

Forest Creek Community Development District

Board of Supervisors

Walter Wolf, Chairman
Michael O'Hair, Vice Chairman
Todd Kuehn, Assistant Secretary
Shawn Mort, Supervisor
Douglas Roper, Supervisor

District Staff

Mark Vega, District Manager
Michelle Reiss, District Counsel
Phil Chang, District Engineer
Brian Oatman, Operations Manager
Clay Wright, Inframark Field Manager

Meeting Agenda

Thursday, July 3, 2025 at 1:00 p.m.

call in (audio only) +1 646-838-1601 Phone Conference ID: 875 131 292#

- 1. Call to Order/Roll Call**
- 2. Opening Prayer**
- 3. Audience Comments on Agenda Items**
- 4. New Business**
 - A. Stormwater System Review
 - B. Consideration of Sidewalk Grinds and Panel Replacement
 - i. Inframark Proposal for Sidewalk Grinds and Panel Replacement - #WOFC-1-2025 - \$3,566.00
 - ii. Site Masters - \$8,475.00
 - iii. LRE -\$1,800.00
 - C. Discussion of Rules and Procedures
 - i. District Facilities and Common Area Rules
 - ii. Assign a Supervisor to Review Rules and Procedures to Address Updates and Compliance to Any Changed Statutes or Laws
 - iii. Assign a Supervisor to Review Selected In-Effect Resolutions – Update, Reaffirm or Rescind
 - D. Review and Approval for Reservation/Rental Form Update
 - E. Review of Draft Policy for Resident Request for Hazard
 - F. Clarification of Tree Removal Permit
 - G. Review and Approval of CommTow Agreement Update to Codify Verbal Agreements
 - H. Update of Egis Insurance Visit Recommendations
- 5. Old Business**
 - A. Discussion of FY 2026 Budget
- 6. Approval of the Consent Agenda**
 - A. Consideration of the Minutes of the Board of Supervisor Meeting held June 5, 2025
 - B. Consideration of Financial Statements for May 2025
 - C. Ratification of Yellowstone Proposal #569940 – Repair Mainline – \$822.89
 - D. Ratification of Empire Electric Invoice #100 for Panel Labeling and AC Blower Switches - \$1,30.00
 - E. Ratification of Empire Electric Invoice #101 for Clubhouse, Outdoor Panel and Pool Pump L-2 - \$329.77
 - **F. Ratification of American Pride – Quote 4058 – Annual Check-up & Repair - \$677.00
- 7. Staff Reports**
 - A. Aquatic Services Report
 - B. Landscape Services Report
 - i. Field Inspection Reports
 - ii. Yellowstone Irrigation Reports

District Office:

Inframark – Tampa Region
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Room

Forest Creek Clubhouse
11685 Old Florida Lane
Parrish, FL. 34219

- C. District Counsel
- D. District Engineer
- E. Operations Manager
 - i. Operations Report
 - ii. Proposals
 - a. Hoover Service Proposal 103585.0 Site #5237 - \$1,020.24
 - b. Yellowstone - Proposal #541082 – Decoders & Solenoids - \$3,111.70
 - c. Yellowstone – Proposal #564299 – Jasmine by Pool Deck - \$3,065.00
 - d. Empire Electrical Proposal for 6 Pool Overhead Fans and Automatic Controllers
 - e. Gate Pros - Pool Gate Spring Replacement (2 options)
 - f. Replacement of Three Streetlight In-Ground Boxes
 - 1. Owens Electrical Proposal
 - 2. Empire Electrical Proposal
 - **g. Gutters
 - 1. Rain to Shine Seamless Gutters and Irrigation Estimate - \$2210.00
 - **2. Skyway Gutters – Estimate #2243 - \$3,251.00
 - **h. Yellowstone – Proposal #557244 _ Summerlake Pepper Tree Flush Cut for Fence Repair - \$10,000
 - **i. Fence Repair – 4231 Kingsfield Drive
 - **1. Big Sun Fence - \$34,875.00
 - **2. Python – Quote \$118,987.00
 - **3. Sustainable Services LLC. _ Estimate #2085 - \$19,500.00
- F. District Manager
 - i. Discussion of Form 1 email from EthicsFDMSinfo@mail.disclosure.floridaethics.gov
 - ii. Discussion of Monument Claim – July 29, 2020

8. Supervisor Requests

9. Adjournment

Next regularly scheduled meeting is August 7, 2025 at 6:00 p.m.

