



Overoaks Community Development District

February 24, 2026

Agenda Package

313 CAMPUS ST,
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
 Fernand Thomas, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda

Tuesday, February 24, 2026 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments – *Three (3) Minute Time Limit***
- 4. Staff Reports**
 - A. District Accountant
 - i. Financials P. 3
 - B. CrossCreek
 - i. Review of Aquatic Report P. 17
 - C. Inframark Field Services
 - i. Field Inspection Report P. 28
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
- 5. Business Items**
 - A. Consideration of Resolution 2026-02, Removing and Designating New Treasurer P. 34
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held January 27, 2026 P. 35
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Tuesday, March 24, 2026, at 6:00 p.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

MEMORANDUM

TO: **Board of Supervisors, Overoaks CDD**
FROM: **Fernand Thomas, District Accountant**
CC: **Michael Perez, District Manager, Helena Schneider, CPA Accounting Supervisor**
DATE: **February 17, 2026**
SUBJECT: **January Financial Report**

Attached, please find the January Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the district's funds is provided below. If you have any questions or require additional information, please contact me at Fernand.Thomas@inframark.com.

General Fund:

- Total revenues are 93.71% of the annual budget.
- For the current month, total expenditure is 27.72% of the annual budget.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC through January 2026.
- ProfServ-Trustee Fees: Trustee fees from Nov. 25 to September 2026.
- Insurance-General Liability: Paid in full.
- Miscellaneous Services: Website ADA Compliance and services offered by Inframark, LLC.
- Annual District Filing Fee: Paid in full.
- ProfServ-Field Management: Services rendered by Inframark LLC through January 2026.
- Contracts-Landscape: services provided by CEPRA Landscape through January 2026.
- Contracts-Lakes: services provided by Crosscreek Environmental, Inc through January 2026.
- Utility-General: Water billing accrued for current month.
- R&M-Signage: Purchase and installation trash sign and alligator sign.
- Misc-Contingency: Record storage fee by Inframark, ADP Payroll fees including dissemination services and reserve geospatial.

Debt Service Fund:

- Total revenues are 92.67% of the annual budget.
- Interest paid in November.



Overoaks Community Development District

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



**OVEROAKS
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 638,406	\$ -	\$ 638,406
Cash with Fiscal Agent	-	263,384	263,384
Due From Other Funds	-	2,082	2,082
Investments:			
Money Market Account	889,957	-	889,957
Revenue Fund	-	227,404	227,404
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,530,331	\$ 492,870	\$ 2,023,201
LIABILITIES			
Accounts Payable	\$ 466	\$ -	\$ 466
Accrued Expenses	4,500	-	4,500
Other Current Liabilities	185	-	185
Due To Other Funds	2,082	-	2,082
TOTAL LIABILITIES	7,233	-	7,233
FUND BALANCES			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	492,870	492,870
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,303,844	-	1,303,844
TOTAL FUND BALANCES	\$ 1,523,098	\$ 492,870	\$ 2,015,968
TOTAL LIABILITIES & FUND BALANCES	\$ 1,530,331	\$ 492,870	\$ 2,023,201

