



Overoaks Community Development District

March 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, March 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. Check Register..... P. 3
 - B. CrossCreek
 - i. Review of Aquatic Report..... P. 28
 - C. Inframark Field Services
 - i. Field Inspection Report..... P. 53
 - ii. Consideration of Dog Park Proposal..... P. 62
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
5. **Business Items**
 - A. Consideration of Economy Systems Chain Link Fence 675 Proposal..... P. 63
 - B. Consideration of Economy Systems Chain Link Fence 596 Proposal..... P. 66
 - C. Discussion of a 6:00 p.m. Meeting Start Time
6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held February 24, 2026 P. 69
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Tuesday, April 28, 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

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100113								
001	02/12/26	INFRAMARK LLC	170591	February 2026 Monthly District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25	
001	02/12/26	INFRAMARK LLC	170591	February 2026 Monthly District Management Services	ProfServ-Field Management	531016-53901	\$1,076.26	
001	02/12/26	INFRAMARK LLC	170591	February 2026 Monthly District Management Services	Miscellaneous Services	549001-51301	\$495.00	
001	02/12/26	INFRAMARK LLC	1164989	1/30/2026 Pressure washing and cattle gate installation	Misc-Contingency	549900-53901	\$3,591.17	
							Check Total	\$10,755.68
CHECK # 100114								
001	02/12/26	CEPRA LANDSCAPE	O-S9535	February 2026 Monthly landscaping services	Contracts-Landscape	534050-53001	\$13,944.58	
							Check Total	\$13,944.58
CHECK # 100115								
001	02/19/26	LATHAM, LUNA,EDEN & BEAUDINE LLP	150065	January 2026 District Counsel Services	ProfServ-Legal Services	531023-51401	\$1,252.90	
							Check Total	\$1,252.90
CHECK # 100116								
001	02/19/26	OSCEOLA NEWS-GAZETTE	F7BA084D-0138	1/29/2026 Legal advertising, meeting change	Legal Advertising	548002-51301	\$61.25	
							Check Total	\$61.25
CHECK # 100117								
001	02/19/26	KATRINA S SCARBOROUGH	2019039	2/9/2026 Property appraiser placing assessments	ProfServ-Property Appraiser	531035-51301	\$1,299.46	
							Check Total	\$1,299.46
CHECK # 300042								
001	02/09/26	VERIZON - ACH	6132978847 ACH	12/9/25-01/08/26	Misc-Contingency	549900-53901	\$83.60	
							Check Total	\$83.60
CHECK # 300043								
001	02/17/26	TOHO WATER AUTHORITY - ACH	010226-49770-ACH	12/1/25-1/2/25/26	Utility - General	543001-53901	\$192.72	
							Check Total	\$192.72
CHECK # 300044								
001	02/25/26	TOHO WATER AUTHORITY - ACH	012726-1900 ACH	12/29/25-01/27/26	Utility - General	543001-53945	\$88.90	
							Check Total	\$88.90
CHECK # 300045								
001	02/27/26	TOHO WATER AUTHORITY - ACH	02022026958540ACH	01/02-02/02/26 WATER	Utility - General	543001-53945	\$16.44	
							Check Total	\$16.44
CHECK # 300046								
001	02/27/26	TOHO WATER AUTHORITY - ACH	0202269770ACH	01/02-02/02/26	Utility - General	543001-53945	\$414.08	
							Check Total	\$414.08
CHECK # 300047								

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	02/27/26	TOHO WATER AUTHORITY - ACH	02022655010ACH	01/02-02/02/26	Utility - General	543001-53945	\$6.20
Check Total							<u>\$6.20</u>
Fund Total							<u>\$28,115.81</u>

Total Checks Paid	\$28,115.81
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INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

170591

DATE

2/1/2026

BILL TO

Overoaks CDD
 11555 Heron Bay Blvd Ste 201
 Coral Springs FL 33076-3361
 United States

CUSTOMER ID

C1441

NET TERMS

Due On Receipt

PO#

DUE DATE

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,593.25		5,593.25
Field Ops Services 001-531016-53945-5000	1	Ea	538.13		538.13
Field Ops Services 001-531016-53945-5000	1	Ea	538.13		538.13
Record Storage Fee	1	Ea	495.00		495.00
Subtotal					7,164.51

Subtotal	\$7,164.51
Tax	\$0.00
Total Due	\$7,164.51

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1164989
Invoice Date	1/30/2026
Due Date	3/1/2026

To: Overoaks Community Development District
11555 Heron Bay Blvd, Ste 201

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	\$3,591.17

Subtotal	\$3,591.17
Sales Tax	\$0.00
Total	\$3,591.17

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

02 Feb 2026 04:43:36PM CST

DISTRICT : OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1164989 - DETAIL

INVOICE DATE: 1/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	1/20/2026	4312008	OVEROAKS District Area	General Maintenance; Pressure washing boat lift	\$0.00	\$0.00	\$2,400.00	\$0.00	\$2,400.00	N
	1/30/2026	4435009	OVEROAKS District Area	General Maintenance	\$0.00	\$0.00	\$1,191.17	\$0.00	\$1,191.17	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$3,591.17	\$0.00	\$3,591.17	
				BWO Total	\$0.00	\$0.00	\$3,591.17	\$0.00	\$3,591.17	
				Invoice Total	\$0.00	\$0.00	\$3,591.17	\$0.00	\$3,591.17	



PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

BILL TO
Overoaks CDD c/o Inframark Management Services 313 Campus Street Celebration, FL 34747

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
O-S9535	02/01/2026	\$13,944.58	Net 15	

DESCRIPTION	PRICE
FEBRUARY BILLING Landscape Services	\$13,944.58
BALANCE DUE	\$13,944.58



201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

February 10, 2026

Invoice #: 150065
Federal ID #:59-3366512

Overoaks Community Development District
c/o Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Matter ID: 6123-001 General

For Professional Services Rendered:

1/27/2026	KET	Review of Agenda in preparation for Board meeting. Attended Board meeting.	3.70	\$1,221.00
Total Professional Services:			3.70	\$1,221.00

For Disbursements Incurred:

1/28/2026	Default Hard Cost	Payment disbursement to Kristen Trucco for KET - Travel to and from Board Meeting 1/28/26		\$31.90
Total Disbursements Incurred:				\$31.90

