Public Records of Pasco County, Florida

1. Background and Purpose

The District Property, which is adjacent to and behind the Landowner Property, contains a tree, and the District desires to remove the tree for the safety of the community and the surrounding property. Due to the proximity of the tree to the Landowner’s fence, the District has agreed to remove the tree subject to the Landowner releasing the District from any and all liability relating to the fence on the Landowner Property.

2. Scope of Work

The District shall coordinate when the tree removal can be performed and Landowner shall be given a reasonable amount of time to schedule temporary removal of any desired portions of the fence. The District shall hire a reputable and insured contractor to remove the tree and ensure it is removed in a professional, workmanlike manner.

3. Limited Right of Entry

Landowner and District acknowledge that some roots and/or stump from the tree may be located on Landowner’s Property. For proper removal of the tree, Landowner grants the District a limited right of entry to come onto the Landowner’s Property to the extent necessary to cut and remove the roots and/or stump of the tree. This right of entry shall expire once removal of the tree is completed.

4. Acknowledgment of No Warranty

The District does not provide, and the Landowner does not expect any warranty or guarantee regarding the condition of the District Property, Landowner Property, or the Landowner's fence after the tree is removed. The District's obligation is limited to removal of the tree from District Property. The District shall have no obligation to correct conditions that arise after the tree is removed due to soil settlement, sod growth, vegetation, Landowner activity, weather events, or any other factors outside the District's control.

The District further makes no guarantee that all roots or other portions from the tree will be removed from Landowner's Property. The District only agrees to remove any roots that it determines, in its sole judgment, are necessary.

5. Acknowledgement of Risk

Landowner acknowledges that tree removal involves inherent risks, including but not limited to, disturbance and/or damage to the surrounding sod and soil, landscaping, and the Landowner's fence.

6. Hold Harmless / Release of Liability

Landowner hereby releases, defends, indemnifies, and holds harmless the District and its supervisors, staff, consultants, and contractors from and against any and all claims, damages, liabilities, or demands of any kind arising out of or related to: (i) the District's entry upon the Landowner Property; (ii) construction activities associated with the work; and (iii) any damage to the Landowner's fence caused by the District's contractor in the course of performing the work, except to the extent caused by the contractor's gross negligence or willful misconduct. The Landowner acknowledges that the District's contractor is performing the work solely on behalf of the District and is not an agent, contractor, or representative of the District.

Nothing herein shall be construed as or constitute a waiver of the District's sovereign immunity or the limits of liability set forth in section 768.28, Florida Statutes, or any other statute. The District retains all immunities, defenses, limitations of liability, and exemptions provided under Florida law, including without limitation sovereign immunity, and nothing in this Agreement shall be deemed to expand the District's liability or create any cause of action against the District that would not otherwise exist.

7. Non-Interference

The Landowner shall not direct, control, or supervise the District's contractor or interfere with the work. Any questions or concerns shall be directed to the District.

8. Entire Agreement

This document constitutes the entire agreement between the parties regarding removal of the tree. Any modifications must be in writing and signed by both parties.

10. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida with venue in the county where the District is located.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Oak Creek
Community Development District**

Name: _____
Chair of the Board of Supervisors

Landowners:

Name: David Smrkovski

Name: Amy Fussman

**MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, March 9, 2026, 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 |
| Ryan Gilbertsen | Assistant Secretary |
| Lisa Vaile | Assistant Secretary |
| David Gerald | Assistant Secretary |

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

- | | |
|-----------------------|--------------------------------|
| Christina Newsome | District Manager, Inframark |
| Robert Dvorak | District Engineer, JMT |
| Carlos Santana | Field Manager, Inframark |
| Christian Haller | District Accountant, Inframark |
| Anthony | Representative, LMP Landscape |
| Bill | Representative, LMP Landscape |
| Kyle Rohen | Representative, Fountain Kings |
| 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**

Ms. Newsome 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 **Approval of Agenda**

The Board approved the agenda.