OVEROAKS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 12,665	\$ 12,665	0.00%
Interest - Tax Collector	-	-	702	702	0.00%
Special Assmnts- Tax Collector	789,045	631,236	725,334	94,098	91.93%
Special Assmnts- Discounts	(31,562)	(25,250)	(28,851)	(3,601)	91.41%
TOTAL REVENUES	757,483	605,986	709,850	103,864	93.71%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	2,000	2,800	(800)	23.33%
FICA Taxes	918	153	153	-	16.67%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	25,000	8,333	683	7,650	2.73%
ProfServ-Legal Services	25,000	8,333	2,910	5,423	11.64%
ProfServ-Mgmt Consulting	67,119	22,373	22,373	-	33.33%
ProfServ-Property Appraiser	1,100	-	-	-	0.00%
ProfServ-Special Assessment	3,384	2,707	-	2,707	0.00%
ProfServ-Trustee Fees	10,000	5,421	5,421	-	54.21%
Auditing Services	7,800	-	-	-	0.00%
Postage and Freight	1,000	333	1	332	0.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	167	-	167	0.00%
Legal Advertising	3,000	1,000	61	939	2.03%
Miscellaneous Services	2,500	1,553	1,553	-	62.12%
Misc-Assessment Collection Cost	15,781	12,625	13,930	(1,305)	88.27%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	76,508	60,268	16,240	32.12%
Physical Environment					
Capital - Park	25,000	8,333	-	8,333	0.00%
Capital - Boat Lift	50,000	16,667	-	16,667	0.00%
Total Physical Environment	75,000	25,000	-	25,000	0.00%
Field					
ProfServ-Field Management	12,915	4,305	4,305	-	33.33%
Contracts-Landscape	172,356	57,452	55,778	1,674	32.36%
Contracts-Lakes	41,100	13,700	13,803	(103)	33.58%
Utility - General	20,000	6,667	12,712	(6,045)	63.56%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	10,000	892	9,108	2.97%
R&M-Signage	5,000	1,667	1,298	369	25.96%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	12,000	26,500	31.17%
Wetland Maintenance	40,000	13,333	-	13,333	0.00%
Misc-Contingency	100,000	33,333	48,929	(15,596)	48.93%
Reserve - Other	20,000	-	-	-	0.00%
Total Field	494,871	193,957	149,717	44,240	30.25%
TOTAL EXPENDITURES	757,483	295,465	209,985	85,480	27.72%

OVEROAKS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	310,521	499,865	189,344	0.00%
Net change in fund balance	\$ -	\$ 310,521	\$ 499,865	\$ 189,344	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,023,234	1,023,234	1,023,234		
FUND BALANCE, ENDING	\$ 1,023,234	\$ 1,333,755	\$ 1,523,099		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 2,899	\$ 2,899	0.00%
Special Assmnts- Tax Collector	335,246	268,197	307,585	39,388	91.75%
Special Assmnts- Discounts	(13,410)	(10,728)	(12,235)	(1,507)	91.24%
TOTAL REVENUES	321,836	257,469	298,249	40,780	92.67%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,705	5,364	5,907	(543)	88.10%
Total Administration	6,705	5,364	5,907	(543)	88.10%
<u>Debt Service</u>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
Total Debt Service	311,032	35,516	37,166	(1,650)	11.95%
TOTAL EXPENDITURES	317,737	40,880	43,073	(2,193)	13.56%
Excess (deficiency) of revenues					
Over (under) expenditures	4,099	216,589	255,176	38,587	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	4,099	-	-	-	0.00%
Net change in fund balance	\$ 4,099	\$ 216,589	\$ 255,176	\$ 38,587	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 454,283	\$ 492,870		

**OVEROAKS
Community Development District**

Supporting Schedules

January 31, 2026

OVEROAKS

Community Development District

All Funds

Non-Ad Valorem Special Assessments
Osceola County Tax Collector-Monthly Collection Report
For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	General Fund	Debt Service Fund
Assessments Levied FY 2026				\$ 1,123,647	\$ 789,045	\$ 334,602
Allocation %				100%	70%	30%
11/14/25	\$ 14,870	\$ 805	\$ 303	\$ 15,978	\$ 11,220	\$ 4,758
11/20/25	\$ 72,520	\$ 3,022	\$ 1,480	\$ 77,022	\$ 54,086	\$ 22,936
11/20/25	\$ 121	\$ -	\$ 2	\$ 124	\$ 87	\$ 37
12/12/25	\$ 785,458	\$ 33,397	\$ 16,030	\$ 834,884	\$ 586,270	\$ 248,614
12/22/25	\$ 76,083	\$ 3,153	\$ 1,553	\$ 80,789	\$ 56,732	\$ 24,058
01/12/26	\$ 7,299	\$ 226	\$ 149	\$ 7,674	\$ 5,389	\$ 2,285
01/12/26	\$ 15,644	\$ 484	\$ 319	\$ 16,447	\$ 11,550	\$ 4,898
Total	\$ 971,996	\$ 41,086	\$ 19,837	\$ 1,032,919	\$ 725,334	\$ 307,585

% COLLECTED	92%	92%	92%
TOTAL OUTSTANDING	\$ 90,728	\$ 63,711	\$ 27,017

OVEROAKS

Community Development District

All Funds

Cash and Investment Report
January 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	n/a	n/a	3.53%	Subtotal <u><u>\$638,406</u></u>
					Subtotal <u><u>\$638,406</u></u>
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$281,938
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,543
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$254,467
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,008
					Subtotal <u><u>\$889,957</u></u>

