

**FOREST CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 11, 2025

AGENDA PACKAGE

TEAMS MEETING

MEETING ID: 234 158 883 74

PASSCODE: VP9QT7WS

CALL-IN (AUDIO ONLY) +1 646-838-1601

PHONE CONFERENCE ID: 875 131 365



11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

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

District Staff

Mark Vega, District Manager
Michelle Reiss, District Counsel
Phil Chang, District Engineer
Brian Oatman, Operations Manager
Nathan Neidlinger, Field Manager
Ruben Nesbitt, Accountant
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Thursday, December 11, 2025, at 1:00 p.m.

Meeting ID: 234 158 883 74 Passcode: Vp9qt7Ws

Call-in (audio only) +1 646-838-1601 Phone Conference ID: 875 131 365

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1. **Call to Order/Roll Call**
 2. **Opening Prayer**
 3. **Audience Comments on Agenda Items**
 4. **Approval of the Consent Agenda**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held November 13, 2025
 - B. Consideration of Financial Statements for October 2025 (*to be distributed separately*)
 - C. Consideration of Expenditure Report for October 2025 (*to be distributed separately*)
 - D. Ratification of Hoover Pumping Systems Proposals
 - i. Service for Well Refill Discharge Header Rebuild #SPN104311.0 - \$11,247.62
 - ii. Service for Lake Water Level Float Replacement #SPN104235.0 - \$1,426.01
 - E. Ratification of Yellowstone Irrigation Proposals
 - i. Irrigation Repairs #636768 - \$1,826.14
 - ii. Minor Irrigation Repairs during Inspection #618111 - \$183.11
 - iii. Zone 14 and 15 Valve Replacements #622700 - \$1,701.01
 5. **New Business**
 - A. Discussion of Arbitrage Engagement
 - i. LLS Tax Solutions, Inc Series 2005A/B 2-Year Calculation - \$1,000.00
 - ii. Arbitrage Rebate Counselors Series 2013A 5-Year Calculation - \$1,800.00
 - iii. Arbitrage Rebate Counselors Series 2013A 5-Year Calculation - \$1,800.00
 - iv. Arbitrage Rebate Counselors Series 2013A 1-Year Calculation - \$400.00
 - v. Arbitrage Rebate Counselors Series 2016A 1-Year Calculation - \$1,800.00
 - vi. Arbitrage Rebate Counselors Series 2016A 5-Year Calculation - \$400.00
 6. **Old Business**
 7. **Staff Reports**
 - A. Aquatic Services Report
 - i. Advanced Aquatic Waterway Treatment Report
 - B. Landscape Services
 - i. Field Inspection Report
 - ii. Yellowstone Report
 - iii. Sitemasters Harvest Grove Irrigation Leak Repair Proposal - \$4,200
 - C. District Counsel
 - D. District Engineer
 - E. Operations Manager
 - i. Operations Report
 - F. District Manager
 8. **Supervisor Requests**
 9. **Adjournment**

The next meeting is scheduled to be held on January 8, 2026, at 1:00 p.m.

District Office:

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

Meeting Room:

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

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

The regular meeting of the Board of Supervisors of the Forest Creek Community Development District was held on Thursday, November 13, 2025, at 1:00 p.m. at the Forest Creek Clubhouse, 11685 Old Florida Lane, Parrish, FL 34219.

Present and constituting a quorum were:

Walter Wolf	Chairperson
Michael O’Hair	Vice Chairperson
Todd Kuehn	Assistant Secretary
Shawn Mort	Assistant Secretary
Doug Roper	Assistant Secretary

Also present were:

Mark Vega	District Manager, Inframark
Brian Oatman	Operations Manager, Inframark
Jason Liggett	Field Manager, Inframark on Teams
Ruben Nesbitt	Accountant, Inframark on Teams
Michelle Reiss	District Counsel on Teams
Jason Jasczak	Advanced Aquatic
Phil Chang	District Engineer, BGE on Teams
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

- Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Opening Prayer

- Mr. Kuehn led the meeting in prayer.

THIRD ORDER OF BUSINESS

Audience Comments

- Resident comments received.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Consideration of the Minutes of the Board of Supervisor Meeting held October 9, 2025
- B. Consideration of Financial Statements for September 2025
- C. Consideration of Expenditure Report for 1 October 2024 to 30 September 2025
- D. Damm Good Plumbing - New Restroom Fixture #7542 - \$2,150.00
- E. Symbiont Pump PVC Repair #69749 for \$551.53
- F. Advanced Aquatics Services, Inc. Invoice #10560965 for \$4,030
- G. Review of Empire FY 2026 Invoice #105 for \$450

- Agenda Item H was removed for discussion under New Business.
- Mr. Wolf noted errors in the October Financial Report and the 1 October 2024 to 30 September 2025 Expenditure Report. Mr. Mort questioned if a corrected October Financial Report would be distributed. Mr. Nesbitt, Inframark said the October Financial Report corrections would be in the November Financial Report. Inframark agreed to send the corrected audited FY25 year-end position to the Board.

