

# *Oakstead Community Development District*

**March 3, 2026**

**Workshop  
Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

## **Board of Supervisors**

Fred Krauer, Chairman  
Barbara Feldman, Vice Chair  
Joe Cascio, Assistant Secretary  
Dennis Priebe, Assistant Secretary

## **Staff**

John Weaver, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Stephen Brletic, District Engineer  
Lynn Tempura, Park & Clubhouse Director  
Luis Diaz, Field Manager  
Mary Polanec, District Accountant  
Catalina Martinez, District Admin  
Howard Neal, Field Director

## **WORKSHOP MEETING AGENDA**

Tuesday, March 3, 2026, at 10:00 a.m.

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- 1. Call to Order and Roll Call**
- 2. Discussion of Update on Strongroom Invoice Processes**
- 3. Discussion of ROW Assessment Resident Information**
- 4. Discussion of Inframark Proposals for Concrete Panel Replacement**
- 5. Discussion of Sidewalk Repairs Proposals**
- 6. Supervisor/Employee Comments**
- 7. Adjournment**

*The next regular Board meeting is scheduled for Thursday, March 19, 2026, at 6:30 P.M.*

### **District Office:**

Inframark c/o Oakstead CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

### **Meeting Location:**

Oakstead Clubhouse  
3038 Oakstead Boulevard  
Land O' Lakes, FL 34638

## OAKSTEAD CDD

### CDD OWNED RIGHT-OF-WAY ASSESSMENT & MAINTENANCE PLANNING

#### **Understanding the Issues**

The Oakstead CDD owns and maintains the Right-of-Way (ROW) within each neighborhood in the Oakstead community. The Board has been active in the operations and maintenance of the ROW throughout the years including pavement resurfacing, pipe and curb inlet maintenance, and curb repairs, however, issues caused by the original design and required county landscape standards have persisted. The Board has recently chosen to undergo a holistic assessment of the infrastructure in the right-of-way which will plan and prioritize these difficult issues while controlling costs and inconvenience to the community.

#### **What the Board Is Planning**

The Oakstead CDD Board has authorized a community-wide Right-of-Way (ROW) Assessment Project to systematically survey ROW infrastructure within CDD boundaries, document current conditions and identify areas needing repair, replacement, or upgrades, and prepare a holistic recommendations report that will guide future Board prioritization and budgeting of ROW improvement projects. This report will provide Oakstead residents with a clear picture of infrastructure needs across the entire community so the Board can make data-driven decisions about future maintenance.

#### **What This Means for Residents**

##### **1. Survey Phase – January through April 2026**

Consultants and survey crews will be in Oakstead beginning January 2026 through April 2026 to perform the necessary field work for surveying the ROW. Crews may be seen along roadsides, common areas, and driveways, and will be in marked attire/vehicles. The goal is minimal disruption to the residents. No blocking of the roads or driveways will occur. Residents' patience and cooperation is appreciated. No construction will take place in this phase.

##### **2. Engineering Assessment – June through September 2026**

Engineer consultants will be in Oakstead beginning June 2026 through September 2026 to perform the necessary ROW assessment. Engineers may be seen along roadsides, common areas, and driveways, and will be in marked attire/vehicles. The goal is minimal disruption to the residents. No blocking of the roads or driveways will occur. Residents' patience and cooperation is appreciated. No construction will take place in this phase.

#### **Expected Results — What the Report Provides**

At the conclusion of the engineering assessment, the Oakstead CDD board will receive a comprehensive prioritization report that includes recommended improvements, phasing, exhibits, and cost summaries. With this report, the Oakstead CDD Board will be positioned to authorize and budget future construction projects in the most efficient and cost-effective manner, based on community-wide needs.

#### **Where to Find More Information**

For updates, meeting schedules, report documents, and FAQs, please visit the Oakstead CDD website at: <https://www.oaksteadcdd.org/>. Utilize the contacts page of the website and direct your questions or concerns to the District Manager.

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Oak Creek CDD**

**Lockridge Drive - Sidewalk Repair**

**1/18/2026**

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**Remove and replace 15' of 4' wide x 4" thick sidewalk in front of 3817 Lockridge Dr.**

**Scope also includes removal of any underlying tree roots - if applicable**

**TOTAL     \$1,800**

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Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Oak Creek CDD**

**Marchmont Blvd - Sidewalk Repair**

**1/28/2026**

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**Remove and replace 10' of 4' wide x 4" thick sidewalk in front of 4052 Marchmont Blvd.**

**Scope also includes removal of any underlying tree roots - if applicable**

**TOTAL     \$1,200**



2005 Pan Am Circle | Tampa, Florida 33607  
 6562473501 | nmontagna@inframark.com |  
 www.inframark.com

Estimate #6	
Sent on	Feb 09, 2026
<b>Total</b>	<b>\$2,674.00</b>

**RECIPIENT:**

**John Weaver**  
 2005 Pan Am Circle  
 Tampa, Florida 33607

**SERVICE ADDRESS:**

Oakstead CDD  
 3038 Oakstead Blvd  
 Land O Lakes, Florida 34638

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	We will manage the demolition of the existing sidewalk, as well as address any tree roots underneath. Additionally, we will resolve any sprinkler issues that may arise due to the sidewalk replacement. The provided quote encompasses all labor and materials necessary for the completion of the concrete replacement.  Concrete 10' x 4' x 4" thick panel in front of 4052 Marchmont Blvd Labor included	40	\$25.24	\$1,009.60
Waste Disposal	Off-site Disposal of Job Waste	1	\$75.00	\$75.00
Labor and Material	Removal and replace 15' x 4' x 4" Thick sidewalk panel in front of 3817 Lockridge Dr Labor included	60	\$25.24	\$1,514.40
Waste Disposal	Off-site Disposal of Job Waste	1	\$75.00	\$75.00
			<b>Total</b>	<b>\$2,674.00</b>

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