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.30%	\$227,404
					Subtotal <u><u>\$227,404</u></u>
					Total <u><u>\$1,755,767</u></u>

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101003 Balance	638,405.73	Statement Balance	943,898.68
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	943,898.68
Subtotal	638,405.73	Outstanding Checks	-305,492.95
Negative Adjustments	0.00	Ending Balance	638,405.73
Ending G/L Balance	638,405.73		

Outstanding Checks

09/15/2025	Payment	100090	ADVANCE TREE PROS	Inv: 25067	-21,200.00
11/12/2025	Payment	300033	TOHO WATER AUTHORITY - ACH	Inv: 100125-9760ach	-4,282.38
01/16/2026	Payment	1071	INFRAMARK LLC	Payment of Invoice 031621	-9,664.50
01/28/2026	Payment	1078	INFRAMARK LLC	Payment of Invoice 031628	-1.48
01/28/2026	Payment	1079	OVEROAKS CDD C/O US BANK	Payment of Invoice 031632	-256,551.63
01/28/2026	Payment	1080	CROSSCREEK ENVIRONMENTAL, INC.	Payment of Invoice 031627	-3,528.00
01/28/2026	Payment	1081	CROSSCREEK ENVIRONMENTAL, INC.	Payment of Invoice 031629	-3,425.00
01/28/2026	Payment	1082	OSCEOLA NEWS-GAZETTE	Payment of Invoice 031490	-7.72
01/28/2026	Payment	1083	OVEROAKS CDD C/O US BANK	Payment of Invoice 031631	-6,832.24
Total Outstanding Checks					
					-305,492.95

Outstanding Deposits

**OVEROAKS
Community Development District**

Check Register

1/1/2026-1/31/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001**CHECK # 1069**

001	01/16/26	CEPRA LANDSCAPE	O-S9415	January 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	\$13,944.58
							Check Total \$13,944.58

CHECK # 1071

001	01/16/26	INFRAMARK LLC	167742	January 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25
001	01/16/26	INFRAMARK LLC	167742	January 2026 District Management Services	Retro billing Oct - Dec, under billed	531027-51201	\$2,499.99
001	01/16/26	INFRAMARK LLC	167742	January 2026 District Management Services	January 2026 Field Management Services	531016-53901	\$1,076.26
001	01/16/26	INFRAMARK LLC	167742	January 2026 District Management Services	January 2026 Record storage fee	549001-51301	\$495.00

Check Total \$13,944.58**CHECK # 1072**

001	01/16/26	LATHAM, LUNA, EDEN & BEAUDINE LLP	149216	December 2025 District counsel services, pond incident	ProfServ-Legal Services	531023-51401	\$400.00
							Check Total \$400.00

Check Total \$400.00**CHECK # 1073**

001	01/16/26	PEGASUS ENGINEERING	228206	12/24/2025 Reserve Geospatial, as-built survey	Misc-Contingency	549900-53901	\$42,500.00
							Check Total \$42,500.00

Check Total \$42,500.00**CHECK # 1074**

001	01/16/26	PEGASUS ENGINEERING	228196	October 2025 District Engineer services, review aerial photographs	ProfServ-Engineering	531013-51501	\$682.50
							Check Total \$682.50

Check Total \$682.50**CHECK # 1075**

001	01/16/26	US BANK	8012861	TRUSTEE FEES 12/1/25-11/30/26	TRUSTEE FEES 12/1/25-09/30/2026	531045-51301	\$4,489.58
001	01/16/26	US BANK	8012861	TRUSTEE FEES 12/1/25-11/30/26	Trustee Fees 10/01/2026-11/30/2026	155000-51301	\$897.92
							Check Total \$5,387.50

Check Total \$5,387.50**CHECK # 1078**

001	01/28/26	INFRAMARK LLC	169053	December 2025 Postage	Postage and Freight	541006-51301	\$1.48
							Check Total \$1.48

Check Total \$1.48**CHECK # 1080**

001	01/28/26	CROSSCREEK ENVIRONMENTAL, INC.	24437	January 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,528.00
							Check Total \$3,528.00

