



# *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.**

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- 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

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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](mailto: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

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2020 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
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
<b>TOTAL ASSETS</b>	<b>\$ 1,530,331</b>	<b>\$ 492,870</b>	<b>\$ 2,023,201</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 466	\$ -	\$ 466
Accrued Expenses	4,500	-	4,500
Other Current Liabilities	185	-	185
Due To Other Funds	2,082	-	2,082
<b>TOTAL LIABILITIES</b>	<b>7,233</b>	<b>-</b>	<b>7,233</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
<b>Restricted for:</b>			
Debt Service	-	492,870	492,870
<b>Assigned to:</b>			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
<b>Unassigned:</b>	<b>1,303,844</b>	<b>-</b>	<b>1,303,844</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,523,098</b>	<b>\$ 492,870</b>	<b>\$ 2,015,968</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,530,331</b>	<b>\$ 492,870</b>	<b>\$ 2,023,201</b>



**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>757,483</b>	<b>605,986</b>	<b>709,850</b>	<b>103,864</b>	<b>93.71%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
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%
<b>Total Administration</b>	<b>187,612</b>	<b>76,508</b>	<b>60,268</b>	<b>16,240</b>	<b>32.12%</b>
<b>Physical Environment</b>					
Capital - Park	25,000	8,333	-	8,333	0.00%
Capital - Boat Lift	50,000	16,667	-	16,667	0.00%
<b>Total Physical Environment</b>	<b>75,000</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>0.00%</b>
<b>Field</b>					
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%
<b>Total Field</b>	<b>494,871</b>	<b>193,957</b>	<b>149,717</b>	<b>44,240</b>	<b>30.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>757,483</b>	<b>295,465</b>	<b>209,985</b>	<b>85,480</b>	<b>27.72%</b>

**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%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,023,234</b>	<b>1,023,234</b>	<b>1,023,234</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,023,234</b>	<b>\$ 1,333,755</b>	<b>\$ 1,523,099</b>		



**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>321,836</b>	<b>257,469</b>	<b>298,249</b>	<b>40,780</b>	<b>92.67%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	6,705	5,364	5,907	(543)	88.10%
<b>Total Administration</b>	<b>6,705</b>	<b>5,364</b>	<b>5,907</b>	<b>(543)</b>	<b>88.10%</b>
<b>Debt Service</b>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
<b>Total Debt Service</b>	<b>311,032</b>	<b>35,516</b>	<b>37,166</b>	<b>(1,650)</b>	<b>11.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,737</b>	<b>40,880</b>	<b>43,073</b>	<b>(2,193)</b>	<b>13.56%</b>
Excess (deficiency) of revenues Over (under) expenditures	4,099	216,589	255,176	38,587	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,099</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,099	\$ 216,589	\$ 255,176	\$ 38,587	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>237,694</b>	<b>237,694</b>	<b>237,694</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 241,793</b>	<b>\$ 454,283</b>	<b>\$ 492,870</b>		

**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**

						<b>ALLOCATION BY FUND</b>	
						General Fund	Debt Service Fund
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	The Oaks Master Association	Series 2020	
<b>Assessments Levied FY 2026</b>				\$ 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	
<b>Total</b>	\$ 971,996	\$ 41,086	\$ 19,837	\$ 1,032,919	\$ 725,334	\$ 307,585	
<b>% COLLECTED</b>						92%	92%
<b>TOTAL OUTSTANDING</b>						\$ 90,728	\$ 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%	\$638,406
				<b>Subtotal</b>	<b>\$638,406</b>
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
				<b>Subtotal</b>	<b>\$889,957</b>

**DEBT SERVICE FUNDS**

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

# Bank Account Statement

Overoaks CDD

**Bank Account No.** 1201  
**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101003 Balance</b>	638,405.73	<b>Statement Balance</b>	943,898.68
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	943,898.68
<b>Subtotal</b>	638,405.73	<b>Outstanding Checks</b>	-305,492.95
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	638,405.73
<b>Ending G/L Balance</b>	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
<b>Total Outstanding Checks</b>					-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
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<b>Check Total</b>	<b>\$13,944.58</b>
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## 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

<b>Check Total</b>	<b>\$9,664.50</b>
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## 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
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<b>Check Total</b>	<u>\$400.00</u>
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## CHECK # 1073

001	01/16/26	PEGASUS ENGINEERING	228206	12/24/2025 Reserve Geospatial, as-built survey	Misc-Contingency	549900-53901	\$42,500.00
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<b>Check Total</b>	<b>\$42,500.00</b>
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## CHECK # 1074

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

<b>Check Total</b>	<b>\$5,387.50</b>
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## CHECK # 1078

001	01/28/26	INFRAMARK LLC	169053	December 2025 Postage	Postage and Freight	541006-51301	\$1.48
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<b>Check Total</b>	<u>\$1.48</u>
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## CHECK # 1080

001	01/28/26	CROSSCREEK ENVIRONMENTAL, INC.	24437	January 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,528.00
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<b>Check Total</b>	<b>\$3,528.00</b>
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## CHECK # 1081

