INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oak Creek Community Development District

October 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 248 165 418 325 480 PASSCODE: tX3Zt39Y

Join the meeting now

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



Oak Creek
Community Development District

Board of Supervisors
Sam Watson, Chairman
Michael Rudman, Vice Chairperson
Ryan Gilbertsen, Assistant Secretary
Lisa Vaile, Assistant Secretary
David Gerald, Assistant Secretary

District Staff
Christina Newsome, District Manager
Cari Allen Webster, District Counsel
Robert Dvorak, District Engineer
Carlos Santana, On-Site Manager
Christian Haller, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda
Monday, October 12, 2026, at 6:00 p.m.

The Regular Meeting of the **Oak Creek Community Development District** will be held on Monday, October 12, 2026, at 6:00 p.m. at the Watergrass Clubhouse, at 32711 Windelstraw Dr., Wesley Chapel, FL 33545. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 248 165 418 325 480 **Passcode:** tX3Zt39Y

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENTS**

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **STAFF REPORTS**

   A. District Accountant

   i. Review of Financials

   ii. Review of Financial Snapshot

   B. District Counsel

   C. District Engineer

   D. District Manager

   i. PDT Legal Update

   E. Field Manager Report

   F. Aquatics Report

   i. Ratification of Annual Rate Increase

   G. Landscape Report

   i. Consideration of Roadway Tree Clerance

   ii. Consideration of Cypress Tree Replacement

   iii. Consideration of Hazardous Oak Tree Removal

   iv. Consideration of Gate Area Grading and Bahia Sod Installation

   H. Onsite Manager

6. BUSINESS ITEM

A. Consideration of Security Camera Proposals

i. Complete IT

ii. SCD Communications Inc.

7. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held August 10 and September 14, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oak Creek Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



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Oak Creek
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 410,530	$ -	$ 410,530
Accounts Receivable	107	-	107
Investments:			
Money Market Account	383,941	-	383,941
Acquisition & Construction Account	-	9,168	9,168
Prepayment Fund (A-1)	-	378	378
Prepayment Fund (A-2)	-	3,408	3,408
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	82,265	82,265
Prepaid Items	1,200	-	1,200
Deposits	16,579	-	16,579
TOTAL ASSETS	**$ 812,357**	**$ 301,124**	**$ 1,113,481**
LIABILITIES			
Accounts Payable	$ 8,961	$ -	$ 8,961
TOTAL LIABILITIES	**8,961**	**-**	**8,961**
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,200	-	1,200
Deposits	16,579	-	16,579
Restricted for:			
Debt Service	-	301,124	301,124
Assigned to:			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
Unassigned:	295,623	-	295,623
TOTAL FUND BALANCES	**$ 803,396**	**$ 301,124**	**$ 1,104,520**
TOTAL LIABILITIES & FUND BALANCES	**$ 812,357**	**$ 301,124**	**$ 1,113,481**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 31,620	$ 31,620
Interest - Tax Collector	-	-	966	966
Special Assmnts- Tax Collector	795,705	795,705	795,704	(1)
Special Assmnts- Discounts	(31,828)	(31,828)	(30,366)	1,462
Other Miscellaneous Revenues	-	-	13,084	13,084
TOTAL REVENUES	**763,877**	**763,877**	**811,008**	**47,131**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	20,000	16,667	17,800	(1,133)
FICA Taxes	800	667	444	223
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	28,000	25,667	21,067	4,600
ProfServ-Legal Services	8,000	7,333	12,425	(5,092)
ProfServ-Mgmt Consulting	48,959	44,879	44,880	(1)
ProfServ-Property Appraiser	150	150	150	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	1,423	6,513	(5,090)
Auditing Services	3,525	3,525	3,690	(165)
Postage and Freight	200	183	281	(98)
Rentals & Leases	500	458	1,250	(792)
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	917	341	576
Misc-Assessment Collection Cost	15,914	15,914	15,309	605
Misc-Contingency	-	-	927	(927)
Office Supplies	126	116	-	116
Annual District Filing Fee	175	175	175	-
Total Administration	137,257	126,430	132,249	(5,819)
Public Safety				
Contracts-Security Services	10,000	9,167	6,900	2,267
Misc-Contingency	31,500	28,875	20,515	8,360
Total Public Safety	41,500	38,042	27,415	10,627

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Electric Utility Services				
Electricity - Streetlights	25,000	22,917	22,314	603
Utility Services	10,000	9,167	13,949	(4,782)
Total Electric Utility Services	35,000	32,084	36,263	(4,179)
Garbage/Solid Waste Services				
Utility - Refuse Removal	1,000	917	993	(76)
Solid Waste Disposal Assessm.	1,000	1,000	1,072	(72)
Total Garbage/Solid Waste Services	2,000	1,917	2,065	(148)
Water-Sewer Comb Services				
Utility Services	13,000	11,917	11,119	798
Total Water-Sewer Comb Services	13,000	11,917	11,119	798
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	22,740	20,845	20,845	-
Contracts-Aerator Maintenance	3,000	2,750	-	2,750
Stormwater Assessment	894	894	885	9
R&M-Storm Water - Pond	74,000	67,833	58,085	9,748
Total Flood Control/Stormwater Mgmt	100,634	92,322	79,815	12,507
Other Physical Environment				
Contracts-Landscape	107,000	98,083	86,050	12,033
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	8,608	-	8,608
R&M-Irrigation	7,000	6,417	8,575	(2,158)
R&M-Mulch	19,000	19,000	1,319	17,681
R&M-Plant&Tree Replacement	17,000	15,583	4,090	11,493
R&M-Dog Park	17,000	15,583	32,859	(17,276)
Total Other Physical Environment	191,681	178,565	147,400	31,165
Capital Expenditures & Projects				
Misc-Holiday Lighting	7,000	7,000	6,800	200
Total Capital Expenditures & Projects	7,000	7,000	6,800	200
Road and Street Facilities				
R&M-Bike Paths & Asphalt	1,200	1,100	-	1,100
R&M-Parking Lots	1,200	1,100	-	1,100