Check Total \$3,528.00**CHECK # 1081**

001	01/28/26	CROSSCREEK ENVIRONMENTAL, INC.	24525	January 2026 Monthly pond services, revised amount	Contracts-Lakes	534084-53901	\$3,425.00
							Check Total \$3,425.00

Check Total \$3,425.00**CHECK # 1082**

001	01/28/26	OSCEOLA NEWS-GAZETTE	F7BA084D-0093	legal advertisement 3/27/25	LEGAL AD	548002-51301	\$70.51
							Check Total \$70.51

Check Total \$70.51**CHECK # 300038**

001	01/07/26	VERIZON - ACH	6130463126 ACH	11/9-12/8/25 Internet	Miscellaneous Services	549001-51301	\$83.60
							Check Total \$83.60

Check Total \$83.60**CHECK # 300040**

001	01/27/26	TOHO WATER AUTHORITY - ACH	012926	12/02/25-01/02/26	SERV PRD	543001-53946	\$329.01
							Check Total \$329.01

Check Total \$329.01

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

CHECK # 300041

001	01/27/26	KUA - ACH	012726 ACH	12/25/25-01/09/26	SERV PRD 12/25/25-01/09/26	543001-53945	\$68.01
001	01/27/26	KUA - ACH	012726 ACH	12/25/25-01/09/26	SERV PRD 12/25/25-01/09/26	543001-53946	\$118.13
						<i>Check Total</i>	\$186.14
						<i>Fund Total</i>	\$80,202.82

SERIES 2020 DEBT SERVICE FUND - 208

CHECK # 1079

208	01/28/26	OVEROAKS CDD C/O US BANK	01232026	Transfer Assessment Collections Series 202	Transfer Assessment Collections Series 20205	131000	\$256,551.63
						<i>Check Total</i>	\$256,551.63

CHECK # 1083

208	01/28/26	OVEROAKS CDD C/O US BANK	01232026-1	Transfer Assessment Collections Series 202	Transfer Assessments Series 8000s	131000	\$6,832.24
						<i>Check Total</i>	\$6,832.24
						<i>Fund Total</i>	\$263,383.87

Total Checks Paid	\$343,586.69
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Customer

Overoaks CDD

Date:	Time:	Technician:
01/21/2026	01:11:05 PM	Tyler Knight

Lake	Algae	Submersed Weeds	Grasses	Floating Brush	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X		Normal	
5	X	X	X	X			X		Normal	
7			X				X		Normal	
8			X				X		Normal	
9	X	X	X				X		Normal	
10	X	X	X				X		Normal	
11	X	X	X				X		Normal	
12	X	X	X				X		Normal	

Additional Comments

Treated all above listed sites for terrestrial and emergent grasses as well as various stages of planktonic and filamentous algae, as well as various stages of submerged and floating weed growth on sites 1,5,9,10,11,12. Also picked up several 5 gallon buckets of debris from the pond. I will be back prior to the end of the month to treat site 1 again for the algae bloom that's due to the hydrilla die off.

Project Photos





Additional Services:

Shoreline Restoration

Erosion Control

Lake Maintenance

Invasive Removal

Florida Native Plantings

Wetland Management

Email

Michael.perez@inframark.com

Office Email

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gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com;
scottc@crosscreekenv.com; lloyd@crosscreekenv.com


Customer

Overoaks CDD

Date:	Time:	Technician:
01/28/2026	01:01:08 PM	Tyler Knight

Lake	Algae	Submersed Weeds	Grasses	Floating Brush	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X		Low	
1a	X	X	X	X			X		Low	

Additional Comments

Treated above listed sites for terrestrial and emergent grasses in addition to various stages of submerged and floating weeds as well as filamentous algae, both sites treated by boat to maximize coverage.