001	01/28/26	CROSSCREEK ENVIRONMENTAL, INC.	24525	January 2026 Monthly pond services, revised amount	Contracts-Lakes	534084-53901	\$3,425.00
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<b>Check Total</b>	<b>\$3,425.00</b>
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## CHECK # 1082

001	01/28/26	OSCEOLA NEWS-GAZETTE	F7BA084D-0093	legal advertisement 3/27/25	LEGAL AD	548002-51301	\$70.51
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<b>Check Total</b>	<b>\$70.51</b>
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**CHECK # 300038**

001	01/07/26	VERIZON - ACH	6130463126 ACH	11/9-12/8/25 Internet	Miscellaneous Services	549001-51301	\$83.60
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<b>Check Total</b>	<u>\$83.60</u>
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**CHECK # 300040**

001	01/27/26	TOHO WATER AUTHORITY - ACH	012926	12/02/25-01/02/26	SERV PRD	543001-53946	\$329.01
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<b>Check Total</b>	<u>\$329.01</u>
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## 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
<b>CHECK # 300041</b>							
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
<b>Check Total</b>							<b>\$186.14</b>
<b>Fund Total</b>							<b>\$80,202.82</b>
<b><u>SERIES 2020 DEBT SERVICE FUND - 208</u></b>							
<b>CHECK # 1079</b>							
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
<b>Check Total</b>							<b>\$256,551.63</b>
<b>CHECK # 1083</b>							
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
<b>Check Total</b>							<b>\$6,832.24</b>
<b>Fund Total</b>							<b>\$263,383.87</b>
<b>Total Checks Paid</b>							<b>\$343,586.69</b>

**Customer**

Overoaks CDD

**Date:**

01/21/2026

**Time:**

01:11:05 PM

**Technician:**

Tyler Knight

Lake	Algae	Submerged Weeds	Grasses	Floating Weeds	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**