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Tampa, FL 33607

Meeting Room

Forest Creek Clubhouse
11685 Old Florida Lane
Parrish, FL. 34219

STATUS : QUOTE

Open Date: 6/18/2025

AMERICAN PRIDE GOLF CART SERVICES LLC

3208 81st Ct E
Bradenton FL, 34211
(941) 741-2524

Quote # 41158



CUSTOMER BRIAN OATMAN-FORREST CREEK 11685 OLD FLORIDA LANE PARRISH, FLORIDA United States 813-707-4703	SERVICE WRITER -	SERIAL #		ODOMETER 1 OUT 0	ODOMETER 2 OUT 0
	SALES TYPE Regular or Over the Counter	TAG NUMBER	PERMIT	TERMS CC	CUSTOMER PO -
	YEAR / MAKE / MODEL / /			TAX CODE NT	PROMISED DATE 6/18/2025

Qty	T	Description	Your Price	Amount
1.00	M	ANNUAL SERVICE	199.00	199.00
1.00	M	PICK UP AND DELIVERY N/C PROMOTION	0.00	0.00
0.25	M	BRAKE PAD WIRING BROKEN	174.00	43.50
1.00	M	TURN SIGNAL SWITCH	269.00	269.00
1.00	M	LEFT FRONT TIE ROD END	35.00	35.00
0.75	M	LABOR/ ALIGNMENT	174.00	130.50
1.00	M	CLEAN BEAD LEFT REAR RIM N/C	0.00	0.00

Estimated		Totals	
Initial:		Subtotal	677.00
		Shop Fees	0.00
		Ship By Default	0.00
		Sales Tax	0.00
Final:		Total Due	677.00
		Total Paid	0.00
		Balance Due	677.00
		Tracking No.	

Tax Authority Details

Authority Code

Payment Details

AmountTypeAmountPayment Date

Misc Charges

NameAmountTax

Hazardous Disposal Fees

0.00

Shop Fees

0.00

Sublet

0.00

Misc. Fees

0.00

Total

0.00

Repair Order Recommendation

Disclaimer:

EMISSION WAIVER: I understand that I have the right to have emission service and/or adjustments done elsewhere.

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicles to secure the amount of repairs thereto. Not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, or any other cause beyond our control.

Credit card fee-3% premium on all credit card payments.

X _____

**Rain To Shine Seamless Gutters
and Irrigation**

2110 49th St E

Palmetto, FL 34221 USA

RainToShine15@Gmail.com

RainToShine.com



Estimate

ADDRESS

BRIAN

FOREST CREEK POOL

HOUSE

11685 OLD FLORIDA

LN

PARRISH, FL 34219

ESTIMATE # 21687

DATE 06/25/2025

ACTIVITY	QTY	RATE	AMOUNT
Gutter Installation PLEASE SEE THE GRAPH ATTACHED AT THE BOTTOM OF THE EMAIL FOR ESTIMATE DETAILS	1	1,454.00	1,454.00
Leaf Guard	1	756.00	756.00
TOTAL			\$2,210.00

Accepted By

Accepted Date

Skyway Gutters LLC

2487 15th Street
Sarasota, FL 34237 US
+16039308879
skywaygutters@gmail.com



Estimate

ADDRESS
Brian
Forest Creek Development
11685 Old Florida Lane
Parrish, Florida

ESTIMATE 2243
DATE 05/23/2025
EXPIRATION DATE 07/23/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Removal and Prep - Residential	Removal, Disposal and Preparation of existing back gutter- No Charge	1	0.00	0.00
	Seamless Gutter Installation - Residential	Seamless Gutter Installation 6" K Style Color- Almond (to match) Aluminum- 0.0270 Geocell 2320 Splash Guards Hidden Hangers Hand Cut/Mitered Corners(No Manufactured Corners) Tie into existing gutters (ATTACHED SKETCH)	242	10.50	2,541.00
	Downspout Installation - Residential	Downspout Installation 3"x 4" Color- Almond Aluminum (5) total	60	8.50	510.00
	Custom Amount	Seamless Gutter Installation Custom- K Style Color- Almond (to match) Aluminum- 0.0270 Geocell 2320 Splash Guards Hidden Hangers * A CUSTOM GUTTER WILL BE FABRICATED BY SKYWAY GUTTERS TO FIT IN BETWEEN THE TWO GAZEBOs, ENSURING EFFECTIVE WATER CAPTURE BETWEEN BOTH STRUCTURES.	1	200.00	200.00