	Total	\$1,252.90
	Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$1,252.90

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741

help.column.us

Bill to
Overoaks CDD

Invoice number F7BA084D-0138
Notice ID iMO4FCqxVYgnNmIb47Tm
Publisher Osceola News-Gazette
Date of issue Jan 29, 2026
Date due Feb 28, 2026
Amount due \$61.25

Description	Qty	Unit price	Amount
02/12/2026: Legal and Public Notice Notice	1	55.68	55.68

=== Notes ===

Notice Name: OVEROAKS CDD*Time Change for Regular Meeting

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/WJkvlugiXXQKyEyw9msg/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0138 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$55.68
Tax	0.00
Processing Fee	5.57
Amount due	\$61.25

Pay here: <https://www.column.us/invoices/WJkvlugiXXQKyEyw9msg/pay>

Questions? Visit help.column.us



KATRINA S. SCARBOROUGH, CFA, CCF, MCF
 OSCEOLA COUNTY PROPERTY APPRAISER
 2505 EAST IRLO BRONSON MEMORIAL HIGHWAY
 KISSIMMEE, FL 34744

Invoice

Due Date: 02/10/2026
Terms: DUE UPON RECEIPT
Amount Due: 1,299.46

Customer Number: 1016
Customer P.O.:
Order Date: 02/09/2026
Ship Via: NA

Invoice Number: 2019039
Invoice Date: 02/09/2026
Salesperson: VMEN
Sales Tax: NONE

OVER OAKS / THE OAKS CDD
 LATHAN, LUNA, EDEN & BEAUDINE, LLP
 201 SOUTH ORANGE AVE SUITE 1400
 ORLANDO, FL 32801

Comments:
 2025 TAX ROLL YEAR

Bill To: OVER OAKS / THE OAKS CDD LATHAN, LUNA, EDEN & BEAUDINE, LLP 201 SOUTH ORANGE AVE SUITE 1400 ORLANDO, FL 32801
Ship To: OVER OAKS / THE OAKS CDD LATHAN, LUNA, EDEN & BEAUDINE, LLP 201 SOUTH ORANGE AVE SUITE 1400 ORLANDO, FL 32801

Description	Unit	Quantity	Unit Price	Amount
CDD ADMINISTRATION FEE FOR PLACING NON AD VALOREM ASSESSMENTS ON THE COUNTY'S TAX ROLL OSCEOLA COUNTY SPECIAL ASSESSMENT COLLECTION COST BOCC CDD		1.000	1,254.4600	1,254.46
OCPA ANNUAL PROCESSING FEE CDD		1.000	45.0000	45.00

PLEASE CONTACT VALERIE MENA FOR QUESTIONS CONCERNING YOUR BILL AT:
 PHONE: (407) 742-5153
 EMAIL: VMENA@PROPERTY-APPRAISER.ORG

Sub-Total	1,299.46
Freight	.00
Taxes	.00
Invoice Total	1,299.46

Account: 242726785-00001
Invoice: 6132978847
Billing period: Dec 9 - Jan 8, 2026
Due date: 02/07/26

Payment Summary

Previous Balance	\$83.60
<hr/>	
Payment - Thank You	
Payment Received 12/24/25	-\$83.60
<hr/>	
Total Payments	-\$83.60
<hr/>	
Balance Forward	\$0.00

Questions about your bill?
verizon.com/business/support
 800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 242726785-00001 OROAKS COMMUNITY DEVELOPMENT

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

- 1. Check this box.
- 2. Sign name in box below, as shown on the bill and date.
- 3. Return this slip with your payment. Do not send a voided check.



Account: 242726785-00001
Invoice: 6132978847
Billing period: Dec 9 - Jan 8, 2026
Due date: 02/07/26

Explanation of Charges: Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
728-207-2531 tzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	10.808GB	--	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60						

Account: 242726785-00001
Invoice: 6132978847
Billing period: Dec 9 - Jan 8, 2026
Due date: 02/07/26

Charges by line details

Itzel Trujillo **\$83.60**
728-207-2531
VZ Internet Gateway Fsno21VA

Monthly Charges **\$79.00**

Plan

LTE Business Internet 10Mbps 01/09 - 02/08 \$79.00

Features & Add Ons

Wi-Fi Management 01/09 - 02/08 \$0.00

5G products aren't eligible for the access fee discounts generally offered through your employer or organization.

Equipment Charges **\$0.00**

VZ Internet Gateway Fsno21VA \$11.11
 Device Payment Agreement 1392005964 - Payment 18 of 36
 Paid \$188.91
 Past Due \$0.00
 Balance (after this month's current payment) \$199.98
 Device Promotional Credit (18 of 36) -\$11.11

Surcharges and Other Charges **\$4.60**

Surcharges

Regulatory Charge \$0.02
 Administrative Charge \$1.60

Other Charges and Credits

Economic Adjustment Charge \$2.98

Total Current Charges for 728-207-2531 **\$83.60**

Your Plan

LTE Business Internet 10Mbps

\$79.00 monthly charge
 \$.25 per minute

300GB Data

300 monthly gigabyte allowance
 \$10.00 per 5 GB after allowance

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Account: 242726785-00001
Invoice: 6132978847
Billing period: Dec 9 - Jan 8, 2026
Due date: 02/07/26

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at vzw.com/myprivacy.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to provide service. As these challenges have continued to mount, we have made the decision to add an Economic Adjustment Charge.

On June 8, 2023, Verizon Business began adding the charge to new LTE Business Internet and 5G Business Internet lines. And starting in August 2023, the charge will apply to existing LTE Business Internet and 5G Business Internet lines where the applicable price guarantee has already ended and thereafter on a rolling basis as your applicable price guarantee ends. The amount of the charge is \$2.98 or \$3.97 per month, for each qualifying LTE or 5G Business Internet line.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines, existing lines that have completed a contract-based line term, and lines that have twelve (12) months or fewer remaining on a Device Payment Plan Agreement. The amount of the charge is \$2.98 or \$3.97 per month/line for each smartphone and data device, and \$0.98 per month/line for each basic phone and tablet device.

