

Overoaks Community Development District

Board of Supervisors

Cynthia Trautz, Chairperson
Melissa Palomino, Vice Chairperson
Erran Muenz, Assistant Secretary
Debbie Allen, Assistant Secretary
Bill Thies, Assistant Secretary

Staff

Michael Perez, District Manager
Kristen Trucco, District Counsel
David Hamstra, District Engineer
Kyle Goldberg, Field Inspection Coordinator
Derek Wagner, CrossCreek

Meeting Agenda

Tuesday, October 21, 2025 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments – Three (3) Minutes Time Limit**
4. **Special Business**
 - A. Landscape RFP
 - i. Consideration of BrightView Landscape Proposal P. 3
 - ii. Consideration of Cepra Landscape Proposal..... P. 95
 - iii. Consideration of Down To Earth Landscape and Irrigation Proposal P. 125
 - iv. Consideration of Juniper Landscape Proposal P. 140
 - v. Consideration of ASI Landscapes Proposal P. 200
 - vi. Consideration of United Land Services Proposal..... P. 243
5. **Staff Reports**
 - A. CrossCreek
 - i. Review of Aquatic Report P. 332
 - B. Consideration of Aquatic Weed Management Proposal P. 337
 - C. Field Inspector
 - i. Review of Property Inspection Report..... P. 339
 - D. Advance Tree Pros
 - i. Consideration of Pine Tree Removal Proposal..... P. 348
 - ii. Consideration of Palm Tree Removal Proposal..... P. 352
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 - i. Review of Project Board..... P. 356
6. **Business Items**
 - A. Consideration of MBS Capital Markets Underwriter Agreement P. 358
 - B. Consideration of Motion to Assign Funds for Fiscal Year 2025 P. 363
 - C. Review of Fiscal Year 2025 Goals and Objectives Report..... P. 364
 - D. Discussion on CrossCreek
7. **Business Administration**
 - A. Consideration of Minutes from the Meeting held September 9, 2025..... P. 368
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Tuesday, November 18, 2025, at 9:30 a.m.

Inframark District Office:

313 Campus Street,
Celebration, FL 34747
407-566-1935

Meeting Location:

The Hart Memorial Library
211 E Dakin Ave,
Kissimmee, FL 34741

Or Dial: 646-838-1601, 316307095#