SUBTOTAL	3,251.00
TAX	0.00

TOTAL

\$3,251.00

Accepted By

Accepted Date



Proposal #: 557244

Date: 6/9/2025

From: Guillermo Alvarez Manuel

Proposal for
Forest Creek CDD

Brian Oatman
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
boatman@inframark.com

LOCATION OF PROPERTY

4603 Forest Creek Trl
Parrish, FL 34219

Summer Lake Pepper Tree Flush-Cut for Fence Repairs

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pepper Tree Cutback/Removal Labor			\$7,800.00
Dump Fee - Truck Loads	8	\$275.00	\$2,200.00

This proposal is to flush-cut and trim the pepper trees and/or hedges around the fence on the Summer Lake berm

NOTE: This is for a 3ft clearance on both side of fence on Summer Lake berm for fence repairs.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$10,000.00
Sales Tax	\$0.00
Proposal Total	\$10,000.00

THIS IS NOT AN INVOICE

May 28, 2025

Statement of Work Summerlake Perimeter Fence

Whereas the perimeter fence behind Summerlake Circle was damaged by hurricane Milton the following repairs are necessary to restore the integrity of the fence to pre hurricane condition:

1. There is 800 total feet of black vinyl-coated chain link fence in 5 sections torn loose of the tubular frame and the frame has become disassembled.
 - 1.1. The tubular frame shall be repaired and reassembled to existing vertical poles. The existing fence panels shall then be lifted and reattached to the tubular frame per standard chain-link fence construction procedures ensuring the fence structural integrity.
 - 1.2. New black plastic privacy strips shall be inserted in the fence wherever the existing strips are missing or too damaged to be reused.
2. There is 200 total feet of undamaged black vinyl-coated chain link fence in 4 sections still attached to the tubular frame but is leaning.
 - 2.1. These sections shall be returned to vertical and the post holes repaired to return the structural integrity of the fence.

In total 1,000 feet of fence shall be returned to pre hurricane conditions per this SOW.

Permission has been secured from the Kingsfield HOA to work on Forest Creek perimeter fence in the 20-foot buffer zone south and east of the fence. Approach to the buffer zone may be made via Kingsfield Dr to Berkeley Dr

The Contractor shall be responsible to repair the site turf damaged by their equipment to pre work conditions.



INVOICE 1

Name: **mike** Phone: **813-707-4703**
 Address: **11685 Old Florida Ln**
 City, State, Zip: **Parrish FL 34219** Email: **forstercreek@gmail.com**
PYTHON FENCE
813.613.4942

TYPE	HEIGHT	STYLE	SIZE	TOP	SWING
<input checked="" type="checkbox"/> CHAIN LINK	8' FT	Black	<input type="checkbox"/> 42"	<input type="checkbox"/> ARCHED	<input type="checkbox"/> IN <input type="checkbox"/> OUT
<input type="checkbox"/> WOOD	yes	Vinyl chainlink	<input type="checkbox"/> 48"	<input type="checkbox"/> FLAT	
<input type="checkbox"/> STEEL		yes	<input type="checkbox"/> 60"	<input type="checkbox"/> SCALLOPED	
<input type="checkbox"/> ALUMINUM			<input type="checkbox"/> 72"		
<input type="checkbox"/> VINYL	<input type="checkbox"/> TEAR DOWN	<input type="checkbox"/> CONCRETE			

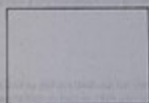
☐ TOP OF FENCE LEVEL
☐ AVERAGE GRADE
☐ FOLLOW GROUND GRADE

SPECIAL INSTRUCTIONS: **use existing material and any needed new material for completion of install**

Repair 1300'
PT of 8ft
High Black
Vinyl Fence

1300 ft

Tear out and
Haul away any
old material or
not useable
material



Customer Responsibilities

- ☐ Permits
- ☐ Association Approval
- ☐ Clear Fence Line
- ☐ Underground Cables
- ☐ Sprinkler System
- ☐ Electric hook-up
- ☐ Copy of Survey
- ☐ Customer Initials

Life time warranty for labor and workmanship. The warranty is only valid for original customer signature on this contract.