As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic Adjustment Charge in the Other Charges & Credits section of your bill.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622

Account: 242726785-00001**Invoice:** 6132978847**Billing period:** Dec 9 - Jan 8, 2026**Due date:** 02/07/26

Need-to-Know Information (continued)

Telecommunications Relay

To contact Verizon Wireless using a TTY device, dial 711 to reach a Telecommunications Relay Service (TRS) operator to assist you in completing your call.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On January 1, 2026, the FUSC increased to 11.33% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased to 37.6%. For more details, please call 1-888-684-1888.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida 33630-3527
 www.tohowater.com

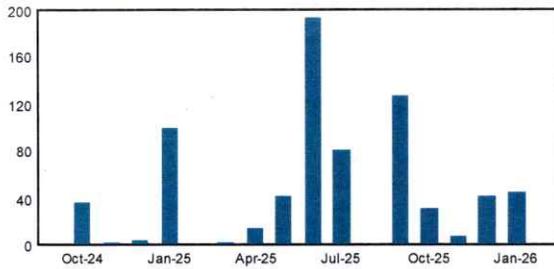
OVEROAKS COMMUNITY
 DEVELOPMENT DISTRICT
 Service Address:
 2000 CYPRESS OAKS DRIVE RCLM1

Account Number:
 Past Due Amount:
 Current Charges:
 Total Amount Due:

002162289-000949770
 \$0.00
 \$192.72
 \$192.72

We apologize for the delayed bill, which was held to ensure accuracy. The due date has been extended accordingly. We do not expect further delays and appreciate your patience.

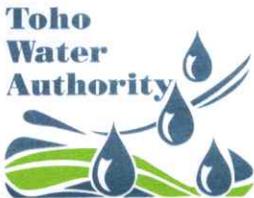
Reclaimed Water



Meter Number	Read Type	Previous Meter Read		Current Meter Read		Water Usage
		Date	Reading	Date	Reading	
14042635	WT	12/01/2025	13,520	01/02/2026	13,565	45

Previous Balance	178.40
Payment - Thank You	-178.40
Balance Forward	0.00
Current Transactions:	
Reclaimed Usage	161.10
Reclaimed Base Charge	31.62
Current Transaction Total	192.72
Total Amount Due	\$192.72

Please return this portion with your payment – Do not send cash through the mail



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida 33630-3527
 www.tohowater.com

18472810
 Past due balances are subject to immediate interruption of service

Account Number	Past Due	Current Charges		Total Amount Due
		Amount Due by 02/17	Late Charge after 02/17	
002162289-000949770	\$ 0.00	\$192.72	\$ 9.64	\$192.72

Please Remit to

Toho Water Authority
 P. O. Box 30527
 Tampa, Florida 33630-3527

OVEROAKS COMMUNITY DEVELOPMENT
 DISTRICT
 115555 HERON BAY BOULEVARD SUITE 2C
 CORAL SPRINGS FL 33076



0021622890009497700000192721

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option or Bill2Pay app will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot and MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless and signup for eBills through our online payment system at www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies
call our customer service call center at **407-944-5000**

Can't pay your bill?

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RECONNECTION SCHEDULE

WEEKDAYS

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After 2 p.m. - Payment made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

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Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

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Ways To Pay

- ▶ At Select Locations
- ▶ Online
- ▶ By Phone
- ▶ By Mail

Find out how at **.com**

**toho
water
.com**

You name it

We can do it all over the phone

- ▶ Customer Service Assistance
- ▶ Start/Stop/Move Service
- ▶ Automated Bill Payments
- ▶ Billing Questions
- ▶ Water Usage Analysis
- ▶ **AND MORE**





Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

OVEROAKS COMMUNITY
 DEVELOPMENT DISTRICT

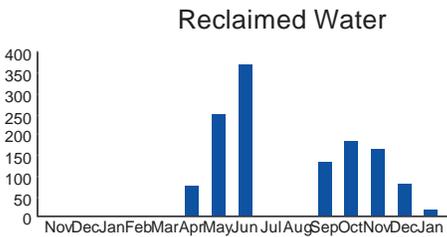
Service Address:
 2655 THE OAKS BOULEVARD IRRIG

Account Number: 002162289-000661900
 Past Due Amount: \$0.00
 Current Charges: \$88.90
 Total Amount Due: \$88.90

Customer Service: (8am - 5pm) 407-944-5000

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007967	29	12/29/2025	3840	01/27/2026	3856	16

Payment - Thank You	\$-314.44
Balance Forward	\$0.00
Current Transaction(s)	
Reclaimed Usage	\$57.28
Reclaimed Base Charge	\$31.62
Current Transaction Total	\$88.90
Total Amount Due	\$88.90



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

Account Number 002162289-000661900

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$88.90	02/25/26	\$88.90

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



OVEROAKS COMMUNITY DEVELOPMENT
 DISTRICT
 115555 HERON BAY BOULEVARD SUITE 201
 CORAL SPRINGS FL 33076

0021622890006619000000088905

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

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Free for eCheck

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Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Am Scot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

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Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

OVEROAKS COMMUNITY
 DEVELOPMENT DISTRICT

Service Address:
 3000 BOATING BOULEVARD BLK

Account Number: 002162289-000958540
 Past Due Amount: \$0.00
 Current Charges: \$16.44
 Total Amount Due: \$16.44

Customer Service: (8am - 5pm) 407-944-5000



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
68661164	31	01/02/2026	31	02/02/2026	34	3

Payment - Thank You	\$-8.37
Balance Forward	\$0.00
Current Transaction(s)	
Water Base Charge	\$7.75
Water Usage	\$7.47
City of Kissimmee Utility Tax (8%)	\$1.22
Current Transaction Total	\$16.44
 Total Amount Due	 \$16.44



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

Account Number 002162289-000958540

Past Due	Current Charges		Total Amount to be drafted	
	Amount Due	Due Date		
Due Now	\$0.00	\$16.44	02/27/26	\$16.44

*****SINGLE-PIECE T 8 / P / S: 2556 1 SP 0.740



OVEROAKS COMMUNITY DEVELOPMENT DISTRICT
 11555 HERON BAY BOULEVARD SUITE 201
 CORAL SPRINGS FL 33076

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

0021622890009585400000016445

Ways to pay

ON OUR WEBSITE

www.tohewater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

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BY MAIL

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Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees
MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

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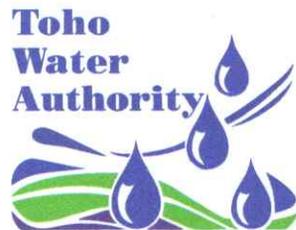
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 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

OVEROAKS COMMUNITY
 DEVELOPMENT DISTRICT

Service Address:
 2000 CYPRESS OAKS DRIVE RCLM1
 ODD

Account Number: 002162289-000949770
 Past Due Amount: \$192.72
 Current Charges: \$221.36
 Total Amount Due: \$414.08