On MOTION by Mr. Wolf, seconded by Mr. Kuehn, with all in favor, the Consent Agenda was approved as amended below. 5-0

B. & C. Finance Report and Expenditure Report have mis-codings which will be identified to Inframark separately.

D. Code to "Reserve Fund"

E. Code to "Parks and Recreation - R&M-Pool/Spa Geothermal"

F. Code to new account "Other Physical Environment - Contracts-Aquatics" and do not code any invoices to:

"Other Physical Environment - Contract-Pond Maintenance"

"Other Physical Environment – Contract -Wetland Maintenance"

"Other Physical Environment – Contract - Aerator Maintenance"

G. Code to "Parks and Recreation - Pool & Spa Maintenance"

FIFTH ORDER OF BUSINESS

New Business

A. Hoover Pumping System

- i. Service Summary Report W/O# 189461, with enclosed proposal
- ii. Service Proposal for Lake Water Level Float Replacement #SPN104235.0 - \$1,426.01
- Discussion ensued on the report and both proposals.

By consensus, the Board requests the District Manager to contact Hoover for an explanation of both proposals and report the results at the December 2025 meeting.

B. Annual District Performance Assessment for FY25

- Mr. Wolf led the Board through the assessment evaluation.

On MOTION by Mr. Wolf, seconded by Mr. O'Hair, with all in favor, the Annual District Performance Assessment for FY25 was approved and directed to be posted on the CDD Website by 1 December 2025. 5-0

C. Consideration of Illuminations Holiday Lighting Proposal - \$7,925

On MOTION by Mr. Wolf, seconded by Mr. Kuehn, with all in favor, the Illuminations Holiday Lighting Proposal for \$7,925 from "Parks and Recreation – Main Gate Holiday Decorations" was approved. 5-0

D. Consideration of BGE Paving RFP Work Order

- Mr. Chang, BGE, reviewed the proposed Work Authorization and a discussion ensued.
- It was agreed the Paving RFP would include:
 - Exact areas to be paved
 - Paving Specifications
 - Coordination with District Counsel
 - Consideration of Engineering oversight during the paving
 - Repainting of crosswalks and parking spots. Include thermal or plastic paint in the specifications
 - Traffic control considerations

On MOTION by Mr. Wolf, seconded by Mr. O’Hair, with all in favor, the BGE Asphalt Repaving Support Services Work Authorization Number 26-001 Item 2.1, Project Plans and Specifications Coordination for \$5,000 from the “Reserve Fund” was approved. 5-0

E. Consideration of Radar Signs Proposals

- i. Traffic Logix Proposals
 - a. # QUO-50451-Y1L0J8 \$ 3,416.51
 - b. # QUO-50452-B7W1HS \$ 3,528.86
 - c. # QUO-50453-D8Q3Z0 \$ 3,810.27
- ii. Inframark Proposal #081-003-5-25 - \$6,222.74
- Discussion ensued and the Board decided to purchase two (2) of the Traffic Logix solar powered Evolution 12FM radar signs. One will be located near the current location and the other along Major Turner.

On MOTION by Mr. Wolf, seconded by Mr. O’Hair, with all in favor, the Traffic Logix proposal for two (2) Evolution 12FM Radar Signs NTE \$8,000 from the “Reserve Fund” was approved. 5-0

F. Consideration of FitRev Gym Equipment Repairs Quote# 17144 - \$547.71

On MOTION by Mr. Wolf, seconded by Mr. Kuehn, with all in favor, the FitRev Quote # 17144 for \$547.71 from “Parks and Recreation – R&M-Fitness Equipment” was approved. 5-0

G. Consideration of the Signet Pool Maintenance Contract - \$1,200 per month

- Over the past few months, LaPensee Plumbing and Pools was told their performance had deteriorated, however there was little to no improvement.
- Within the last 30 days LaPensee treated the SPA and Pool on two separate occasions without prior notification which resulted in unplanned closures due to unsafe conditions. Both times the LaPensee technician left without notifying anyone that they should be closed until the treatment abated.

By consensus, the Board requests the District Counsel to send a termination letter to LaPensee Plumbing effective immediately.

- Signet Pools, a pools-only company was contacted before the meeting and two visits ensued. Signet Pools proposed a monthly service agreement for three (3) weekly Pool and SPA services for \$1,200 per month (\$100 less than LaPensee). The service scope includes items LaPensee charged separately for.

On MOTION by Mr. Wolf, seconded by Mr. Roper, with all in favor, Signet Pools Monthly Maintenance Proposal for \$1,200 per month from “Parks and Recreation – Contracts-Pool & SWPA” effective immediately was approved. 5-0

SIXTH ORDER OF BUSINESS

Old Business

- A. **Egis FIA Insurance**
 - i. Updates to Property and Volunteer policies
- Mr. Vega to follow up with Egis.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. **Aquatic Services Report**
 - i. **Advanced Aquatic Treatment Report**
 - Mr. Jaszczak briefed each pond and in detail. Overall, good improvement in all areas and treatments will continue.
 - Ponds 1, 2, 7, 9, 11, 12, 13, 15, 16, 17, and 19 are okay
 - Pond 3 good improvement and will continue to be treated, often by boat. Request for additional carp submitted to FWC for approval.
 - Pond 4 weir cleared and drained into wetlands. Yellowstone can mow around the weir now.
 - Ponds 5 & 6 were treated multiple times
 - Pond 8 still requires lots of work – treatments ongoing
 - Pond 10 lots of growth on the littoral shelf
 - Pond 14 has lots of growth that needs to be addressed
 - Pond 18 was treated by boat
 - Stormwater ditches were treated to retain a center flow of water
 - Annual Pepper Tree survey will be completed in early summer
 - ii. Aeration System Proposal - Advanced Aquatics \$1,072
 - Mr. Jaszczak briefed that the filters and other parts of the aeration system were if his opinion not properly maintained by SOLitude.