Project Photos







Additional Services:

Shoreline Restoration

Erosion Control

Lake Maintenance

Invasive Removal

Florida Native Plantings

Wetland Management

Email

Michael.perez@inframark.com

Office Email

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scottc@crosscreekenv.com; lloyd@crosscreekenv.com

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**Customer**

Overoaks CDD

Date:	Time:	Technician:
02/05/2026	11:20:04 AM	Tyler Knight

Lake	Algae	Submersed Weeds	Grasses	Floating Brush	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X	X			X		Normal	
1a			X	X			X		Normal	
2			X				X		Normal	
3			X				X		Normal	
4			X				X		Normal	
5			X				X		Normal	

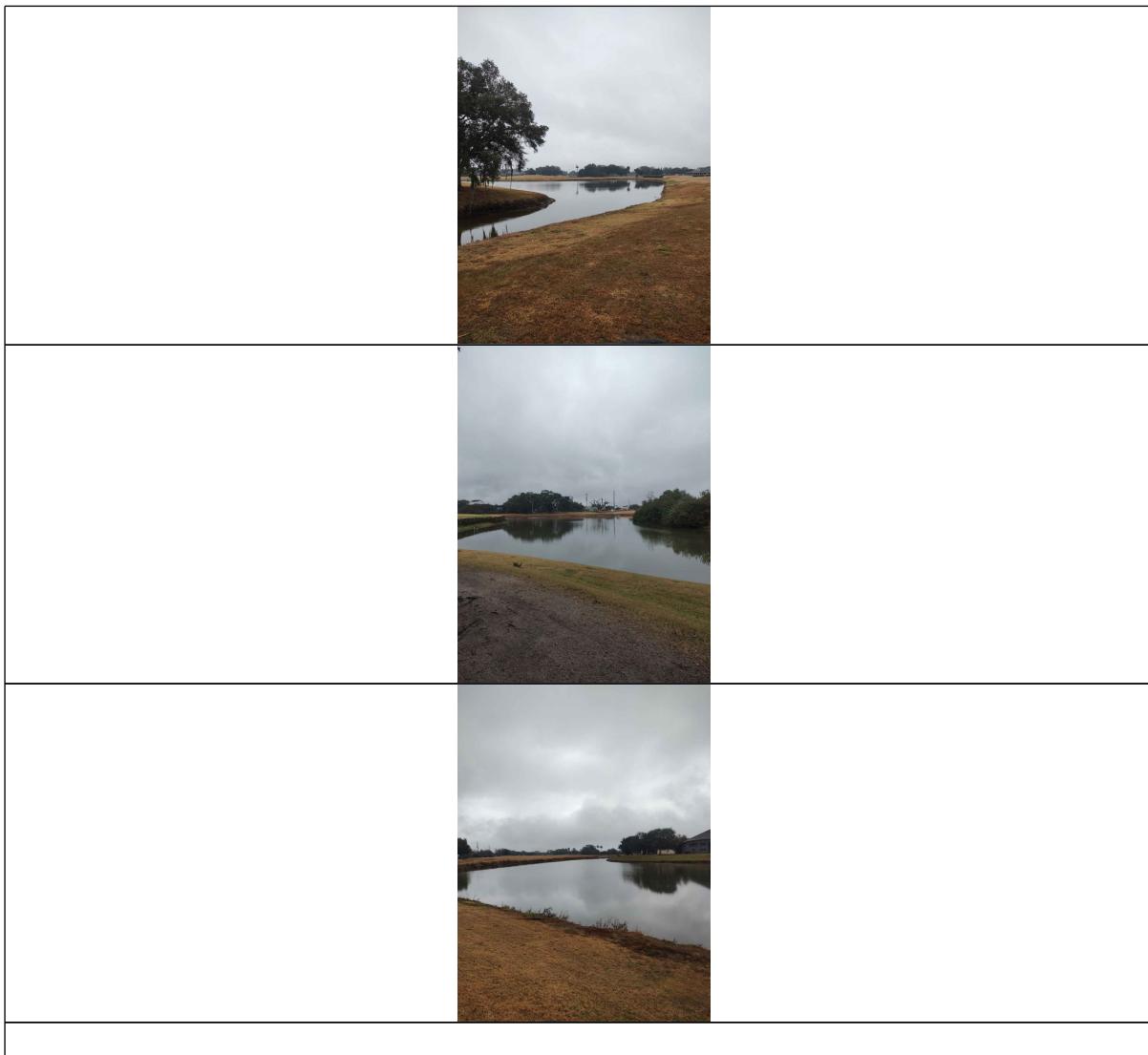
Additional Comments

Treated all above listed sites in between rain showers for terrestrial and emergent grasses in addition to picking up a substantial amount of debris due to the recent rain flushing the storm water pipes.