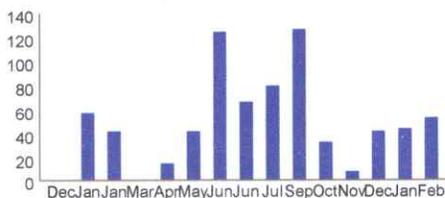
Customer Service: (8am - 5pm) 407-944-5000



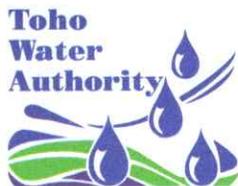
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14042635	31	01/02/2026	13565	02/02/2026	13618	53

Previous Balance	\$192.72
Balance Forward	\$192.72
Current Transaction(s)	
Reclaimed Usage	\$189.74
Reclaimed Base Charge	\$31.62
Current Transaction Total	\$221.36
Total Amount Due	\$414.08

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

Account Number 002162289-000949770

Past Due	Current Charges		Total Amount to be drafted	
	Amount Due	Due Date		
Due Now	\$192.72	\$221.36	02/27/26	\$414.08

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****SINGLE-PIECE T:8 / P: / S: 2554 1 SP 0.740



OVEROAKS COMMUNITY DEVELOPMENT
 DISTRICT
 11555 HERON BAY BOULEVARD SUITE 201
 CORAL SPRINGS FL 33076

0021622890009497700000414082

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

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BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

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 www.tohowater.com

OVEROAKS COMMUNITY
 DEVELOPMENT DISTRICT

Service Address:
 2100 CYPRESS OAKS BOULEVARD
 ODD

Account Number: 002162289-000955010
 Past Due Amount: \$0.00
 Current Charges: \$6.20
 Total Amount Due: \$6.20

Customer Service: (8am - 5pm) 407-944-5000



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19008497	31	01/02/2026	15	02/02/2026	15	0

Payment - Thank You	\$-6.20
Balance Forward	\$0.00
Current Transaction(s)	
Reclaimed Base Charge	\$6.20
Current Transaction Total	\$6.20
Total Amount Due	\$6.20

Reclaimed Water



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

Account Number 002162289-000955010

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$6.20	02/27/26	\$6.20

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****SINGLE-PIECE T:8 / P: / S: 2555 1 SP 0.740



OVEROAKS COMMUNITY DEVELOPMENT
 DISTRICT
 11555 HERON BAY BOULEVARD SUITE 201
 CORAL SPRINGS FL 33076

0021622890009550100000006202

Ways to pay

ON OUR WEBSITE

www.tohewater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

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PO Box 30527

Tampa, FL 33630-3527

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Check or Money Order

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Crosscreek Environmental App
Public report link

LAKE Report #130
Expires: 2026-03-27 17:10:12

CUSTOMER
Inframark

JOB
295 - Overoaks CDD

DATE
2026-02-25

TIME
12:05

TECHNICIAN
TylerK

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

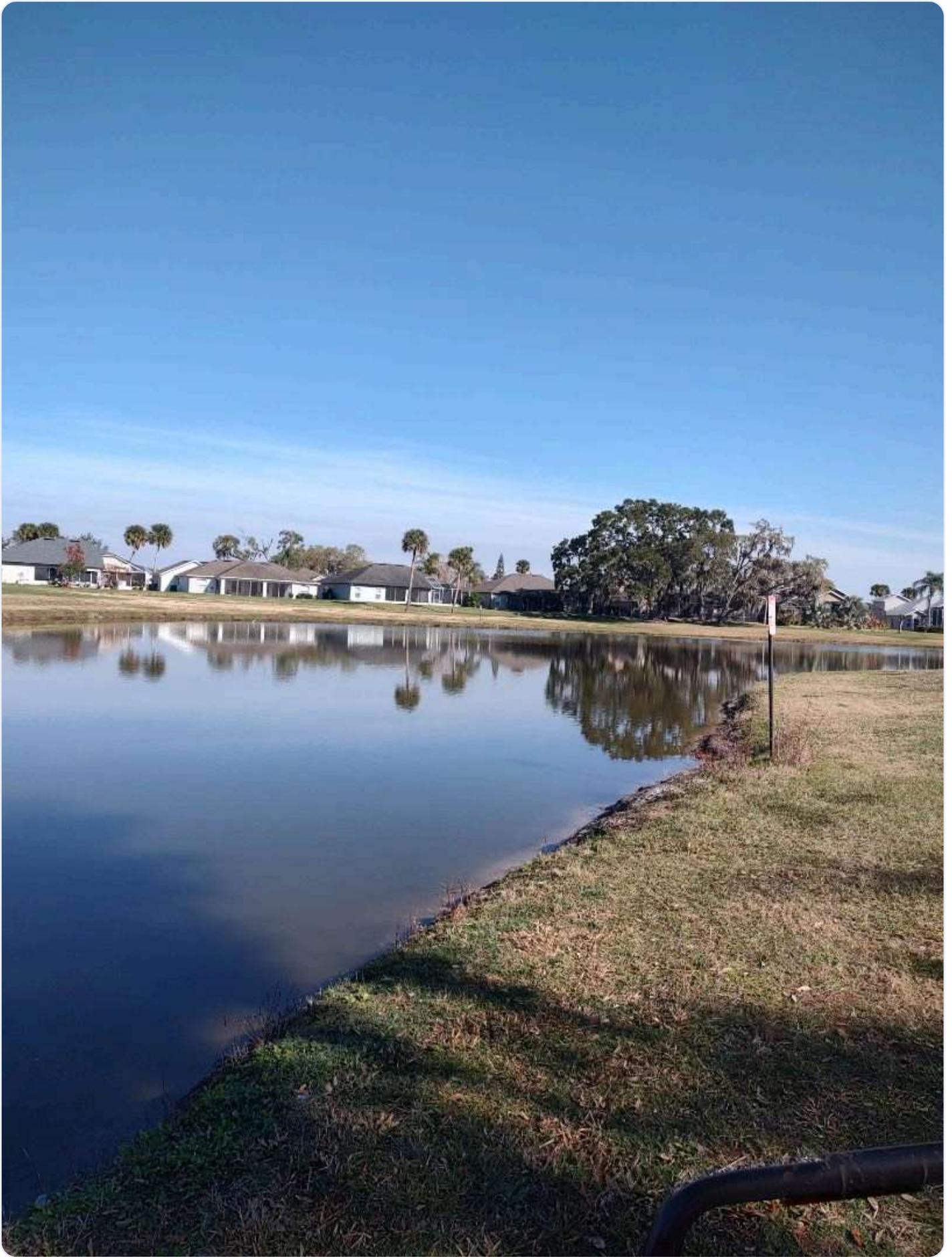
COMMENTS

Treated above listed sites for terrestrial and emergent grasses in addition to treating sites 6,7,10,11,12 for various stages of planktonic algae growth, as well as picking up several 5 gallon buckets of debris from all above listed sites.