On MOTION by Mr. Wolf, seconded by Mr. Mort, with all in favor, Advanced Aquatics Proposal for Aeration System Repairs for \$1,072 from “Other Physical Environment – R&M-Aeration” was approved. 5-0

B. Landscape Services

- i. Field Inspection Report
- Mr. Liggett reviewed the monthly report in detail and answered Board questions.

ii. Yellowstone Proposals

a. Pitch Apple trees on John Parrish Cove Proposal #626711 - \$ 2,382.50

- The trees are to fill in the gaps between the sidewalk on the north side of the hedges in John Parrish Cove, along Pond 1 and US301 for noise and visual abatement.

On MOTION by Mr. Wolf, seconded by Mr. O’Hair, with all in favor, Yellowstone Proposal # 626711 for six (6) Pitch Apple Trees on John Parrish Cove for \$2,382.50 from “Other Physical Environment – R&M-Other Landscape” was approved. 5-0

b. Clubhouse/Pool Planters Refresh Proposal #626478 - \$ 416.00

On MOTION by Mr. Wolf, seconded by Mr. O’Hair, with all in favor, Yellowstone Proposal #626478 for Clubhouse and Pool Planters Refresh for \$416.00 from “Parks and Recreation – R&M-Clubhouse” was approved. 5-0

C. District Counsel

- Ms. Reiss briefed the Board on a letter sent to a resident.

D. District Engineer

- See Item D under New Business

E. Operations Manager

i. Operations Report

- Mr. Oatman briefed the Operations Report and answered Board questions.

F. District Manager

- Mr. Vega briefed the Board on discussions with Manatee County Sheriff’s Office (MCSO) pertaining to police patrols. IAW the Interlocal Agreement, MCSO off-duty activities are scheduled for the 15th of every month.
- Chairman requested Mr. Vega contact Custom Reserves for a proposal to refresh the Reserve Study

By consensus, the Board requests the District Manager schedule MCSO patrols four (4) times in November.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

- Seat 3, Mr. Wolf
 - Annual vehicle gate call box access change

By consensus, the Board approves changing the vehicle gate call box access code with 90 days overlapping with the new code.

- Request the District Manager update the points of contacts with Envera and include all Supervisors, Operations Manager and District Manager for alerts.
- Numerous website updates are needed; Seat 4 will coordinate with the District Documents Manager.
- Seat 5, Mr. O'Hair
 - Recently a red pickup truck pulled away from a residence, sped east down Major Turner going through both stop signs without stopping. The resident identified the driver as someone working for them and will address it with them.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business to come before the Board,

On MOTION by Mr. Kuehn seconded by Mr. O'Hair, with all in favor, the meeting was adjourned at 3:37 p.m. 5-0

Chairman / Vice Chairman



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Proposal

Proposal# SPN104311.0
Proposal Date: 11/25/2025
Valid Until: 12/25/2025

Note: Refill Pump Site Address is
11654 Old Florida Lane

Clubhouse address is:
11685 Old Florida Lane

Customer # 5876
Forest Creek Community Development
c/o Inframark Management Services
210 N. University Dr. Ste. 702
Coral Springs, FL 33071
Tel: Fax:

Job Site: 8193
Forest Creek Refill
4711 Forest Creek Trail
Parrish, FL 34219
Tel: 813-707-4703 Contact: Brian Oatman
Model# HPR-POC-FW

Nature of Service:

S/O - Well Refill Discharge Header Rebuild

Per your request, proposal provided to bring existing non-Hoover PVC header to Hoover standards so that we can continue to support.

Hoover proposes to:

- Replace existing PVC header with Galvanized pipe.
- Install new flowmeter, check valve, butterfly valve.
- Connect to PVC below grade returning to lake.

Priced to be combined with other jobs in the area to reduce costs

Sub Total: \$11,247.62

Grand Total: \$11,247.62

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:
Hoover Pumping Systems, Corp.

Charles Gleason

Accepted By:
Forest Creek Community Development

Signature/ Printed Name/ Date

Walter Wolf
Chair, Forest Creek CDD
25 November 2025

Note for Inframark: Code to "Reserve Fund" when invoiced

1 of 1



Proposal

Proposal# SPN104235.0
Proposal Date: 11/7/2025
Valid Until: 12/7/2025

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 5876
Forest Creek Community Development
c/o Inframark Management Services
210 N. University Dr. Ste. 702
Coral Springs, FL 33071
Tel: Fax:

Job Site: 8193
Forest Creek Refill
4711 Forest Creek Trail
Parrish, FL 34219
Tel: 813-707-4703 Contact: Brian Oatman
Model# HPR-POC-FW

Nature of Service:

S/O-- Lake Water Level Float Replacement (Mechanical)

ALLIGATOR WILL NEED TO BE REMOVED FROM LAKE BEFORE THIS CAN BE COMPLETED.

During the recent service visit our technician found that the Mechanical Tilt Floats have failed. Replacement of the floats is necessary for the pump station to automatically refill water into the lake to keep the level from dropping further.

Hoover proposes to:

- Replace Mechanical Tilt Floats and assembly
- Test and calibrate system to ensure proper operation.

Sub Total: \$1,426.01

Grand Total: \$1,426.01

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:
Hoover Pumping Systems, Corp.