FOURTH ORDER OF BUSINESS **Audience Comments**

Ms. Russell addressed the Board regarding pond 24 weir failure. Ms. Russell provided photographs and stated that the issue is worsening.

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Accountant**
 - i. Review of Financials**
 - ii. Acceptance of Check Register**

OAK CREEK CDD
March 9, 2026

46 Mr. Haller addressed the Board and reviewed the financial statements. Mr. Haller discussed
47 items within the workshop that will be reclassified and reflected in the next month's financials.

48

49 **B. District Counsel**

50 District Counsel was not present.

51 The Board directed staff to follow up with Ms. Webster regarding buried material at Pond
52 24.

53 **C. District Engineer**

54 **i. Discussion of Pond 24 Remedy**

55 Mr. Dvorak reported that sump areas and weir at pond 19 have been completed, with a small
56 punch list remaining. Mr. Dvorak also advised that blockages in the inflow pipes have been
57 cleared.

58 Mr. Dvorak discussed buried stumps at Pond 19 and noted that similar issues exist at Pond
59 24, which were left behind by the developer. Mr. Dvorak further advised that a sheet pile weir
60 was suggested for repairs, noting that this would be a three-year repair, and prior plans would not
61 be revisited.

62

63 **D. District Manager**

64 Ms. Newsome advised that she would coordinate a call with District Counsel and the District
65 Engineer regarding the Pond 24 remedy and would distribute a letter to the Board regarding the
66 construction litigation.

67

68 **E. Field Manager Report**

69 Mr. Santana addressed the Board and advised that the pool is scheduled to open in late
70 March. Mr. Santana noted that returning pool monitors are receiving \$15.00 per hour, reflecting
71 an increase from the prior year. Mr. Santana also stated that Inframark will now be handling pool
72 monitor staffing moving forward.

73 **i. Consideration of Complete I.T. Camera Proposal**

74 The Board discussed the Complete I.T. Camera Proposal. The item was tabled for additional
75 bids.

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

77 The Board discussed the Time On Target Pro Security Proposal. The item was tabled for additional
78 bids.

79 **iii. Consideration of Presto Residential Painting Agreement Updated**

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On MOTION by Mr. Watson, seconded by Ms. Vaile, with all in favor, the updated Presto Residential Painting Agreement in the total amount of \$8,675 was approved. (5-0)

- iv. Consideration of Presto Commercial Painting Agreement**
- v. Consideration of Finn Outdoor Ramp and Drainage Maintenance Proposal**

The Board discussed the Finn Outdoor Ramp and Drainage Maintenance Proposal. The item was priced out.

- vi. Consideration of Next Ridge Line Over Concrete Ramp Proposal**

The Board considered the Next Ridge Line Over Concrete Ramp Proposal in the amount of \$4,200. After discussion, the proposal was tabled. The Board requested confirmation of vendor licensing.

- vii. Consideration of Real Ex Concrete Access Ramp Proposal**

On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, the Real Ex Concrete Access Ramp Proposal in the amount of \$3,700 was approved. (5-0)

- viii. Consideration of Mr. Patio Concrete Ramp Proposal**

The Board directed staff to look for additional contractors.

The Board considered the proposal from Dynamic Heating and Cooling, Inc. in the amount of \$8,700. The Board discussed the breakdown of vandalism costs and reclassification between R&M facilities and pool.

- ix. Consideration of ITZ Electric Corp Proposal**

The Board discussed the ITZ Electric Corp Proposal.

- x. Consideration of Louis Electric Marquee Lighting Proposal**

On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, the Louis Electric Marquee Lighting Proposal was approved. (5-0)

- xi. Consideration of Louis Electric Repairs Proposal**

On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, the Louis Electric Repairs Proposal was approved. (5-0)

- xii. Consideration of MANNS Electric Proposal**

The Board discussed the MANNS Electric Proposal.

OAK CREEK CDD
March 9, 2026

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On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor, the meeting was adjourned at 7:32 p.m. (5-0)

Sam Watson, Chairman