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
R&M-Sidewalks	20,000	18,333	2,600	15,733
R&M-Pressure Washing	12,000	11,000	11,045	(45)
Total Road and Street Facilities	34,400	31,533	13,645	17,888
Clubhouse, Parks and Recreation				
ProfServ-Field Management	95,605	87,638	87,638	-
Contracts-Pools	16,000	14,667	13,720	947
Telephone/Fax/Internet Services	2,200	2,017	1,070	947
R&M-Facility	2,500	2,292	22,186	(19,894)
R&M-Pools	7,000	6,417	27,059	(20,642)
R&M Basketball Courts	7,000	6,417	-	6,417
R&M-Playground	1,000	917	-	917
Op Supplies - General	4,500	4,125	8,204	(4,079)
Total Clubhouse, Parks and Recreation	135,805	124,490	159,877	(35,387)
Reserves				
Reserve - Other	65,600	65,600	41,834	23,766
Total Reserves	65,600	65,600	41,834	23,766
TOTAL EXPENDITURES & RESERVES	**763,877**	**709,900**	**658,482**	**51,418**
Excess (deficiency) of revenues Over (under) expenditures	-	53,977	152,526	98,549
Net change in fund balance	$ -	$ 53,977	$ 152,526	$ 98,549
FUND BALANCE, BEGINNING (OCT 1, 2025)	**650,870**	**650,870**	**650,870**	
FUND BALANCE, ENDING	**$ 650,870**	**$ 704,847**	**$ 803,396**	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 11,859	$ 11,859
Special Assmnts- Tax Collector	437,163	437,163	437,162	(1)
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(17,487)	(16,683)	804
TOTAL REVENUES	**419,676**	**419,676**	**437,716**	**18,040**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,743	8,743	8,411	332
Total Administration	8,743	8,743	8,411	332
Debt Service				
Principal Debt Retirement A-1	200,000	200,000	200,000	-
Principal Debt Retirement A-2	60,000	60,000	50,000	10,000
Prepayments Series A-1	-	-	5,000	(5,000)
Interest Expense Series A-1	105,575	105,575	109,575	(4,000)
Interest Expense Series A-2	37,800	37,800	34,388	3,412
Total Debt Service	403,375	403,375	398,963	4,412
TOTAL EXPENDITURES	**412,118**	**412,118**	**407,374**	**4,744**
Excess (deficiency) of revenues Over (under) expenditures	7,558	7,558	30,342	22,784
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	$ 7,558	$ 30,342	$ 22,784
FUND BALANCE, BEGINNING (OCT 1, 2025)	**270,782**	**270,782**	**270,782**	
FUND BALANCE, ENDING	**$ 278,340**	**$ 278,340**	**$ 301,124**	

Oak Creek
Community Development District

Supporting Schedules

August 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	ALLOCATION BY 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
03/12/26	13,556	155	277	13,987	9,027	4,960
04/09/26	16,142	24	329	16,496	10,647	5,849
05/12/26	2,707	(61)	55	2,701	1,743	958
06/08/26	2,463	(73)	50	2,440	1,575	865
06/15/26	9,802	(121)	204	9,885	6,380	3,505
TOTAL	**$ 1,162,097**	**$ 47,049**	**$ 23,720**	**$ 1,232,866**	**$ 795,704**	**$ 437,162**
% COLLECTED				100%	100%	100%
TOTAL O/S				**$ -**	**$ -**	**$ -**

Cash and Investment Report
August 31, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Checking Account - Operating	Valley Bank	Interest Checking	n/a	3.56%	410,530
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	383,941
			Subtotal-General Fund		$794,471
DEBT SERVICE FUND					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	9,168
Series 2015 Prepayment A-1	US Bank	Commercial Paper	n/a	3.50%	378
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	3.50%	3,408
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%	82,265
			Subtotal-Debt Service Fund		$301,124
			Total - All Funds		**$1,095,595**

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(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	100098	08/05/26	FIELDS CONSULTING GROUP, LLC	3840	Signs 7/17/26	Signs	546024-57231	$285.00
001	100099	08/05/26	AQUA TRIANGLE 1 CORP	1128148757	Slide Valve Repair	R&M-Pools	546074-57231	$354.95
001	100100	08/05/26	STRALEY & ROBIN	28794	Legal Services	ProfServ-Legal Services	531023-51401	$1,679.50
001	100101	08/11/26	INFRAMARK LLC	184705	Postage	Postage and agenda	541006-51301	$24.36
001	100102	08/11/26	GOLDEN EYE TECHNOLOGY, LLC	192ASO26	EXTERIOR NIGHTLY MONITORING AUG-OCT	Contracts-Security Services	534037-52001	$1,800.00
001	100103	08/11/26	BLUE WATER AQUATICS, INC	35854	Monthly Maintenance	Contracts-Aquatic Control	534067-53801	$1,895.00
001	100104	08/11/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	409924	AUG 2026 LANDSCAPE MAINTENANCE	Monthly Maintenance	534050-53908	$7,949.03
001	100105	08/11/26	AQUA TRIANGLE 1 CORP	04489061	POOL MAINTENANCE AUG 2026	Monthly Maintenance	534078-57231	$1,265.00
001	100106	08/31/26	INFRAMARK LLC	186041	DISTRICT MANAGEMENT AUG 2026	AUG 2026	531027-51201	$4,080.00
001	100106	08/31/26	INFRAMARK LLC	186041	DISTRICT MANAGEMENT AUG 2026	AUG 2026	549900-51301	$8.33
001	100106	08/31/26	INFRAMARK LLC	186041	DISTRICT MANAGEMENT AUG 2026	AUG 2026	531016-57231	$7,967.08
001	100106	08/31/26	INFRAMARK LLC	187200	POSTAGE	Postage and Freight	541006-51301	$4.62
001	100107	08/31/26	PASKERT DIVERS THOMPSON, P.A.	99160	Services rendered through July 31, 2026	ProfServ-Legal Services	531023-51401	$925.00
001	100108	08/31/26	STRALEY & ROBIN	28942	LEGAL SERVICES THROUGH 7/31/26	LEGAL SERVICES	531023-51401	$3,603.50
001	100109	08/31/26	BRLETIC DVORAK, INC	2547	DISTRICT ENGINEER JUL 26	Engineer Services	531013-51501	$2,010.00
001	100110	08/31/26	COMPLETE I.T. SERVICE & SOLUTIONS	20980	GOOGLE FOR BUSINESS 8/12/26	GOOGLE FOR BUSINESS	531094-51301	$132.00
001	100110	08/31/26	COMPLETE I.T. SERVICE & SOLUTIONS	21008	MONTHLY DATA PLAN AUG 2026	AUG 2026	531094-51301	$130.00
001	300108	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-2315-ACH	SERVICE DATE 6/4/26-7/6/26	service date 6/4-7/6/26	543063-53601	$39.72
001	300109	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-2320-ACH	SERVICE DATE 6/4/26-7/6/26	service date 8/7-9/6/24	543063-53601	$143.82
001	300110	08/14/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8367-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/11-8/10/26	543063-53100	$40.50
001	300111	08/14/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8363-ACH	SVC-7/10/26-8/11/26	SERVICE DATE 7/10-8/11/26	543063-53100	$253.21
001	300112	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	071426-2325-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$67.48
001	300113	08/24/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-6520-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$14.47
001	300114	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-2325-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$74.42
001	300115	08/25/26	WASTE CONNECTIONS OF FLORIDA - ACH	2259138W426	SEP 2026 SERVICE	AUGUST 2026 SERVICES	543020-53401	$97.05
001	300116	08/25/26	FRONTIER FLORIDA LLC - ACH	080126-2317-ACH	Billing Period: Aug 01 - Aug 31 2026	SERVICE DATE AUG2026	541009-57231	$74.49
001	300117	08/25/26	VALLEY BANK CREDIT CARD	073126-7599	Valley Statement 07/31/26	SUPPLIES	552003-57231	$696.57
001	300118	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8370-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/10-8/11/26	543063-53100	$142.87
001	300119	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8366-ACH	SVC 7/10/26-8/11/26	SERVICE DATE7/10-8/11/26	543063-53100	$44.48
001	300120	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8371-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/10-8/11/26	543063-53100	$40.96
001	300121	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8372-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 07/10-08/11/26	543063-53100	$40.16
001	300122	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081462-8362-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 07/10-08/11/26	531013-53100	$2,267.18
001	300123	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8365-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/10-8/11/26	543063-53100	$696.00
001	300124	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8369-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/10-8/11/26	543063-53100	$112.73
001	300125	08/28/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	081426-8364-ACH	SVC 7/10/26-8/11/26	SERVICE DATE 7/11-8/10/26	543063-53100	$40.16
001	300126	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-4525-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$73.46
001	300127	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	071426-4525-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$73.46
001	300128	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	071426-2305-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$272.43
001	300129	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	071426-2320-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$143.82
001	300130	08/03/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-2310-ACH	SVC 06/4/26-07/06/26	service date 06/4-07/06/26	543063-53601	$66.52
001	300131	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	080426-5520-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$11.00
001	300132	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-4855-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$24.88
001	300133	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-6535-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$11.00
001	300134	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-2320-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$109.12
001	300135	08/20/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-2316-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$32.78
001	300136	08/28/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-2310-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$35.29
001	300137	08/28/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	082026-4525-ACH	SVC 07/6/26-08/04/26	service date 0708-08/04/26	543063-53601	$59.58
001	300138	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-6520-ACH	SVC 06/04/26-07/06/26	service date 8/7-9/6/24	543063-53601	$17.94
001	300139	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-6435-ACH	SVC 06/04/26-07/06/26	SVC 06/04-07/06/26	543063-53601	$14.47
001	300140	08/07/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072126-4855-ACH	SVC 06/04/26-07/06/26	service date 06/04-07/06/26	543063-53601	$28.35
							Fund Total	**$39,973.74**