Accepted By:
Forest Creek Community Development

Keith Reilly



Signature/ Printed Name/Date

Walter Wolf,
Chair
21 Nov 2025

For Inframark: code to "Reserve Fund"



Proposal #: 636768

Date: 12/1/2025

From: Michael Paradise

**Landscape Enhancement 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

**Replace Zone 18 Valve and Add Rotor on Zone 23
for Proper Coverage / Hunter Node - 100 on Old
Cypress Cove**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	12	\$70.00	\$840.00
Hunter Node - 100	1	\$355.94	\$355.94
2" Hunter ICV Valve	1	\$522.96	\$522.96
2" Male Adaptor	2	\$3.80	\$7.60
2" Slip Fix	1	\$41.40	\$41.40
2" Coupling	2	\$3.55	\$7.09
Hunter Rotor	1	\$26.00	\$26.00
1/2" Purple PVC Pipe 20 Ft	20	\$0.54	\$10.86
1/2" Fittings	1	\$14.29	\$14.29

The price is to replace the broken valve zone 18 and also to add one rotor on zone 23 for proper coverage. The Hunter Node is defective and needs to be replaced on Old Cypress Cove. Any questions or concerns please let us know.

APPROVED

2025/12/01

Code to: Other Physical Environment - R&M-Other Irrigation

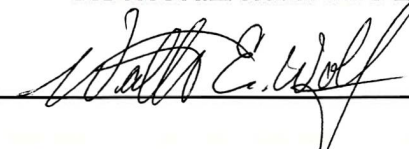
APPROVED
2025/12/01

Code to: Other Physical Environment - R&M-Other Irrigation

Terms and Conditions: Signature below authorizes Yellowstone 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'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 
Walter Wolf / Chair, Forest Creek CDD
Print Name/Title

Date 1 December 2025
Forest Creek CDD

Subtotal	\$1,826.14
Sales Tax	\$0.00
Proposal Total	\$1,826.14

THIS IS NOT AN INVOICE



YELLOWSTONE
LANDSCAPE

WPA complete 10/9/25

Ticket # 4778886

Proposal #: 618111

Date: 10/10/2025

From: Michael Paradise

**Landscape Enhancement 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

October 2025 Irrigation Inspection Repairs

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1.5	\$70.00	\$105.00
Hunter Pro Spray	2	\$14.00	\$28.00
Hunter Rotor	1	\$26.11	\$26.11
Fixed Arc Nozzle	8	\$3.00	\$24.00

The price is for the repairs completed during the October Irrigation Inspection. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone 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'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 Irrigation Inspection Report Attached

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$183.11
Sales Tax	\$0.00
Proposal Total	\$183.11

THIS IS NOT AN INVOICE



Proposal #: 622700

Date: 10/22/2025

From: Michael Paradise

**Landscape Enhancement 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

Replace Defective Valves

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	10	\$70.00	\$700.00
2" ICV Hunter Valve	1	\$522.96	\$522.96
1 1/2" ICV Hunter Valve	1	\$325.88	\$325.88
2" Male Adaptor	4	\$3.80	\$15.20
2" Slip Fix	2	\$41.40	\$82.80
1 1/2" Slip Fix	2	\$27.09	\$54.17

The price is for replacing the defective 2" Valve Zone #15 and the 1 1/2" Valve Zone #14 on the Red Rooster Controller. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone 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'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 See Attached Email *

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$1,701.01
Sales Tax	\$0.00
Proposal Total	\$1,701.01

THIS IS NOT AN INVOICE

Paradise, Michael

From: Walter Wolf <fccddseat4@gmail.com>
Sent: Wednesday, October 22, 2025 10:27 AM
To: Paradise, Michael
Cc: Forest Creek CDD; Santillana, Brian; Alvarez Manuel, Guillermo
Subject: Re: Forest Creek CDD Replace defective Valves (Proposal #622700) \$1,701.01

Importance: High

Micheal,

I approve the proposal as an emergency repair, also include fixing or removing the drip lines in this spot also - I marked the broken line with a flag. I also flagged the broken drip line on the circle at the end of Harvest Grove.

1. Notify the Operations Manager when coming on site and when leaving as they could be other work being done by Hoover.
2. Include actual labor and materials on the invoice submitted.

Thank you

Walter Wolf
Chair, Forest Creek CDD

On Oct 22, 2025, at 9:09 AM, Paradise, Michael <mparadise@yellowstonelandscape.com> wrote:

Good morning, Brian and Walter.

Attached is the proposal to replace the two defective valves that will not shut down on its own anymore, they are zones 14 and 15 on the red rooster controller. If you would like us to schedule this proposal to be completed, please respond with APPROVED.

Michael Paradise
Irrigation Manager

[<yellowstonelandscape_04B_25.png><yellowstonelandscape_04B_21.png><yellowstonelandscape_04B_37.png> <yellowstonelandscape_04B_42.png>](#)

<20251022092225281.pdf>



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

March 21, 2025

Forest Creek Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr, #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Forest Creek Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Forest Creek Community Development District (Manatee County, Florida) \$13,725,000 Capital Improvement Revenue Bonds, Series 2005A and \$3,855,000 Capital Improvement Revenue Bonds, Series 2005B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two-year bond period beginning October 7, 2008, through the period ending October 6, 2010, is \$1,000, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Forest Creek Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 18, 2025

Forest Creek Community Development District
c/o Mark A. Vega, Senior District Manager
Inframark
2005 Pam Am Circle, Suite 100
Tampa, FL 33607

Re: Proposal – 1st 5-Year Arbitrage Calculation – Forest Creek CDD – \$2,445,000 Capital Improvement Revenue Bonds, Series of 2016 (“Series 2016”)

Dear Forest Creek Community Development District:

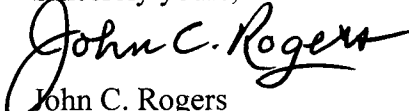
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform the 1st 5-Year Arbitrage Calculation for the above-referenced Series 2016.