Terms & Conditions: Balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this contract below authorizes Python Fence LLC to order materials and install work in accordance with this Contract, including without limitation Python Fence LLC's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes.

Customer

Date

Respectfully Submitted

Jeff Beckert

TOTAL PRICE:

LESS DEPOSIT:

BALANCE DUE:

\$18,987.00
\$9,000.00
\$9,987.00

Sustainable Services, Inc.
701 S Howard Ave # 106-828
Tampa, FL 336062473 USA
+18132451069
rayjrose@icloud.com

Estimate

ADDRESS

Forest Creek
Inframark
United States

SHIP TO

Forest Creek
Inframark
United States

ESTIMATE # 2082

DATE 03/12/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Fencing	Forest Creek Community's: Proposal for Black Chain-Link Fence Repair Scope of Work: • Post Installation: All lateral and vertical posts will be reinstalled as needed, ensuring each post is securely set in concrete to provide long-lasting durability and stability. • Fence Installation: Approximately 1,000 linear feet of chain-link fencing will be professionally reinstalled in areas where the existing fence has completely failed. Every section will be installed with precision, ensuring a secure and uniform appearance. • Privacy Slat Replacement: Black privacy slats will be reinstalled in designated areas, carefully fitted to maintain consistency and enhance privacy. Pricing: • Fence Repair and Reinstallation: \$17 per linear foot (1,000 LF x \$17 = \$17,000).	1	19,500.00	19,500.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		<p>Price subject to change ONLY if New fencing is required otherwise. no more than 1000 LF will be billed</p> <p>• Privacy Slat Replacement: \$100 per 10 feet (250 LF 10 = 25 sections x \$100 = \$2,500). Price subject to change if more pieces are needed.</p> <p>Total Estimated Cost:** \$19,500</p> <p>All work will be performed with the highest level of professionalism and attention to detail, ensuring a sturdy, well-aligned, and aesthetically pleasing installation.</p>			
	Fencing	<p>Whereas the perimeter fence behind Summerlake Circle was damaged by hurricane Milton the following repairs are necessary to restore the integrity of the fence to pre hurricane condition:</p> <p>1. There is 800 total feet of black vinyl-coated chain link fence in 5 sections torn loose of the tubular frame and the frame has become disassembled.</p> <p>1.1. The tubular frame shall be repaired and reassembled to existing vertical poles. The existing fence panels shall then be lifted and reattached to the tubular frame per standard chain-link fence construction procedures ensuring the fence structural integrity.</p> <p>1.2. New black plastic privacy strips shall be inserted in the fence wherever the existing strips are missing or too damaged to be reused.</p> <p>2. There is 200 total feet of undamaged black vinyl-coated chain link fence in 4 sections still attached to the tubular frame but is leaning.</p> <p>2.1. These sections shall be returned to vertical and the post holes repaired to return the structural integrity of the fence.</p>	1	0.00	0.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		In total 1,000 feet of fence shall be returned to pre hurricane conditions per this SOW.			
		Permission has been secured from work on Forest Creek perimeter fence in the 20- south and east of the fence. Approach to the may be made via Kings to The Contractor shall be responsible to repair the site turf damaged by their equipment to pre work conditions.			
TOTAL					\$19,500.00

Accepted By

Accepted Date



Proudly Serving Florida's Residential,
Commercial and Industrial Markets with
Top Quality Vinyl and Aluminum Fence,
Railings & Estate Gates.

Date: <u>6/3/25</u>	Customer: <u>Inframark</u>
Project: <u>Fence repairs</u>	Contact: <u>Brian</u>
Location: <u>4231 Kingsfield Dr.</u>	Phone: <u>813-707-4703</u>
Drawings: <u>n/a</u>	Email: <u>boatman@inframark.com</u>

<i><u>Proposal</u></i>	Feet	Total
Reinstall 830' of 8' high black coated chain link.		
Level 76 existing line post set in new concrete.		
Install new 3) black top rails		
Install new up to 200' of black 8' long slats.		
Install new 830' of black tension wire at base of existing fence line.		
1 year labor warranty		\$ 34,875.00

Signature: _____

Date: _____