Total Checks Paid	**$39,973.74**

OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 3, 2026

- **Current Cash Balances:**
  - Valley Operating: $409,632.50
  - BankUnited MM: $383,940.57
- **Assessment collections:**
  - We are 100% collected on the tax roll.
- **Expenses:**
  - Current expenses make up 86% of the annual budget through the end of August 2026.
  - Total expenses for 11 months are approximately $658,482.This puts your average monthly burn rate of approximately $59,862 per month.
  - August financials will be distributed to the board by September 20th.

Chris Thompson

Blue Water Aquatics, Inc.

Sep 30, 2026 | 27 Photos

Oak Creek CDD

Monthly Management Report



September Aquatics Report

September 2026 Pond Summary
Weather & Rainfall

September has remained warm across the Tampa Bay area, although we are beginning to see the first signs of the seasonal transition toward fall. Through September 23, Tampa recorded an average high of approximately **90°F** and an average low near **77°F**. The highest temperature recorded was **93°F**, while the lowest was **73°F**. Marine Weather

Rainfall has been somewhat uneven this month, with periods of relatively dry weather interrupted by heavier thunderstorms. Tampa had received approximately **4.58 inches of rain through September 23**, which was slightly below the normal amount for that point in the month. SWFWMD's daily rainfall system uses monitoring locations throughout the District to track daily and month-to-date rainfall, so individual communities may vary considerably from the Tampa total. SW Florida Water Management

Current Pond Conditions

Warm water temperatures continue to support active algae and aquatic plant growth. However, as daylight gradually shortens and temperatures begin to moderate heading into October, we should start seeing some reduction in the rapid growth rates experienced during the peak summer months.

Filamentous and planktonic algae remain seasonally common. Planktonic algae can cause water to appear green or cloudy throughout the water column, while filamentous algae generally develops as mats or strands near the surface and shoreline. **Some algae is normal in Florida stormwater ponds**, and our management goal is to control excessive or unsightly growth rather than completely eliminate naturally occurring algae.

Pond dye may continue to be used where appropriate. Dye reduces sunlight penetration through the water column, which can help suppress algae and certain submerged vegetation while also improving the pond's overall appearance.

Aquatic Vegetation

September remains an active month for shoreline vegetation. Routine treatments continue to target nuisance growth such as **torpedo grass, creeping water primrose, alligator weed, cattails, sedges and volunteer woody vegetation** where necessary.

Because vegetation treated with systemic herbicides does not disappear immediately, residents may notice yellowing or browning for several days or weeks following treatment. This gradual response allows the herbicide to move through the plant and provide more complete control.

Seasonal Considerations

Late summer rainfall and runoff can introduce additional nutrients and organic material into stormwater ponds. Warm water combined with these nutrients can produce short-term algae blooms even in ponds that are routinely maintained. Heavy rainfall can also temporarily increase turbidity and change water color as stormwater carries suspended material into the ponds.

As we transition into fall, cooler nights and shorter daylight periods should gradually slow both algae and shoreline vegetation growth. This provides an opportunity to concentrate on remaining summer growth and prepare ponds for the cooler months.

Resident Reminders

- Maintain at least a **10-foot fertilizer-free zone** around ponds and other water bodies.
- Do not blow **grass clippings, leaves or landscape debris** into ponds or storm drains. These materials eventually break down and release nutrients that can contribute to algae.
- Please pick up **pet waste**, which is another source of nutrients and bacteria entering stormwater systems.
- Avoid discharging **pool or spa water** directly into ponds or storm drains.
- Native shoreline and littoral vegetation is beneficial and should not automatically be considered a weed. These plants can help stabilize shorelines, absorb nutrients and provide habitat for wildlife.

Overall, **September pond conditions remain typical for late summer in the Tampa Bay area**. Warm water and continued rainfall are keeping algae and aquatic vegetation active, but seasonal growth should begin slowing as we move into October. Routine monitoring and treatment will continue as needed to maintain acceptable pond conditions.

SPECIAL NOTE - SWFWMD has extended phase 3 water restriction until March 31, 2027. Fountains will remain on a 4hr cycle. https://www.swfwmd.state.fl.us/business/epermitting/district-water-restrictions

1



Pond Map

Project: Oak Creek CDD
Date: Mar 31, 2023, 2:02 PM
Creator: Chris Thompson

2



Pond 20 - We treated the Crested floating hear that was multiplying along the resident shoreline. No other issues this month.

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:38 PM
Creator: Chris Thompson

3



Pond 20 - Excellent water clarity.

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:38 PM
Creator: Chris Thompson

4



Sump A - Native Jointed spike rush has filled in nicely this summer. These native plants filter the water before it flows into the wetland.

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:56 PM
Creator: Chris Thompson

5



Sump A - Native plants

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:57 PM
Creator: Chris Thompson

6



Pond 26 - Treated for shoreline Torpedo grass and Alligator weed.

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:59 PM
Creator: Chris Thompson

7



Pond 26 -

Project: Oak Creek CDD
Date: Sep 17, 2026, 1:59 PM
Creator: Chris Thompson

8



Pond 25 - Treated for Torpedo grass and sedges. Dye was added to slow algae production.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:00 PM
Creator: Chris Thompson

9



Pond 25 -

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:00 PM
Creator: Chris Thompson

10



Pond 22 - No algae this month. The grates were cleaned off and trash was collected along the shore.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:06 PM
Creator: Chris Thompson

11



Pond 23 - Collected bottles and trash. The backside of the water control structure was sprayed for Caesarweed and sedges.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:08 PM
Creator: Chris Thompson

12



Pond 21 - In excellent shape this month. Treated spare grasses and sedges.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:10 PM
Creator: Chris Thompson

13



Pond 24 - Treated growth in the ditch and added copper sulfate to control algae in standing water.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:12 PM
Creator: Chris Thompson

14



26A, S7 - Treated Caesarweed, Torpedo grass and Primrose.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:33 PM
Creator: Chris Thompson

15



26B - Treated grasses and sedges on back side neat wetland.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:36 PM
Creator: Chris Thompson

16



Pond 19 - Treated Torpedo grass and sedges along shore and backside of water control structure.
Landscape does a good job of keeping grass out of the ponds, but this one is tricky due to limited room for mowing on the resident side. Grass clippings will fuel algae growth.