The 1st 5-Year Arbitrage Calculation will cover the five-year period February 11, 2016 to February 11, 2021.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, including “restricted yield” analysis, (5) performing “spending exceptions” analyses, (6) preparing an arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare the 1st 5-Year Arbitrage Calculation for Series 2016 is \$1,800.00.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 18, 2025

Forest Creek Community Development District
c/o Mark A. Vega, Senior District Manager
Inframark
2005 Pam Am Circle, Suite 100
Tampa, FL 33607

Re: Proposal – 2nd 5-Year Arbitrage Calculation – Forest Creek CDD – \$2,835,000 Capital Improvement Revenue Bonds, Series of 2013A (“Series 2013A”)

Dear Forest Creek Community Development District:

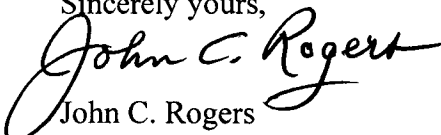
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform the 2nd 5-Year Arbitrage Calculation for the above-referenced Series 2013A.

The 2nd 5-Year Arbitrage Calculation will cover the five-year period August 14, 2018 to August 14, 2023.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, including “restricted yield” analysis, (5) performing “spending exceptions” analyses, (6) preparing an arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare the 2nd 5-Year Arbitrage Calculation for Series 2013A is \$1,800.00.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 18, 2025

Forest Creek Community Development District
c/o Mark A. Vega, Senior District Manager
Inframark
2005 Pan Am Circle, Suite 100
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – \$2,835,000 Forest Creek CDD – Capital Improvement Revenue Bonds, Series 2013 (“Series 2013A”)

Dear Forest Creek Community Development District:

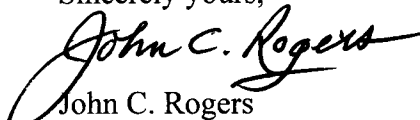
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform annual arbitrage calculations for the above-referenced Series 2013A.

We propose to perform annual arbitrage calculations for the annual period August 14, 2023 to August 14, 2024, and for each annual period thereafter ending August 14th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, including “restricted yield” analysis, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fees to prepare the annual arbitrage calculations for Series 2013A are \$400.00 per annual calculation. Forest Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 18, 2025

Forest Creek Community Development District
c/o Mark A. Vega, Senior District Manager
Inframark
2005 Pam Am Circle, Suite 100
Tampa, FL 33607

Re: Proposal – 1st 5-Year Arbitrage Calculation – Forest Creek CDD – \$2,445,000 Capital Improvement Revenue Bonds, Series of 2016 (“Series 2016”)

Dear Forest Creek Community Development District:

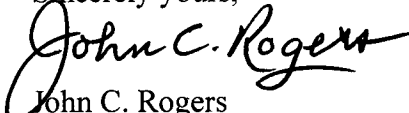
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform the 1st 5-Year Arbitrage Calculation for the above-referenced Series 2016.

The 1st 5-Year Arbitrage Calculation will cover the five-year period February 11, 2016 to February 11, 2021.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, including “restricted yield” analysis, (5) performing “spending exceptions” analyses, (6) preparing an arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare the 1st 5-Year Arbitrage Calculation for Series 2016 is \$1,800.00.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 18, 2025

Forest Creek Community Development District
c/o Mark A. Vega, Senior District Manager
Inframark
2005 Pan Am Circle, Suite 100
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – \$2,445,000 Forest Creek CDD – Capital Improvement Revenue Bonds, Series 2016 (“Series 2016”)

Dear Forest Creek Community Development District:

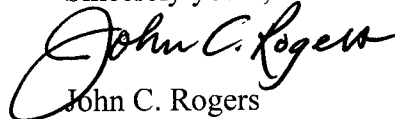
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform annual arbitrage calculations for the above-referenced Series 2016.

We propose to perform annual arbitrage calculations for the annual period February 11, 2021 to February 11, 2022, and for each annual period thereafter ending February 11th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, including “restricted yield” analysis, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fees to prepare the annual arbitrage calculations for Series 2016 are \$400.00 per annual calculation. Forest Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com



Forest Creek Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/20/2025

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 looks good overall, a minimal amount of Torpedograss was treated recently and positive results from treatment were seen. Some of the native plants are still showing some damage from the previous vendor, while there are a few beginning to bounce back.



Pond 2

Comments:

Site Looks Good

Torpedograss and Water Sprite were targeted for treatment during the recent visits. Positive results from this treatment was seen. Some Water Sprite and a very minimal amount of Baby Tears remain and will be targeted for treatment during the upcoming visits.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Treatment in Progress

Vallisneria, Hydrilla, and algae were treated around the shoreline perimeter. All have shown a reduction from the treatment. The Vallisneria still remains but has shown a great reduction. The Hydrilla has been greatly reduced. Algae and a minor amount of Vallisneria remain.



Pond 4

Comments:

Site Looks Good

Very minimal algae was observed around the shoreline perimeter. This growth is less than 6 inches in a few spots. A very minimal amount of duckweed was observed. These will be targeted for treatment during the upcoming visit. Alligator Weed and Torpedograss show positive results from their previous treatment. The minor amount of remaining Alligator weed will be targeted for



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Site Assessments

Pond 5

Comments:

Treatment in Progress

Torpedograss, Alligator Weed, and Hydrilla were previously targeted for treatment. While some still remains, a reduction has been seen and treatments will continue to target for a further reduction in these invasive growths.