PHOTOS

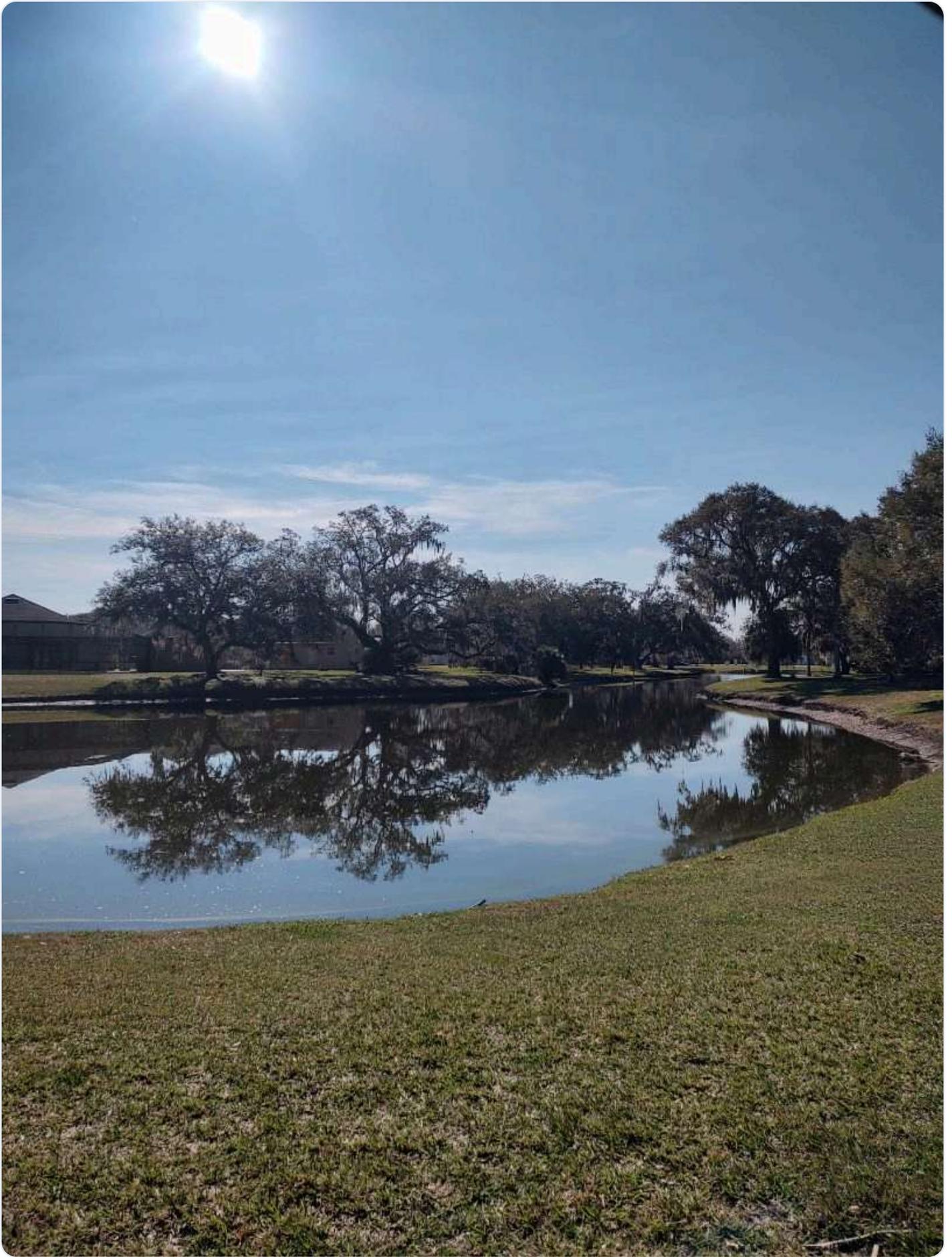




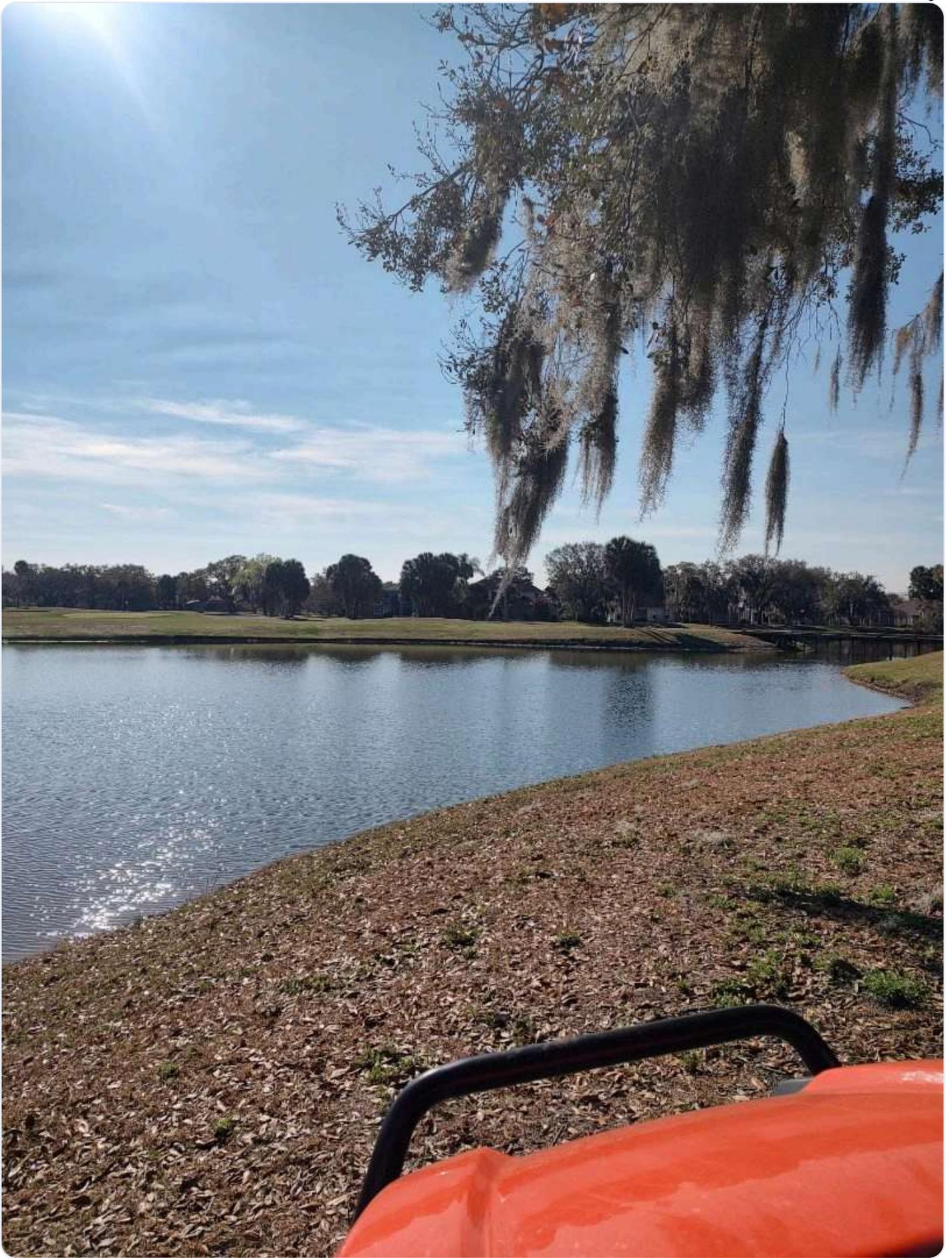


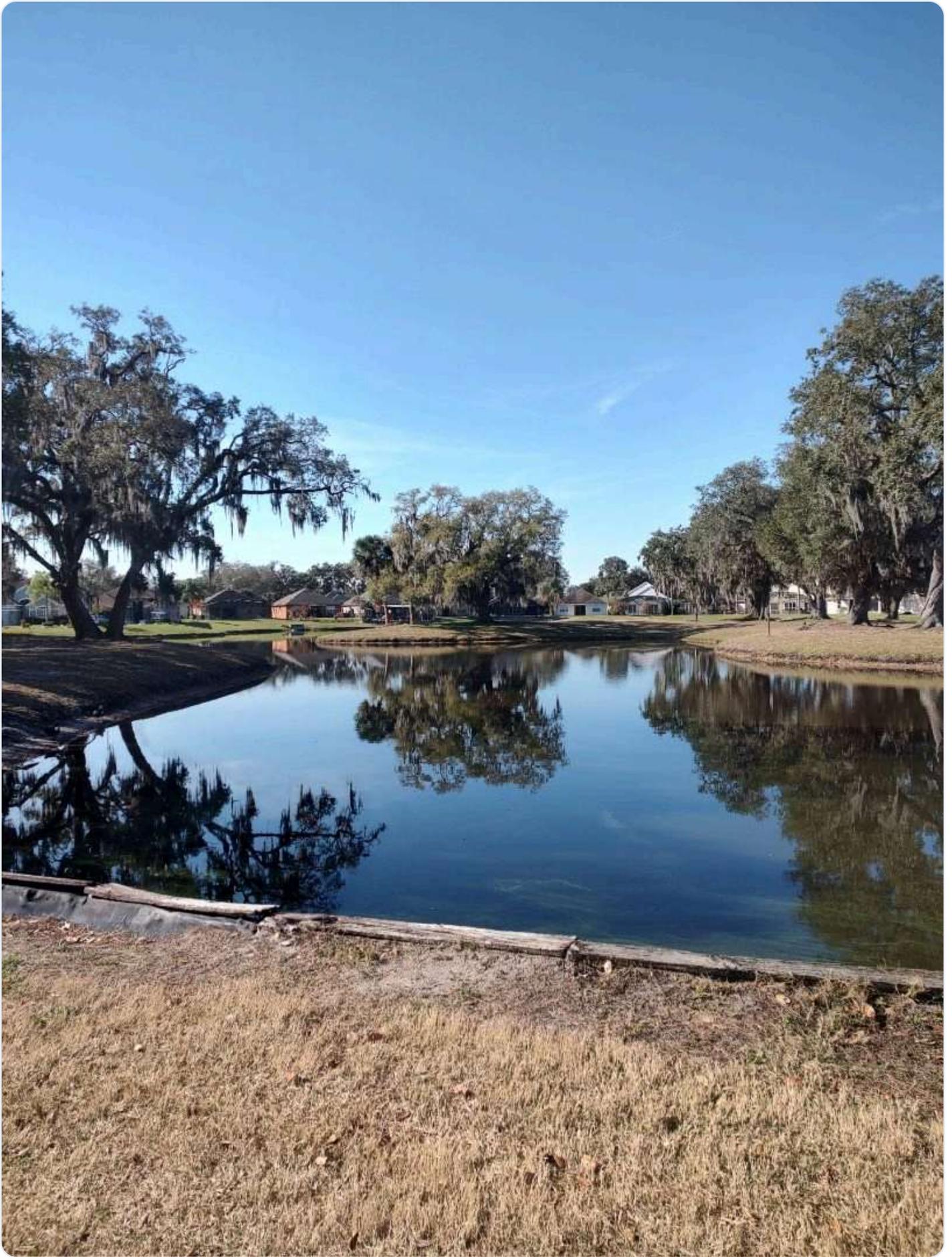














Crosscreek Environmental App
Public report link

LAKE Report #244
Expires: 2026-04-05 18:42:54

CUSTOMER
Inframark

JOB
295 - Overoaks CDD

DATE
2026-03-06

TIME
08:27

TECHNICIAN
ScottB

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X							X	Normal	
2	X							X	Normal	
3	X							X	Normal	
4	X							X	Normal	
5								X	Normal	
6								X	Normal	
7								X	Normal	
8								X	Normal	
9								X	Normal	
10								X	Normal	
11	X							X	Normal	

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
12								X	Normal	

COMMENTS

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,2,3,4 and 11 for filamentous, planktonic algae. Submersed weeds such as hydrilla. Also treated for duckweed.