Project Photos







Additional Services:

Shoreline Restoration

Erosion Control

Lake Maintenance

Invasive Removal

Florida Native Plantings

Wetland Management

Email

Michael.perez@inframark.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;
gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com;
scottc@crosscreekenv.com; lloyd@crosscreekenv.com



Overoaks CDD February Field Inspection

Tuesday, February 10, 2026

14 Items Identified

14 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Leaning Sign

Assigned To: Inframark

There's a leaning stop sign on The Oaks Blvd.



Item 2 - Construction Update

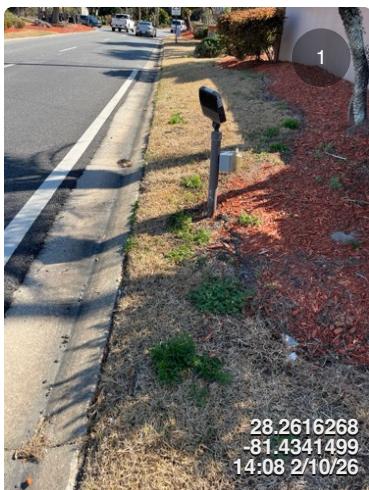
Assigned To: Board Update

Construction materials have been removed but the sod has not been restored.

Item 3 - Weeds

Assigned To: Landscaping Vendor

Weeds should be treated during routine maintenance. Location: Front Entrance Sign



**Item 4 - Black Paint**

[Assigned To: Inframark](#)

There are areas on the front entrance sign that could use a touch of black paint.

**Item 5 - Plant Freeze**

[Assigned To: Board Update](#)

There are many plants that aren't doing too well due to the freeze. An inventory of what should be replaced should be done in 4-6 weeks.

**Item 6 - Basketball Hoop**

[Assigned To: Inframark](#)

A proposal will be provided to replace the basketball hoop.



Item 7 - Playground Maintenance

Assigned To: Inframark

All materials have been purchased to repair the sky climber, maintenance to be scheduled with more favorable weather conditions.



Item 8 - Turf Damage

Assigned To: Board Update

Due to the freeze, sod has suffered throughout the community.

Item 9 - Algae

Assigned To: Crosscreek

There's a growth of algae by the Pergola.





Item 10 - Cattle Gate

Assigned To: Board Update

The cattle gate has been installed by the boat lift.



Item 11 - Plankton

Assigned To: Crosscreek

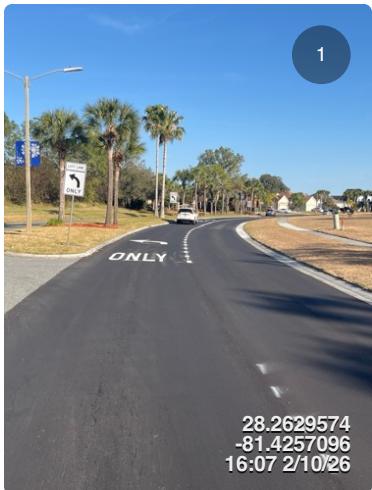
There appears to be some plankton or pollen by the boat lift.

Item 12 - Irrigation Repair

Assigned To: Landscaping Vendor

There is some irrigation in need of repair. Location: 1501 The Oaks Blvd





Item 13 - Road Painting

Assigned To: Board Update

The road has been painted by the city.



Item 14 - Plant Installation

Assigned To: Landscaping Vendor

A proposal should be provided to install some plants on this median.

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF THE OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Overoaks Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OVEROAKS COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 24th day of February 2026

Chairman/Vice Chair

Assistant Secretary

**MINUTES OF REGULAR MEETING
OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held Tuesday, January 27, 2026, at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

Present and constituting a quorum were the following:

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

Also present, either in person or via communication media technology, were the following:

Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham Luna
David Hamstra	District Engineer, Pegasus Engineering
Kyle Goldberg	Field Inspection Coordinator, Inframark
Fernand Thomas	District Accountant, Inframark
Charles Greene	Lead Ecologist, CrossCreek
Matt McCollum	Representative, Cepra Landscape
Residents and Members of the Public	

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 and Roll Call

31 Ms. Trautz called the meeting to order at 6:00 p.m. and called the roll. A quorum was
32 established.

Mr. Thies arrived at 6:01 p.m.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the agenda for January 27, 2026, was approved. (4-0)