Pond 6

Comments:

Treatment in Progress

Floating Baby Tears, Alligator Weed, Torpedograss, and the Littoral shelf have been treated and positive results were seen. Remaining growth and new growth will continue to be targeted during the upcoming visits.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Vines, Alligator Weed, and Torpedograss were previously targeted for treatment and positive results were seen. A minor amount of vines remain in the Gulf Spike Rush and will continue to be targeted for treatment. Pond 7 looks good overall.



Pond 8

Comments:

Treatment in Progress

Algae, Hydrilla, Torpedograss, and Alligator Weed were targeted during the previous treatments. Positive results have been seen from these treatments. All have been reduced and is decaying. New algae growth will be targeted for treatment during the upcoming visits.



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Site Assessments

Pond 9

Comments:

Site Looks Good

A minimal amount of Torpedograss and Alligator weed was treated and positive results were seen. Pond 9 looks great overall. No issues were observed on pond 9.



Pond 10

Comments:

Site Looks Good

Alligator Weed and Torpedograss were previously treated and positive results were seen. Overall, pond 10 looks good. Any new invasive growth will be targeted for treatment.



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Site Assessments

Pond 11

Comments:

Treatment in Progress

Treatments were performed for algae, Baby Tears, and Alligator weed. Positive results were observed from these treatments. This invasive vegetation is decaying and treatments will continue to target these to further reduce.



Pond 12

Comments:

Treatment in Progress

Algae, Torpedograss, Alligator Weed, and Primrose were targeted for treatment. Algae has been reduced and a minimal amount remains. The Littoral shelf has been treated and positive results were seen. Treatments will continue to target these species and any new growth observed.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Algae and Torpedograss were targeted for treatment and positive results were seen in their reduction. Treatments will continue to reduce this growth and target any new growth.



Pond 14

Comments:

Treatment in Progress

Algae, Vallisneria, Alligator Weed, and Torpedograss were targeted for treatment. Positive results were seen from this treatment and follow up treatments to further reduce will be performed.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Alligator Weed, Primerose, Torpedograss, and other invasive grasses were targeted for treatment and positive results were observed. Pond 15 looks good. Any remaining growth or new growth will be treated on the upcoming visits.



Pond 16

Comments:

Treatment in Progress

The shoreline perimeter was treated for Alligator Weed and Smartweed. Positive treatments have been observed and any remaining or new growth will be targeted for treatment. No other issues were observed and overall looks good.



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Site Assessments

Pond 17

Comments:

Site Looks Good

Algae, Alligator Weed, and Torpedograss were targeted for treatment on Pond 17. Positive results were seen. Any new growth will continue to be targeted for treatment. Pond 17 looks good overall.



Pond 18

Comments:

Treatment in Progress

Torpedograss, Algae, and Alligator Weed have been targeted for treatment. Positive results from treatment were observed. These will continue to be treated to further reduce this growth.



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Site Assessments

Pond 19

Comments:

Treatment in Progress

Alligator Weed and Torpedograss were targeted for treatment. Both are deacying and will continue to be targeted for new growth. No other issues were observed and pond 19 looks good overall.



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Site Assessments

Ditch 32

Comments:

Normal Growth Observed

Majority of the ditch is full of vegetation and will be treated out.

Weir is free and clear of vegetation.



Ditch 24

Comments:

Normal Growth Observed

Ditch 24 is mostly free and clear of vegetation and the Duck Weed will remain.



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Site Assessments

Ditch 25

Comments:

Treatment in Progress

Treatments have begun to target Primrose Willow, Alligator Weed, Caesar Weed, and Vines. A reduction was observed but treatments will continue to target these species to further reduce.



Ditch 26

Comments:

Treatment in Progress

Primrose Willow, invasive grasses, vines, and Alligator Weed were targeted for treatment. Invasive vegetation has been reduced but more still remains. Treatments will continue to focus on these invasive species to further reduce.



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Site Assessments

Ditch 27

Comments:

Normal Growth Observed

Torpedograss and Alligator Weed were targeted for treatment. Some new growth of Torpedograss remains and will continue to be targeted for treatment. A major improvement has been made in reducing the invasive vegetation in this ditch.



Ditch 29

Comments:

Site Looks Good

Treatments have begun to target Torpedograss, Alligator Weed, and Azolla. Treatments will continue to reduce vegetation in this ditch and open up waterflow. There are a few areas that need to be dredged to improve flow.



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Site Assessments

Ditch 23

Comments:

Normal Growth Observed

A minimal amount of Alligator Weed, Primrose, and Torpedograss are present along with the Native vegetation in this ditch.

A removal of the vegetation and sediment is highly recommended.



Ditch 30

Comments:

Site Looks Good

No current concerns with ditch 30 at this time.



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Forest Creek Community Development District Wetlands/Preserve Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/20/2025

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Wetlands Inspection Report | Page 2

Site Assessments

Wetland 20

Comments:

Treatment in Progress

Grasses around the perimeter of this island buffer were targeted for treatment and positive results were seen.

Advanced is only targeting grasses around the perimeter of the wetland, per the direction given by the CDD.



Wetland 21

Comments:

Treatment in Progress

Treatments for Torpedograss, Dog Fennel, Ceasar Weed, and Primrose Willow were performed and positive results were seen. Some of the Primrose Willow was flush cut to increase the view more rapidly. Treatments will continue to target these invasive plants to further reduce.