Project: Oak Creek CDD
Date: Sep 17, 2026, 2:53 PM
Creator: Chris Thompson

17



Pond 17 - Treat minor planktonic algae and added dye.

Project: Oak Creek CDD
Date: Sep 17, 2026, 3:03 PM
Creator: Chris Thompson

18



Pond 15 - Treated Torpedo grass and Creeping water primrose.

Project: Oak Creek CDD
Date: Sep 17, 2026, 3:08 PM
Creator: Chris Thompson

19



Overflows along walk path - No obstructions, treated for sedges and Primrose.

Project: Oak Creek CDD
Date: Sep 17, 2026, 3:14 PM
Creator: Chris Thompson

20



Pond 18 (north) - Added dye and treated for Creeping water primrose and Alligator weed.

Project: Oak Creek CDD
Date: Sep 17, 2026, 3:16 PM
Creator: Chris Thompson

21



Pond 18 (south) - The littoral shelf is healthy with lots of bird activity. Migratory ducks will show up in the next couple months.

Project: Oak Creek CDD
Date: Sep 17, 2026, 3:16 PM
Creator: Chris Thompson

22



Pond 1 - We treated the beginning stages of a planktonic algae bloom. This type of algae is a naturally occurring result of nutrient loading in the pond after heavy rain. Rain drives a lot of nutrients like phosphorous and nitrogen into the ponds which fuel algae growth.
A follow up visit on 9/30/26 was conducted to ensure the algae was eliminated.

Project: Oak Creek CDD
Date: Sep 28, 2026, 4:08 PM
Creator: Chris Thompson

23



Pond 12 - We treated several areas of Water grass and filamentous algae along with shoreline grasses and sedges. We also added dye to slow algae growth. We also sprayed all the spillways to keep grass from growing on them.

Project: Oak Creek CDD
Date: Sep 28, 2026, 4:24 PM
Creator: Chris Thompson

24



Pond 12 - Filamentous algae along the shoreline.

Project: Oak Creek CDD
Date: Sep 28, 2026, 4:24 PM
Creator: Chris Thompson

25



Pond 12 - Watergrass and filamentous algae.

Project: Oak Creek CDD
Date: Sep 30, 2026, 1:43 PM
Creator: Chris Thompson

26



Pond 8B - A small alligator taking a lunch break. It looks like he snagged a bird from the shore.

Project: Oak Creek CDD
Date: Sep 28, 2026, 4:36 PM
Creator: Chris Thompson

27



Pond 8B - We don't present alligator activity to cause alarm. The vast majority of alligators are afraid of humans and do not interact with us. It's important NOT to feed them because once they associate humans with food them can become a danger. Keep your pets (dogs) on a leash and away from the water.

Project: Oak Creek CDD
Date: Sep 28, 2026, 4:36 PM
Creator: Chris Thompson

Aquatic Services Report

Technician
Chris Thompson

Job Details

Service Date	9/9/2026
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	SSW@4mph
Temperature	92
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	6,22,23,457,8A,8B
Service Performed	Treatment
Work Performed	☑ Algae ☑ Grasses ☑ Other
Equipment Used	☑ ATV/UTV ☑ Backpack
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I cleaned off the overflow grates and collected trash along the shore. The shorelines were treated for grasses and sedges.
Pictures	

Aquatic Services Report



23



22



Before



After

Aquatic Services Report



A

2 of 2

Pond Numbers	1,18,19
Service Performed	Treatment
Work Performed	☑ Algae ☑ Grasses ☑ Other
Equipment Used	☑ ATV/UTV ☑ Backpack
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I manually cut out some small pockets of invasive plants from the littoral shelf on 18. I treated 1 for filamentous algae and collected bottles and trash along the shore. The shorelines were treated for grasses and sedges. I added beneficial bacteria to 19.

Pictures

Aquatic Services Report



1



18



18



19

Aquatic Services Report

Technician
Chris Thompson

Job Details

Service Date	9/17/2026
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	NNE@5mph
Temperature	90
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	17,18,21,24,26B,S6,S7,1,6
Service Performed	Treatment
Work Performed	☑ Algae ☑ Floating ☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated filamentous algae on ponds 1&6. 6 had a bit of Azola and slender spikerush on the algae patches. This will sink out of site about 7-10 days. I also added pond dye to 1&6. I treated shoreline grasses and sedges along the shoreline of all the ponds.
Pictures	

Aquatic Services Report



18



18



Ditch/walkpath



17

Aquatic Services Report



19



26B



S6,S7



24

Aquatic Services Report



21

2 of 2

Pond Numbers	A,15,20,22,23,25,26
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
D/Oxygen	NA
Water Level	Normal
Restrictions	None
Observations/Recommendations	I treated for shoreline grasses and sedges. Pond A is filling in nicely with native Jointed spike-rush. I added beneficial bacteria to pond A and 19. The previous treatment on pond 20 cleared up the creates floating heart and Pennywort.

Pictures

Aquatic Services Report



23



22



25



25

Aquatic Services Report



26



15



A



A

Aquatic Services Report



20



20

office@bluewateraquaticsinc.com

From: office@bluewateraquaticsinc.com
Sent: Friday, April 3, 2026 2:13 PM
To: christina.newsome@inframark.com
Cc: mona.slaughter@inframark.com
Subject: 2027 Fiscal Year Pond Maintenance Budgeting for OAK CREEK CDD

Importance: High

Oak Creek CDD's aquatic services contract is scheduled to automatically renew on **October 1, 2026**, in accordance with the auto-renewal clause in your agreement. I know that you are in the process of budgeting now though.

Per the terms of the contract, beginning on the first anniversary of the start date—and on each subsequent anniversary—the contract price is subject to adjustment based on the percentage change in the Consumer Price Index (CPI). The applicable index is the **CPI-U (Consumer Price Index for All Urban Consumers – All Items, U.S. City Average)** as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Since it is too far off to know what the CPI-U Index will be in October, I would suggest budgeting a **3.00 % increase**, which will be applied to your current rate and rounded to the nearest whole dollar. In September when I have the actual CPI-U, I will email you the exact increase amount.

If you have any questions or need further information, please don't hesitate to reach out.
Thank you for continuing to choose **Blue Water Aquatics, Inc.** for your waterway maintenance needs.