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Special Business

A. Landscape RFP

- i. Consideration of BrightView Landscape Proposal
- ii. Consideration of Cepra Landscape Proposal
- iii. Consideration of Down To Earth Landscape and Irrigation Proposal
- iv. Consideration of Juniper Landscape Proposal
- v. Consideration of ASI Landscapes Proposal

Overoaks CDD
January 27, 2026

50 **vi. Consideration of United Land Services Proposal**

51 A discussion was held regarding the Landscape RFP.

52

53 On MOTION by Mr. Thies, seconded by Mr. Muenz, with all in favor,
54 Cepra Landscaping was terminated effective February 28, 2026, and
55 United Land Services was approved to commence services beginning
56 March 1, 2026. (4-0)

57

58 **FIFTH ORDER OF BUSINESS**

59 **Staff Reports**

60 **A. District Accountant Report**

61 **i. Financials (November & December)**

62 Ms. Trautz inquired about the possibility of moving unassigned funds into the reserves and
63 consolidating the reserves into a single reserve fund rather than maintaining the previous
64 breakdown. Ms. Trautz also asked about placing funds into the highest interest-bearing accounts
65 available. Additionally, Ms. Trautz requested clarification regarding the substantial increase in
66 TOHO bills.

67 Mr. Muenz inquired about irrigation repairs for Fiscal Year 2026 to date, noting that none
68 had been reported or billed at this time.

69 On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor,
70 the financials were accepted. (4-0)

71

72 **B. CrossCreek**

73 **i. Aquatic Report**

74 Ms. Trautz inquired about growth within the ponds. Mr. Greene addressed the Board
75 regarding the increased plant life and advised that it is currently being treated.

76

77 **C. Field Inspector**

78 **i. Review of Property Inspection Report (December & January)**

79 Mr. Goldberg provided an update on open items within the District that he is currently
80 addressing.

81

82 On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor,
83 proposal 097-004-01-26 in the amount of \$1,191.17 was approved. (4-0)

84

85 The Board discussed items being dumped on CDD property and potential actions to address
86 the matter. Mr. Perez was directed to reach out to the HOA to determine whether any surveillance
87 footage is available.

88 Mr. Goldberg then reviewed the January report.

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89 **ii. Consideration of Advance Tree Pros Palms Removal Proposal**
 90 **iii. Consideration of Advance Tree Pros Pines Removal Proposal**
 91

92 On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor,
 93 proposal 26671 in the amount of \$1,500 was approved. (4-0)

95 On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor,
 96 proposal 26781 in the amount of \$5,900 was approved, subject to
 97 confirmation that the four (4) trees are the responsibility of the CDD.
 98 (4-0)

100 **D. District Engineer**

101 The District Engineer delivered a presentation regarding the pond banks and discussion

102 ensued.

103 **E. District Counsel**

104 Ms. Trucco spoke regarding alligators within the District, outlined the applicable process,
 105 and confirmed that adequate signage is in place throughout the District.

107 **F. District Manager**

108 **i. Review of the Project Board**

109 Mr. Perez advised the Board that the next meeting date of February 24 would need to be
 110 adjusted to 6:00 p.m. in order to accommodate the library's availability. Mr. Perez also provided
 111 an update regarding the status of the boat lift.

113 **SIXTH ORDER OF BUSINESS**

Business Items

114 **A. Consideration of Resolution 2026-01, General Election**

115 Mr. Perez discussed Resolution 2026-01 and identified which seats are open for the
 116 upcoming General Election.

118 On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor,
 119 Resolution 2026-01 was adopted. (4-0)

122 **SEVENTH ORDER OF BUSINESS**

Business Administration

123 **A. Consideration of Minutes from the Meeting held November 18, 2025**

125 On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor,
 126 the Minutes of the Meeting held November 18, 2025, were approved.
 127 (4-0)

128 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

Overoaks CDD

130 Mr. Muenz shared an idea to transform the boat lift. Ms. Palomino spoke regarding dumping
131 occurring within the District.

132
133 **NINTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

Adjournment

There being no further business,

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the meeting was adjourned at 7:19 p.m. (4-0)

138
139
140
141
142
143
144 Secretary/Assistant Secretary _____ Chairman/Vice Chairperson _____

Secretary/Assistant Secretary

Chairman/Vice Chairperson