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Site Assessments

Wetland 22

Comments:

Treatment in Progress

Caesar Weed was observed along the front edge of this wetland area. Some appear to have been treated or cold damage. These will be targeted for treatment for any remaining during the upcoming visits.



Preserve 34

Comments:

Normal Growth Observed

Caesar Weed, Primrose, and Vines show positive results from treatment. These and other invasive species will continue to be targeted to further reduce. Brazilian Pepper trees were observed in this site and will be targeted for treatment on upcoming visits.



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Site Assessments

Preserve 35

Comments:

Treatment in Progress

Air Potato vines and Caesar Weed show signs of previous treatment. Positive results were seen and treatments will continue to target these species and other species such as Brazilian Pepper trees and other vines.



Preserve 33

Comments:

Normal Growth Observed

Invasive vines, grasses, and Caesar Weed were targeted for treatment. Positive results from this treatment were observed. Treatments will continue to target these species and other species to further reduce invasive coverage.



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Site Assessments

Preserve 36

Comments:

Site Looks Good

Caesar weed and Torpedograss were targeted for treatment and positive results were observed. These species will continue to be targeted for treatment for any new growth observed.



Preserve 30

Comments:

Treatment in Progress

Treatments on this site have started and Caesar Weeds, Primrose Willow, vines, and invasive grasses were targeted for treatment. Positive results for treatment of these species were observed. Other species that were observed and will be targeted for treatment during the upcoming visits include Brazilian Pepper trees.



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Site Assessments

Preserve 29

Comments:

Treatment in Progress

Caesar Weed and vines both show positive results from the recent treatment. Brazilian Pepper trees were observed and will be targeted for treatments during the upcoming visits.



Preserve 28

Comments:

Treatment in Progress

Invasive grasses, including Torpedograss, vines, Caesar weed, and Primrose show positive results from the previous treatment. Treatments will continue to target any remaining invasive growth, as well as new growth.



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Site Assessments

Preserve 31

Comments:

Treatment in Progress

Caesar weed and invasive vines were targeted for treatment recently. Positive results from this treatment were observed. Caesar Weed, Vines, and Brazilian Peppers still remain and will continue to be targeted for treatment to further reduce invasive coverage.



Preserve 37

Comments:

Site Looks Good

This site continues to look good, with minimal to none invasive growth present.



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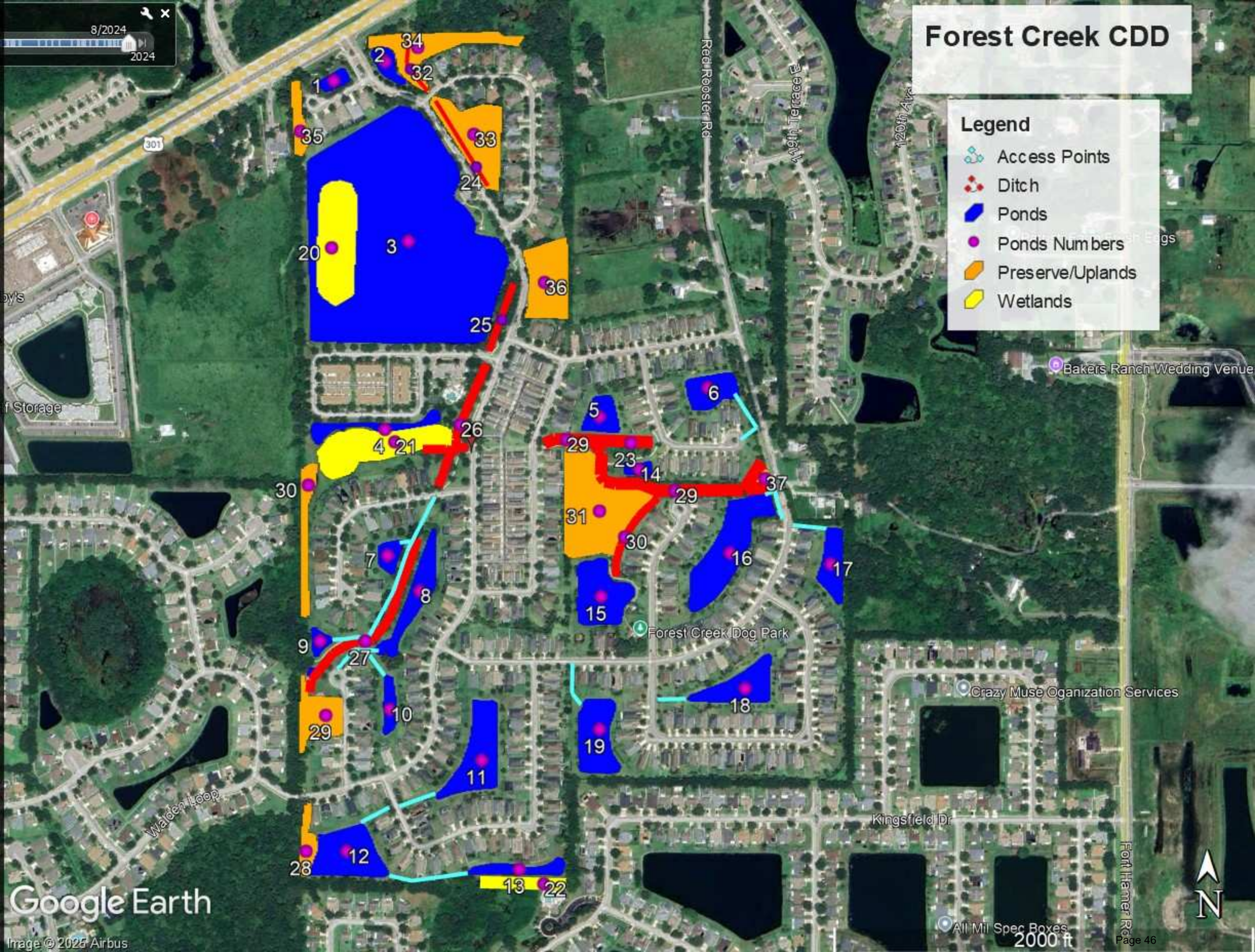
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