Brenda Jordan
Business Manager
Blue Water Aquatics
Aquatic & Environmental Services
5119 State Road 54, New Port Richey FL 34652
Office Phone: (727) 842-2100 x103 Cell Phone: (727) 712-7363
Website: www.BlueWaterAquaticsInc.com

Complete Pond & Lake Management | Fountains | Aeration | Midge Fly | Erosion Control

ANNUAL CONTRACT PRICE ADJUSTMENT AMENDMENT

Customer: OAK CREEK CDD
Property Information: c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544
Effective Date of Price Adjustment: October 1, 2026

This Annual Contract Price Adjustment Amendment ("Amendment") is presented to **OAK CREEK CDD** ("Customer") by **Blue Water Aquatics, Inc.** ("Vendor") for the purpose of formally documenting and ratifying the annual contract price adjustment provided for under the existing Agreement between the parties.

The original signed Agreement provides for an annual adjustment to the contract price. In accordance with that provision, the pricing for services performed under the Agreement will be adjusted effective **October 1, 2026**

Annual Price Adjustment

The annual price adjustment for the upcoming contract period is **3.00%**.

Accordingly, the contract pricing will be adjusted as follows:

Current Contract Price: $1,895.00 per month
Annual Adjustment: 3.00%
New Contract Price: $1,952.00 per month

The new pricing will become effective **October 1, 2026** and will apply to services performed and invoiced on or after that date.

Ratification

By approval of this Amendment, Customer acknowledges and ratifies the above annual price adjustment in accordance with the price-adjustment provisions of the existing Agreement.

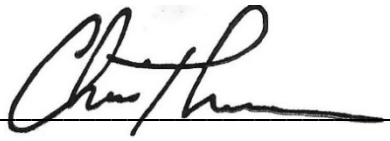
This Amendment is intended to formally document the adjusted pricing and does not otherwise modify the scope of services or the terms and conditions of the original Agreement or any scope of work amendments to the original agreement.

Continuation Effect of Agreement

Except for the pricing specifically identified in this Amendment, all other terms, conditions, obligations, renewal provisions, and service requirements contained in the original Agreement shall remain unchanged and in full force and effect.

Upon approval, this Amendment shall be incorporated into and become part of the original Agreement.

BLUE WATER AQUATICS, INC.

By: 

Name: Chris Thompson

Title: President

Date: 09/02/2026

Acknowledged by Customer:

By: _____

Name: _____

Title: _____

Date: _____

Proposal

Proposal No.: **417857**

Proposed Date: 09/14/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	Roadway Tree Clearance

Scope of Work

Raise roadway tree canopies to provide 16 ft clearance over roadways and 12 ft clearance over sidewalks.

Clean tree centers and remove all deadwood and hazardous branches.

Remove and dispose of all debris generated from the work.

Leave the site clean and free of all brush, limbs, and waste material.

ITEM	QTY	UOM	TOTAL
34300 Spring Oak Trail Wesley Chapel, FL 33545			
Tree Pruning			$8,827.00
roadway elevation	1.00	EA	
		Total:	**$8,827.00**

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 in 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)	
Angel Quinones	9/14/2026
Signature - Representative	**Date**

Proposal

Proposal No.: **417898**

Proposed Date: 09/14/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	Dumpster Area Cypress Tree Replacement

Scope of Work

The burned **Cypress trees** located in the dumpster area will be removed and replaced. These trees sustained significant fire damage and are not expected to recover; therefore, removal is recommended.

As an alternative, it is recommended to replace the damaged Cypress trees with **Viburnum shrubs**, which will provide a suitable screening solution and restore the landscape appearance of the area.



ITEM	QTY	UOM	TOTAL
34300 Spring Oak Trail, Zephyrhills, FL 33545			
Site Prep			$4,289.00
Tree Removal - Small (Flush Cut)	7.00	CT	
Stump Grinding - Small	7.00	CT	
Odoratissimum Viburnum, 15 gallon - 15G	11.00	15g	
Pine Bark Mulch 3 cu. ft. Bag	15.00	BG	
Debris by the truck	1.00	1	
Irrigation Technician Labor	1.00	HR	
Irrigation Parts	1.00	EA	
		Total:	**$4,289.00**

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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)

Angel Quinones 9/14/2026

Signature - Representative **Date**

Proposal

Proposal No.: **417864**

Proposed Date: 09/14/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	Hazardous Oak Tree Removal

Scope of Work – Hazardous Oak Tree Removal

Location: 34000 Laughing Oak Dr. (Right Side CDD Property)

Remove one declining/hazardous oak tree located on CDD property.

Included:

Aerial lift required for access and removal.

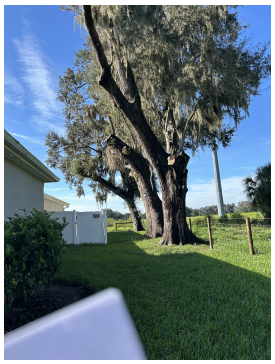
Manual rigging for safe dismantling and lowering of tree sections.

Removal and disposal of all debris.

Arborist report and required permit included.

Complete site cleanup upon completion.

Deliverable: Complete removal of the hazardous oak tree and all associated debris from the site.



ITEM	QTY	UOM	TOTAL
34000 Laughing Oak Dr			
Oak Tree Removal			$6,370.00
Oak Tree	1.00	EA	
		Total:	**$6,370.00**

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.

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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)

Angel Quinones 9/14/2026

Signature - Representative **Date**

Proposal

Proposal No.: **417883**

Proposed Date: 09/14/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	Gate Area Grading and Bahia Sod Installation

Scope of Work

Install Bahia sod in the area adjacent to the maintenance shed access gate, located behind the pool enclosure. This area currently experiences standing water due to a low-grade elevation. The work will include adding and grading suitable fill soil to raise the existing ground level and improve drainage. Once the area has been properly leveled, Bahia grass sod will be installed to establish a uniform and healthy turf surface.

ITEM	QTY	UOM	TOTAL
34300 Spring Oak Trail Wesley Chapel, FL 33545			
Site Prep			$1,889.00
Clean Fill, 01 Cubic Yard - 01CYSoil	3.00	01CY	
Bahia Sod	1.00	1	
		Total:	**$1,889.00**

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.

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Signature (Owner/Property Manager)	**Date**
Printed Name (Owner/Property Manager)	
Angel Quinones	9/14/2026
Signature - Representative	**Date**

Clubhouse Camera System with Nighttime Monitoring

Revised 8-25-26

Prepared for: Oakcreek CDD

Created by: **Thomas Giella | CEO of Complete I.T. Corp**

Email: **Thomas@completeit.io**

Phone: **(813) 444-4355**

Complete I.T.
SERVICE & SOLUTIONS

- Your Technology Professionals -

Sales, Training, & Support

Hi Oakcreek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

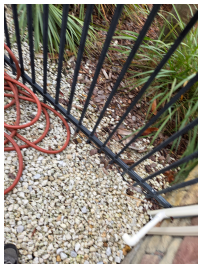
State of Current Camera Installation:

- District is using residential cameras for commercial use.
- Camera in rear of pool are held together with electrical tape. All wiring is exposed. Relied on the pool WiFi rather than a dedicated point to point wireless bridge system.
- PTZ viewing the playground is attached to a tree with zipties with wires exposed
- POE injector next to the pool equipment for a point to point wireless unit is unplugged and laying on the ground exposed. Wire from this POE injector to the wireless unit uses exposed ethernet cable. Small amount is ok, but this is the entire cable.
- Frontier fiber for internet ISP that enters the location is 1ft away from the aluminum fence next to pool equipment. Fiber connector is exposed. Weave sheathing for fiber is fraying. Fiber connector is exposed to the elements and can be easily disconnected rendering any security system disabled.
- Ethernet cable that was installed at the location is exposed and not installed in conduit. Ethernet cable ran along the roof is ziptied together below the sofit, to the sofit. Ethernet cable going leading down the building is ziptied to water PVC pipe.
- Black ethernet cable leading from the building to the dog park camera is laying on top of the rock, soil, and mulch. No attempt to hide the wire or shield it from the elements. If it were direct burial, it should still be below top soil.










EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



Eagle Eye Cloud Video Management System

TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.

CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.

OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.

CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.

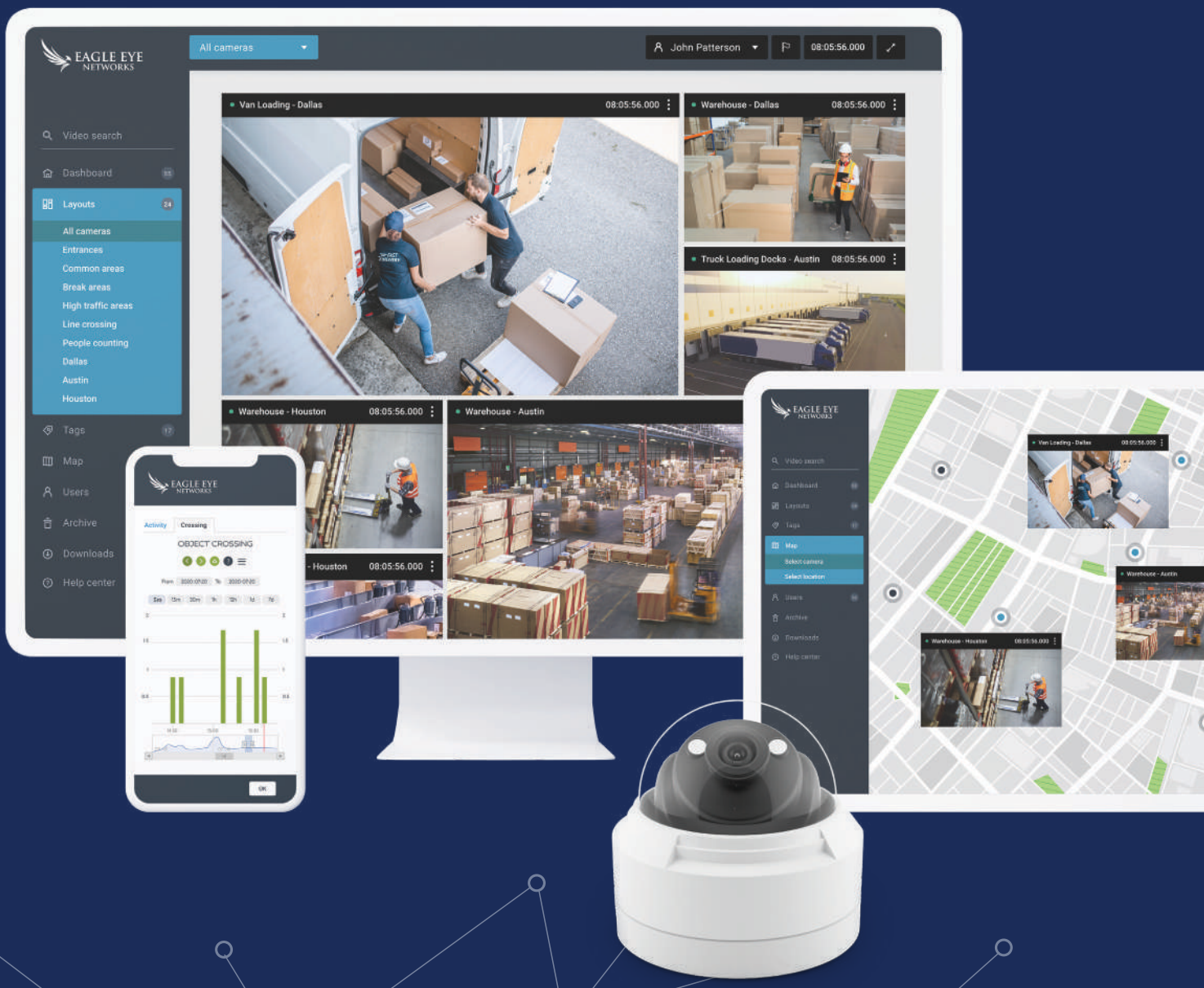
AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.

EAGLE EYE NETWORKS

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

FAQ Sheet – Nightime Monitoring



1. Detection

Q What happens when a person is detected after hours?

A When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

2. Response

Q 2. What is the first response?

A If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q 3. What happens if the person does not leave?

A If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.



4. Contacted

Q Who is contacted next if the person still does not leave?

A If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

5. Dispatch

Q How is law enforcement involvement handled?

A Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

Nightime Monitoring

6. Cancellation

Q What if the trespasser leaves before police arrive?

A If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q Will we receive a report of the incident?

A Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

Q Can this process be customized?

A Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.





Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.

Option 1: Revised Project Scope by Complete I.T.

- See map and pricing below



SURVEY	SITE	COMPANY	REPORT BY	DATE	PAGE
Oak Creek CDD - 1 (Duplicate)	**Oak Creek CDD**	**Complete I.T. Corp**	**Thomas Giella**	**8/25/2026**	

Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T.

Description	Price

Clubhouse Camera Solution -
• Remove all cameras currently onsite
• New cameras will consist of
  • (1) EEN 180 degree cameras
  • (1) EEN DT01
  • (4) EEN DT03 Turret cameras with Starlight
• (7) CAT6 (replacing all ethernet cable with CAT6)
  • Cameras, PAs
• Ditek surge for CAT6 cameras
• AXIS PA Horn Speaker
  • Allows automated closing announcements at night time for the pool
  • Allows onsite staff to talk through the camera system or phone system
• Labor
	$10,678.00

Estimated Project Total **$10,678.00**

Monthly:

Description	Price	QTY
Eagle Eye VMS PR1 30 Days Cloud Recording Monthly • Minimum 30 Days onsite and 30-days backup preview stream cloud recording	$9.50	6
EEN Intercom PA	$20.00	1
Nightime Monitoring	$100.00	2

Estimated Monthly **$277.00**

Option 2: Revised Project Scope by Complete I.T.

- See map and pricing below



SURVEY	SITE	COMPANY	REPORT BY	DATE	PAGE
Oak Creek CDD - 1 (Duplicate)	**Oak Creek CDD**	**Complete I.T. Corp**	**Thomas Giella**	**8/25/2026**	

Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T.