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



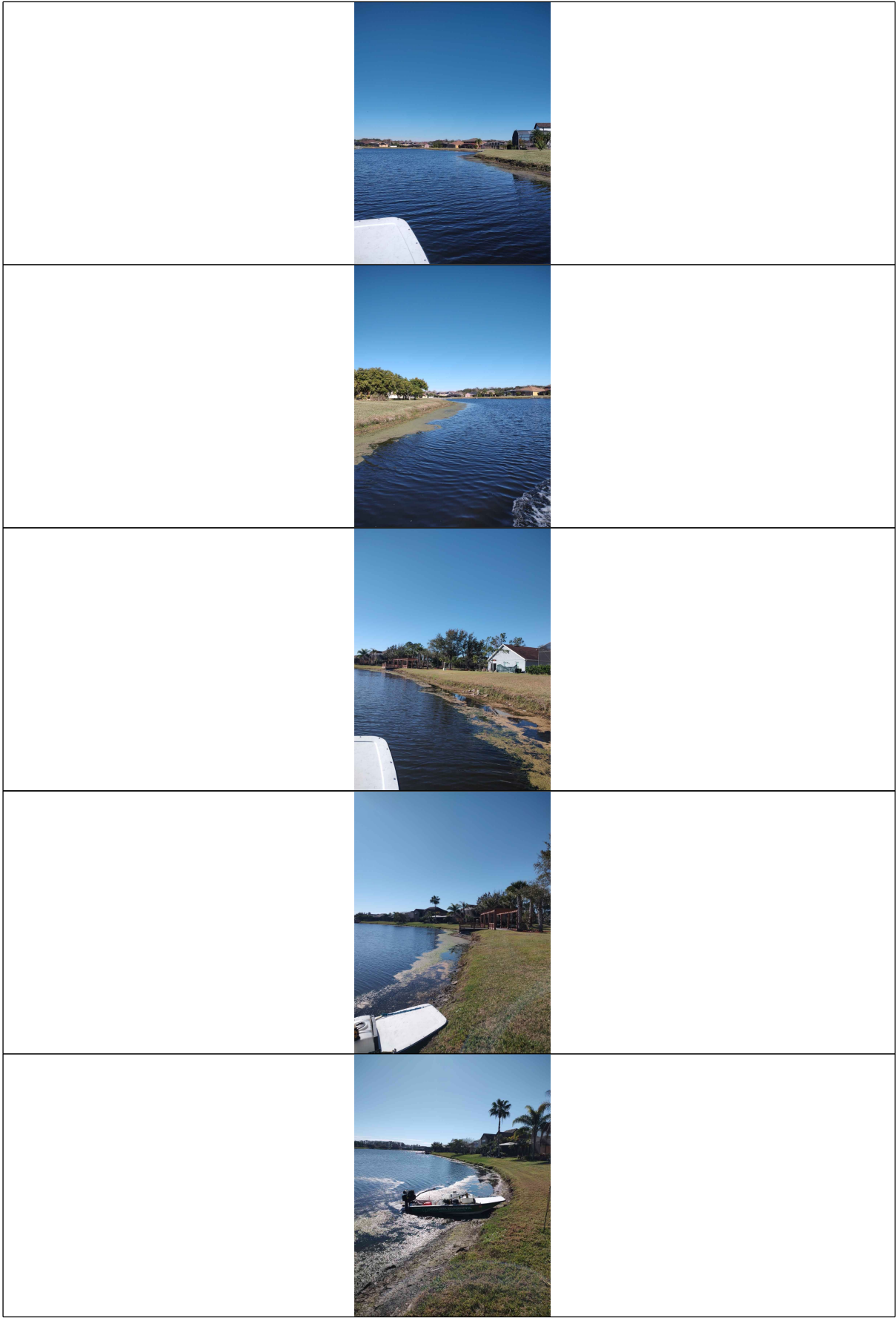
Customer		
Overoaks CDD		

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

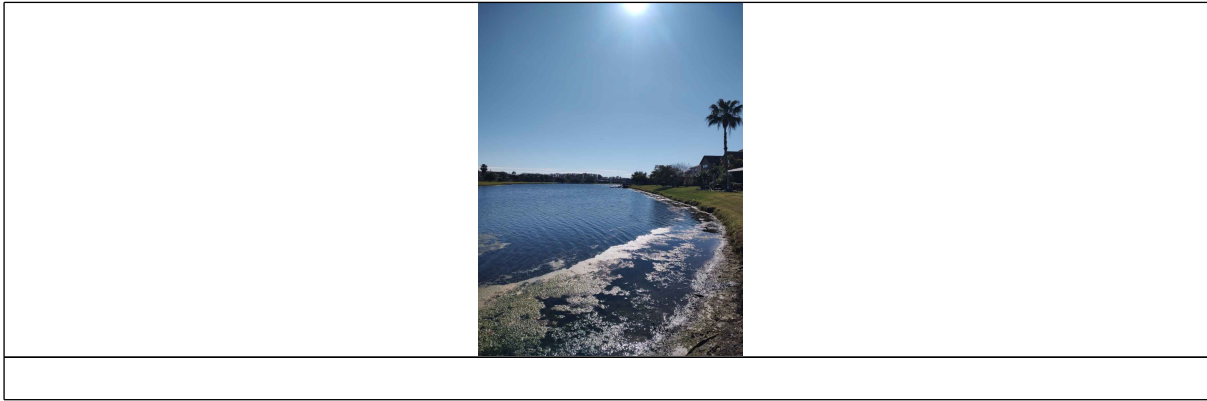
Lake	Algae	Submerged Weeds	Grasses Brush	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X		Low	
1a	X	X	X	X			X		Low	

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

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<b>Customer</b>		
Overoaks CDD		




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

Lake	Algae	Submer sed Weeds	Grasse s Brush	Floatin g Weeds	Bacteri a	Blue Dye	Trash Pickup	Inspecti on	Water Level	Erosio n
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	

<b>Additional Comments</b>
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**

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 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

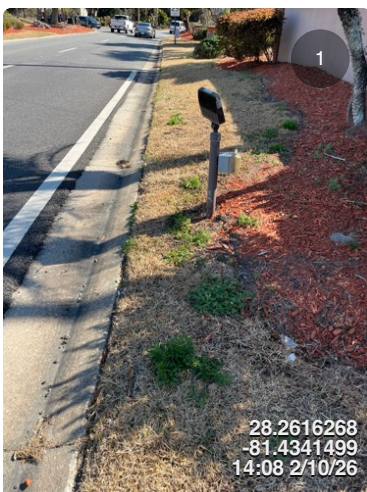
Assigned To: [Board Update](#)

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.

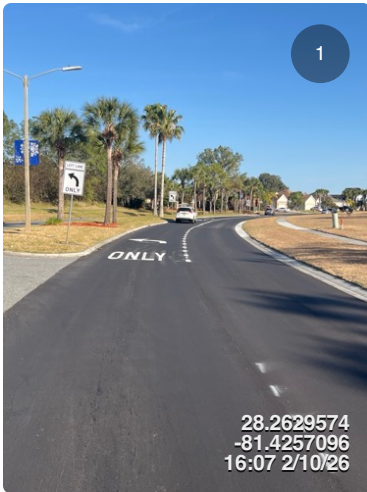
### Item 12 - Irrigation Repair

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 24<sup>th</sup> day of February 2026

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Chairman/Vice Chair

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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**

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

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

A discussion was held regarding the Landscape RFP.

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant Report**

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

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

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

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

**B. CrossCreek**

**i. Aquatic Report**

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

**C. Field Inspector**

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

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

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

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

Mr. Goldberg then reviewed the January report.



Overoaks CDD  
January 27, 2026

**ii. Consideration of Advance Tree Pros Palms Removal Proposal**

**iii. Consideration of Advance Tree Pros Pines Removal Proposal**

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

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

**D. District Engineer**

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

**E. District Counsel**

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

**F. District Manager**

**i. Review of the Project Board**

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

**SIXTH ORDER OF BUSINESS**

**Business Items**

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

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

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

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

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

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

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Overoaks CDD  
January 27, 2026

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**

134           There being no further business,

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

\_\_\_\_\_  
Chairman/Vice Chairperson