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Forest Creek CDD

Legend

- Access Points
- Ditch
- Ponds
- Ponds Numbers
- Preserve/Uplands
- Wetlands





Forest Creek CDD

Tuesday, 25 November 2025

Prepared For Board Of Supervisors

14 Items Identified

14 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator



Items 1

Assigned To: Yellowstone

There are some dead palms on a few trees at the front entrance on 301/Forest Creek Trail. Other than that, it looks good.



Items 2

Assigned To: Yellowstone

There is a pile of debris on Forest Creek Trail, just past John Parrish Cove heading towards Hidden Forest Loop that needs to be removed.

Items 3

Assigned To: Yellowstone

There is some dead debris laying on the shrubbery on Forest Creek Trail across from the entrance to Walter Oak Park.



Items 4

Assigned To: Yellowstone

There is a pile of debris on Forest Creek Trail on the west side of the road just before the electronic speed limit sign.



Items 5

Assigned To: Yellowstone Carryover

The grass on the corner of Forest Creek/Old Florida by the clubhouse entrance is still struggling. A grub issue was identified, where are we with the treatment? What is the timeframe for determining if this can be fixed or if it needs to be replaced?





Items 6

Assigned To: Yellowstone/Onsite Carryover

Have we determined if this wire can be cut next to the clubhouse on the walkway to the basketball court?



Items 7

Assigned To: Board/Onsite

The basketball net is pretty ripped up and should be replaced eventually.

Items 8

Assigned To: Advanced Aquatics

There is a good amount of algae in pond 8.



Items 9

Assigned To: Yellowstone

There is some partially dead shrubbery next to 11814 Major Turner Run. Please visit this and see if it can be revived, if not it may need to be removed.



Items 10

Assigned To: Yellowstone

There is some debris that needs to be removed from the fence line of the dog park, next to 11818 Major Turner Run.



Items 11

Assigned To: Yellowstone

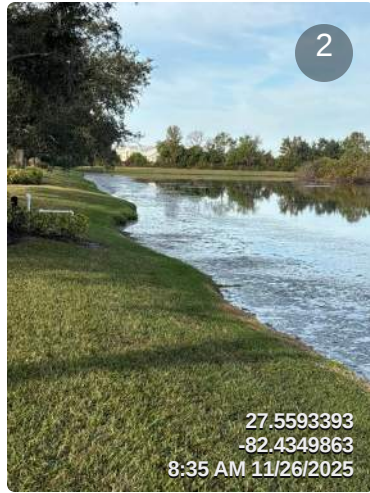
There is some dead plant material that can be removed from the plant beds at the Major Turner Run entrance.



Items 12

Assigned To: Advanced Aquatics

Pond 3 there is still significant algae.



Items 13

Assigned To: Yellowstone

Please check on the grass at the center island across from 4536 Summer Lake Cir.

Items 14

Assigned To: Yellowstone

Please check on the grass at the center island across from 4818 Harvest Grove.



Site Masters of Florida, LLC
5551 Bloomfield Blvd.

SITE MASTERS PROPOSAL

Forest Creek CDD

Harvest Grove Irrigation Leak Repair

12/3/25

Remediate leak at terminal end of 4" irrigation main at north end of Harvest grove Place.

Scope of work includes:

- close main line valve at Major Turner
- remove 2 sidewalk panels at point of leak
- excavate to expose irrigation main and terminal fittings
- re-open main valve to locate specific deficiency (cause of leak)
- make repair as determined to be appropriate
- backfill excavated area with dry soil
- form and pour back concrete sidewalk
- remove wet soil from property

TOTAL \$4,200

NOTE:

Depending on specific cause of leak, additional costs for materials may be incurred and are not included in this proposal

ONSITE MONTHLY INSPECTION REPORT

APPROVED PROJECTS FROM LAST MEETING

- 1) Review of Nathans report.
- 2) Yellowstone replaced sod by pier.
- 3) Received Map Yellow stone on zone locations very Helpful.
- 4) Empire Electrical Landscape lighting repairs & upgrades are done.
- 5) Clubhouse Pool Granite Countertop replacement & Grill removal done.
- 6) Lee Romig outdoor painting by new Granite countertop done.

OTHER WORK WITH CONTRACTORS

- 7) Monday meetings with Guillermo Alvarez from Yellowstone and Nathan Neidlinger from Inframark.
- 8) New Pool company at Forest creek Signet Pool , We have been very Happy with their Professionalism and Knowledge .
- 9) Sight Masters Harvest leak is on going .
- 10) Yellow stone just finished Planters around Clubhouse .
- 11) Hoover projects have not started yet.
- 12) SOLD 3 FOBS & 7 WINDSHIELD TAGS.