Description	Price

Clubhouse Camera Solution -
• Remove all cameras currently onsite
• New cameras will consist of
  • (1) EEN 180 degree cameras
  • (4) EEN DT01
  • (5) EEN DT03 Turret cameras with Starlight
• EEN POE switch
• (18) CAT6 (replacing all ethernet cable with CAT6)
  • Cameras, PAs
• Ditek surge for CAT6 cameras
• (3) AXIS PA Horn Speaker
  • Allows automated closing announcements at night time for the pool
  • Allows onsite staff to talk through the camera system or phone system
• Point to Point wireless for back of property
• Conduit & Trenching
• Labor
	$23,503.00

Estimated Project Total	**$23,503.00**

Monthly:

Description	Price	QTY
Eagle Eye VMS PR1 30 Days Cloud Recording Monthly • Minimum 30 Days onsite and 30-days backup preview stream cloud recording	$9.50	10
EEN Intercom PA	$20.00	3
Nightime Monitoring	$100.00	4
Estimated Monthly		**$555.00**

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: $165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): $247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer’s expense.

SGD Communications Inc
PO Box 9740
Tampa, FL 33674 USA
8135141597
info@sgdcommunications.com
www.sgdcommunications.com

Estimate 4178

ADDRESS	SHIP TO	DATE	TOTAL
Carlos Santana Oak Creek CDD 34300 Spring Oak Trail Wesley Chapel, Florida 33545	Carlos Santana Oak Creek CDD 34300 Spring Oak Trail Wesley Chapel, Florida 33545	03/24/2026	**$18,410.51**

ACTIVITY	QTY
The project entails the comprehensive installation of three 180-degree cameras strategically positioned to oversee key areas: the front entryway, the front dog park, and the back of the dog park. These cameras will provide a wide field of view, ensuring that all activities in these areas are well-monitored. In addition to the cameras, we will install three high-quality AXIS PA loudspeakers, which will enhance the auditory experience in the basketball and playground area, the pool deck, and the rear pavilions. These speakers are designed to deliver clear audio, making announcements and music easily audible in bustling outdoor environments. Moreover, we will be installing a total of eight cameras to cover additional critical locations, including the tennis court, the south corner of the pool, the pool equipment area, the back gate, the front gate, the playground, the pool gate, and the parking lot. This comprehensive coverage will ensure that all essential areas are under constant surveillance. Our team at SGD will responsibly remove any existing cameras and outdated ethernet cables as part of the upgrade process. We will then replace all ethernet cables with new, high-quality ones, ensuring they are installed correctly in line with building codes; any cables running outdoors will be placed in durable conduit for added protection. The cameras provided by SGD will feature advanced turret designs equipped with state-of-the-art night vision starlight sensors. These sensors are capable of capturing stunningly clear images even in total darkness, thanks to their large image sensor size which optimizes light sensitivity. This complete security system will be outfitted with everything needed for effective installation and operation, ensuring peace of mind and optimal performance for all monitored areas.	1
Monthly Turing Camera System ($26.50 Per Camera) Quickly identify & search critical events, generate and receive custom alerts, store video clips offsite, and access Turing intelligence dashboard, associated with the attached video feed	11
Category 6 Wire	18
Turing Video SMART 16-Channel 16-PoE Direct-to-Cloud NVR, 2 SATA	1

Division of Torres Electric, LLC. EC-13008190/13006668

ACTIVITY	QTY
Turing Video CORE AI VSaaS License-Enabled 4MP Low Light Turret IP Camera, 2.8mm Fixed Lens, White	8
Turing Video Smart 5MP Panoramic IP Turret Camera with CORE1Y License	3
Video Fixed Lens Turret and Dome Wall Mount with Junction Box	5
70V Class D Mixer-Amplifier, 60W, 1-Channel	1
TRENDnet 10-Port Gigabit PoE++ Switch, 20Gbps	1
Trendnet Outdoor Wi-Fi 14 dBi PoE Preconfigured Point-to-Point Bridge Kit	1
Commercial Series 70/25V Weather Resistant PA Horn Speaker, Khaki	3
16/2 Stranded Riser Speaker Cable, Unshielded, CL3R, FT4	1
4 in. x 4 in. x 124 in. Black Aluminum Fence Post Includes Post Cap	3
The service charge for travel covers up to 40 miles; anything over this will incur an additional charge.	6
Certificate of Insurance	1
Rate per Service Charge and 1st Hour of Labor for T & M Service (1 Hour Minimum)Monday -Friday 8:30 AM - 4:30 PM	20
ALL SGD WARRANTIES ARE VOIDED IF DAMAGES ARE CAUSED BY NATURAL DISASTERS. LABOR IS NOT INCLUDED AS PART OF ANY OF OUR WARRANTIES.	1
This proposal includes an estimate of the equipment and labor rate per hour. Should additional labor or equipment be required, the total will be adjusted accordingly. If a site survey was not performed prior to receiving this estimate. A site survey will need to be conducted before scheduling installations to guarantee estimate pricing. By signing this estimate, you agree to the terms of payment and cost of the estimate. The quoted price may not include any applicable sales tax or shipping charges. If you are tax-exempt, please provide the tax exemption certificate via email. Please note: Past due balances are subject to a 2.5% charge monthly, a finance charge, and a $25 late fee. Product returns may be subject to a 20% restocking fee. 60% of the estimate is due upon placement of the order 40% Due on receipt upon completion of service* All quoted prices are valid for a total of fifteen (15) business days from the receipt date of this proposal. At which time the potential customer must call to confirm pricing due to potential fluctuations in material costs. All materials utilized adhere to industry standards, ensuring optimal performance for the products we sell, install, and service. Please feel free to contact us if you have any questions regarding the aforementioned information. We have technicians on call twenty-four hours a day to assist you. Thank you for considering S.G.D. Communications, Inc. Phone: 813-514-1597 Fax: 813-514-2327 Email: service@sgdcommunications.com	1

Contact SGD Communications Inc to pay.
I HAVE REMOVED THE TAX FROM THE ESTIMATES.
THANK YOU FOR YOUR TAX EXEMPT FORM

http://www.sgdcommunications.com
Division of Torres Electric, LLC. EC -13008190/13006668

SGD Communications specializes in Voice and Data Communications. Services offered: Burglar alarm system, Fire Alarm system, Surveillance Camera System, Structured Cabling, VoIP Telephone system, Television Installation, WiFi System, Electrical Outlet, MAC, Smart Hand Service, Etc.

* Technicians on call to serve you 24/7! *
8:00 AM to 4:30 PM 1-HOUR MINIMUM
4:30 PM to 7:59 AM 2-HOUR MINIMUM

CALLS MAY BE MONITORED OR RECORDED

If an Estimate or invoice isn't paid in full by the due date, we'll need to add a fee of $25.00 per month or 2.5% per day on the remaining balance, whichever is higher. Not the amount will increase each month until paid in full. We appreciate your understanding. Please know that any collection charges or attorney fees may be applicable if necessary. Thank you for your prompt attention!

SUBTOTAL	21,659.42
DISCOUNT 15%	-3,248.91
TAX	0.00
TOTAL	$18,410.51

THANK YOU.

Accepted By

Accepted Date

SGD Communications Inc
PO Box 9740
Tampa, FL 33674 USA
8135141597
info@sgdcommunications.com
www.sgdcommunications.com

Estimate 4183

ADDRESS
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

SHIP TO
Carlos Santana
Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, Florida 33545

DATE	TOTAL
03/29/2026	**$15,828.72**

ACTIVITY	QTY
The project entails the comprehensive installation of three 180-degree cameras strategically positioned to oversee key areas: the front entryway, the front dog park, and the back of the dog park. These cameras will provide a wide field of view, ensuring that all activities in these areas are well-monitored. In addition to the cameras, we will install three high-quality AXIS PA loudspeakers, which will enhance the auditory experience in the basketball and playground area, the pool deck, and the rear pavilions. These speakers are designed to deliver clear audio, making announcements and music easily audible in bustling outdoor environments. Moreover, we will be installing a total of eight cameras to cover additional critical locations, including the tennis court, the south corner of the pool, the pool equipment area, the back gate, the front gate, the playground, the pool gate, and the parking lot. This comprehensive coverage will ensure that all essential areas are under constant surveillance. Our team at SGD will responsibly remove any existing cameras and outdated ethernet cables as part of the upgrade process. We will then replace all ethernet cables with new, high-quality ones, ensuring they are installed correctly in line with building codes; any cables running outdoors will be placed in durable conduit for added protection. The cameras provided by SGD will feature advanced turret designs equipped with state-of-the-art night vision starlight sensors. These sensors are capable of capturing stunningly clear images even in total darkness, thanks to their large image sensor size which optimizes light sensitivity. This complete security system will be outfitted with everything needed for effective installation and operation, ensuring peace of mind and optimal performance for all monitored areas.	1
Monthly Charge for Maintenance and Updates: This recurring fee includes comprehensive maintenance services, such as routine system checks, performance monitoring, and troubleshooting. Additionally, it covers the implementation of necessary updates to software and security protocols, ensuring that the system remains efficient, up-to-date, and secure against potential vulnerabilities.	1

Division of Torres Electric, LLC. EC-13008190/13006668

ACTIVITY	QTY
Category 6 Wire	18
16-Channel 5MP NVR with 4TB HDD	1
5MP IP LumiLuxLite Turret Camera with 2.8mm Lens	8
Luminys 4MP IP LumiDeterrent Stitched Turret Camera, 2.8mm Fixed Lens	3
70V Class D Mixer-Amplifier, 60W, 1-Channel	1
TRENDnet 10-Port Gigabit PoE++ Switch, 20Gbps	1
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4 in. x 4 in. x 124 in. Black Aluminum Fence Post Includes Post Cap	3
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ALL SGD WARRANTIES ARE VOIDED IF DAMAGES ARE CAUSED BY NATURAL DISASTERS. LABOR IS NOT INCLUDED AS PART OF ANY OF OUR WARRANTIES.	1
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* Technicians on call to serve you 24/7! *
8:00 AM to 4:30 PM 1-HOUR MINIMUM
4:30 PM to 7:59 AM 2-HOUR MINIMUM

CALLS MAY BE MONITORED OR RECORDED

If an Estimate or invoice isn't paid in full by the due date, we'll need to add a fee of $25.00 per month or 2.5% per day on the remaining balance, whichever is higher. Not the amount will increase each month until paid in full. We appreciate your understanding. Please know that any collection charges or attorney fees may be applicable if necessary. Thank you for your prompt attention!

SUBTOTAL	17,587.47
DISCOUNT 10%	-1,758.75
TAX	0.00
TOTAL	$15,828.72

THANK YOU.

Accepted By

Accepted Date

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, September 14, 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
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

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 **Public Comments**

A resident made comments regarding the pond and the Sitemasters lawsuit.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials

ii. Review of Financial Snapshot

The Board reviewed the financial and snapshot reports.

B. District Counsel

i. Discussion of Board Ethics Discussion of Legal Action Agains Site Masters of Florida

The Board discussed the legal action against Site Masters of Florida. District Counsel was not present at the meeting per the Board's direction. The Board discussed the anticipated timeline for preparation and filing, including an estimated 24-week preparation period, as well as matters related to the pond and standing water. Following discussion, the Board approved proceeding with the necessary action at an estimated cost of $2,000–$3,000.

> On MOTION by Mr. Gerald, seconded by Ms. Vaile, with all in favor, the Board approved proceeding with the necessary action at an estimated cost of $2,000-$3,000. (5-0)

C. District Engineer

Mr. Dvorak provided an update regarding SWFMD and noted that the deadline had been extended to October 16. The Board also discussed an update regarding the sidewalk repair proposal and references from Tampa. The Board reviewed proposals for cleanup of the north and south sides, including proposal from Finn Outdoor for a 4 crew in the amount of $17,500 and a combined proposal from Eastend Landscape in the amount of $34,000.

D. District Manager

The District Manager discussed a pool discharge into the pond 457. Staff will verify the property address and send a letter regarding the matter.

E. Field Manager Report

None.

F. Aquatics Report

The Board reviewed the report. The Board discussed treatment options for stagnant water and requested that Aquatic determine whether an appropriate chemical treatment is available. The Board also discussed adding dye for visibility.

G. Landscape Report

Ms. Angel Q. presented the report and answered Board's questions.

> On MOTION by Mr. Watson, seconded by Ms. Vaile, with all in favor, the proposal # 417865 from Jupiter in the amount of $750 was approved.

Proposals #417898, # 417883, #417857 were tabled.

Proposal #417864 also tabled pending additional quotes due to the high pricing.

H. Onsite Manager

i. Consideration of Sidewalk Repairs Proposals

On MOTION by Mr. Gilbertsen, seconded by Mr. Watson, with all in favor, the Sidewalk Repairs Proposal was approved.

ii. Consideration of Monitored Camera Proposals

The Board discussed the monitored camera proposals. Complete I.T./Thomas agreed to provide a demonstration to each Board member separately. An on-site workshop with both vendors was scheduled for October 10, 2026, at 9:00 a.m.

iii. Consideration of Irrigation Repair Proposal

The Board discussed a tree in Pond 1 that needs to be removed.

On MOTION by Ms. Vaile, seconded by Mr. Watson, with all in favor, the Irrigation Repair Proposal #415622 in the amount of $1,206.84 was approved.

iv. Consideration of Cushion Solutions Proposal

On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor, the umbrella replacement Proposal 15606 was approved.

v. Discussion of Aeration Systems

The Board reviewed the aeration systems and had no additional questions.

vi. Consideration of Sign Proposal

The board reviewed the proposal and proof image for the swim at your own risk sign to be placed in the pool area.

On MOTION by Mr. Watson, seconded by Ms. Vaile, with all in favor, the Proposal in the amount of $200 was approved.

SIXTH ORER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held August 10, 2026

On MOTION by Ms. Vaile, seconded by Mr. Gerald, with all in favor, the minutes of the meeting held August 10, 2026 was approved. (5-0)

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

Mr. Gilbertsen reminder the Board of its responsibilities to the community.

Mr. Watson encouraged the Board to remain kind and courteous, set aside differences and work together.

Ms. Vaile reminded the Board to consider the impact on residents and discussed erosion at Pond 15 with the District Engineer.

NINTH ORDER OF BUSINESS **Adjournment**

With there being no other business,

On MOTION by Mr. Watson, seconded by Mr. Gilbertsen, with all in favor, the meeting was adjourned at 7:44 p.m. (5-0)

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Sam Watson, Chairman