PHOTOS



Pond 10



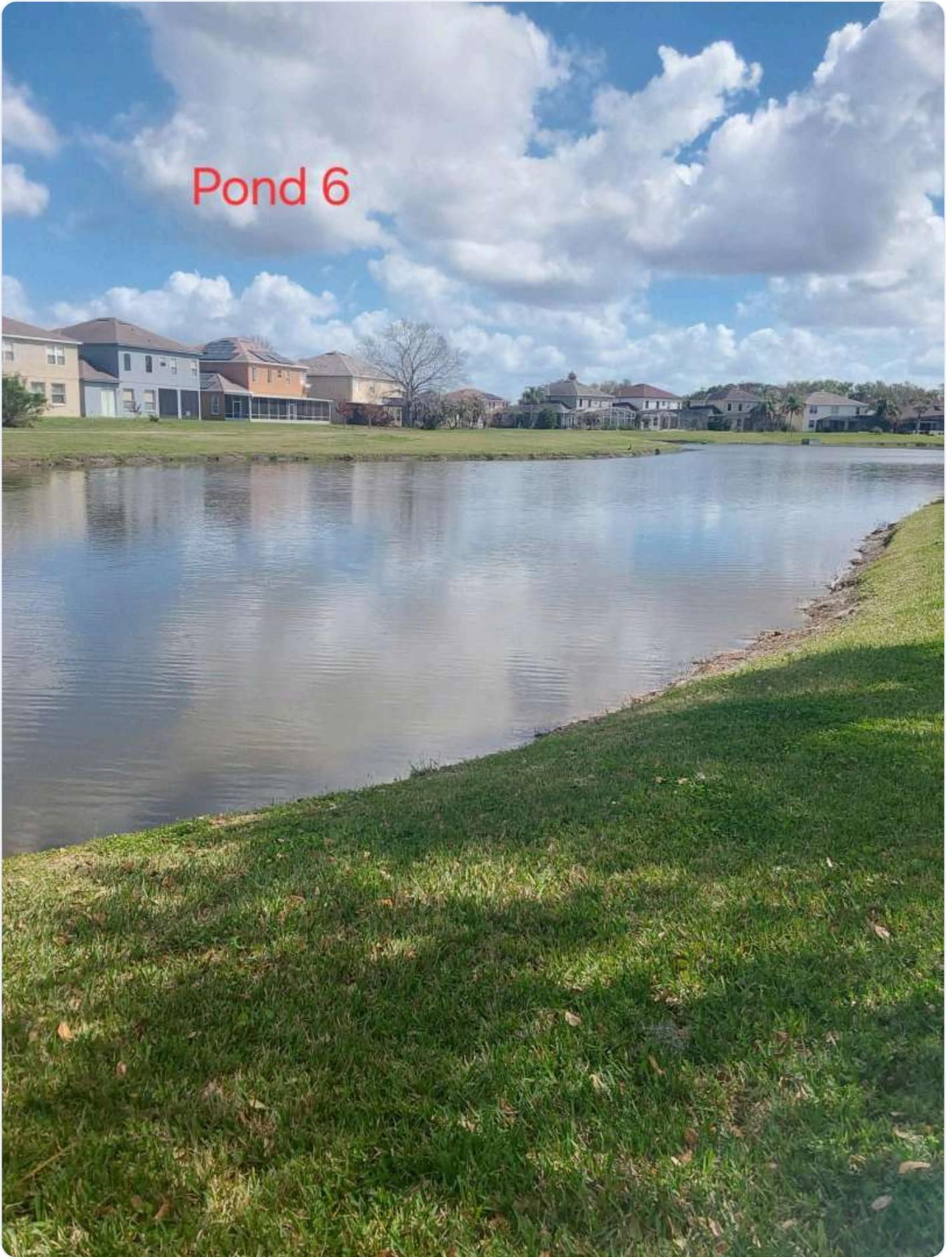
Pond 11





Pond 12

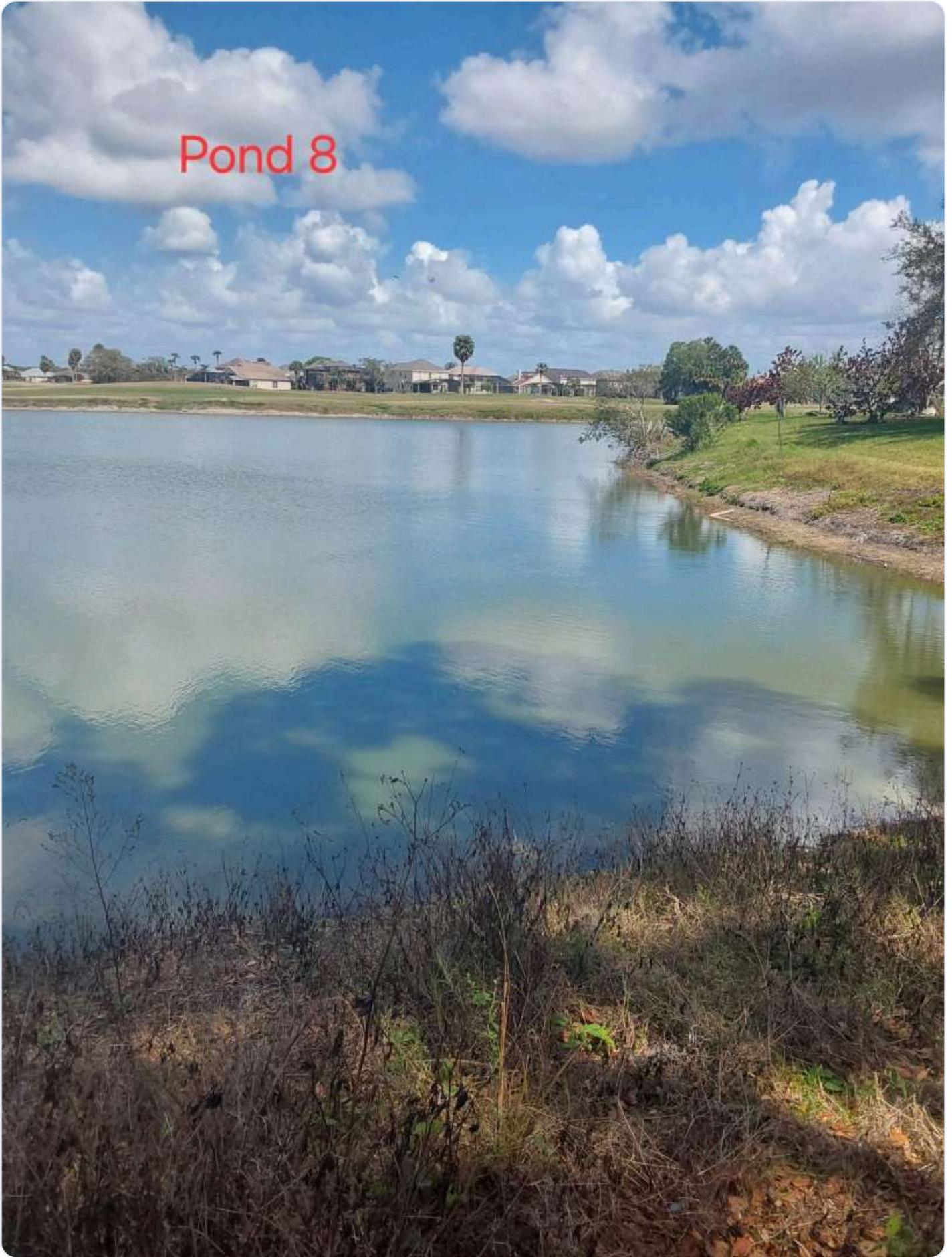
Pond 6





Pond 7

Pond 8





Pond 9

Pond 2





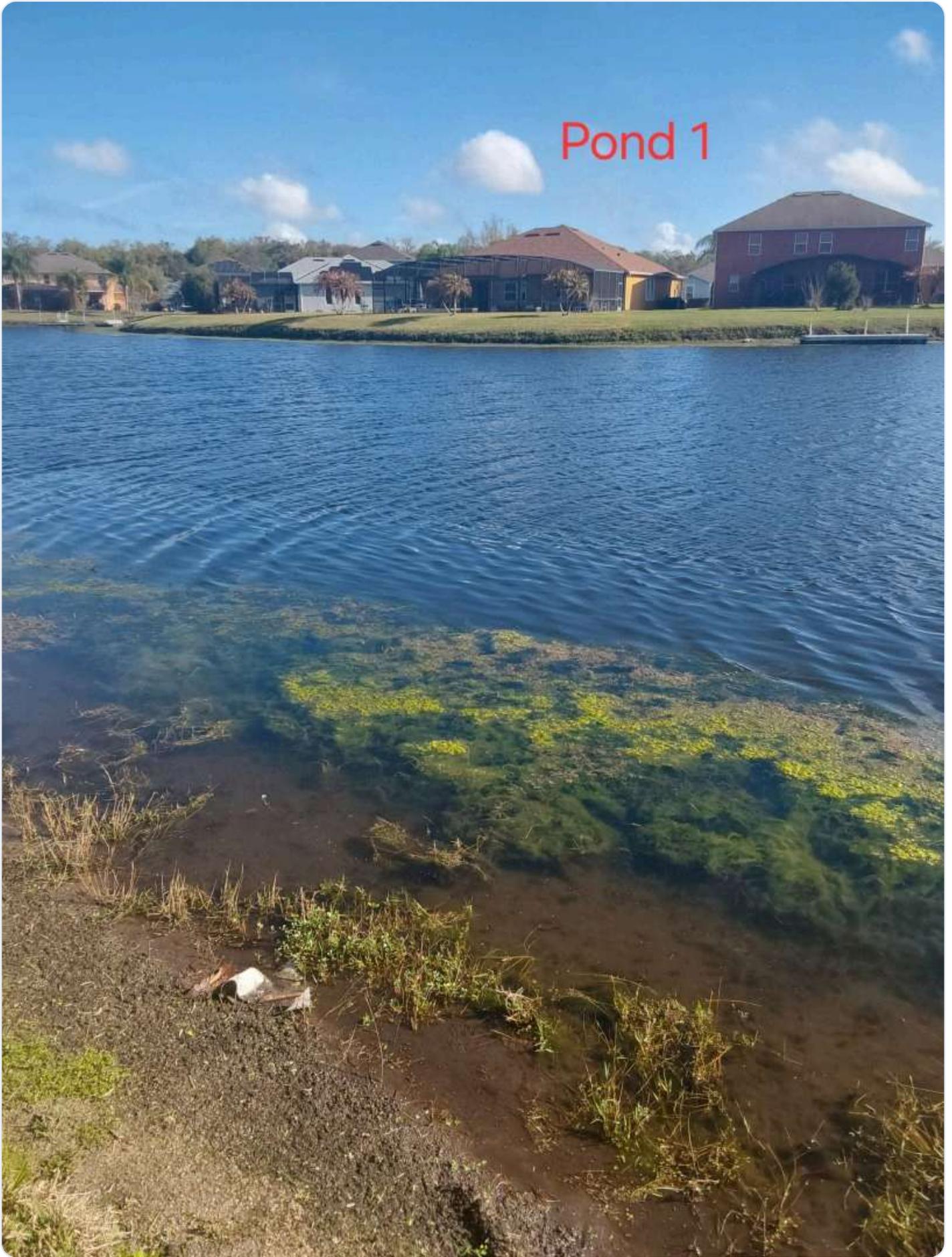
Pond 4



Pond 5



Pond 1





Overoaks CDD March 2026 Field Inspection

Tuesday, March 10, 2026

Prepared For Board Of Supervisors

21 Items Identified

Justin Fisher

Inframark

Item 1 - Weeds And Trash

Assigned To: United Land Services

Weeds and trash to be addressed during routine maintenance.

Location:

Main Monuments



Item 2 - Painting

Assigned To: Inframark

Portions of the monuments can be touched up in spots.

Location:

Main Monuments



Item 3 - Freeze Damage

Assigned To: United Land Services

Rejuvenation cutbacks will begin in the coming weeks. United will provide a proposal for replacements.

Location:

Property-wide

Replace Ligustrum, Blue Daze, Gold Mounds



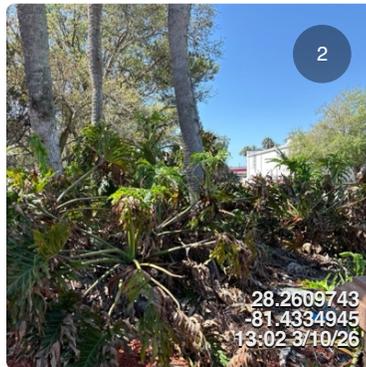
Item 4 - Dead Plant Material

Assigned To: United Land Services

Cut out the dead plant material in the Philodendron.

Location:

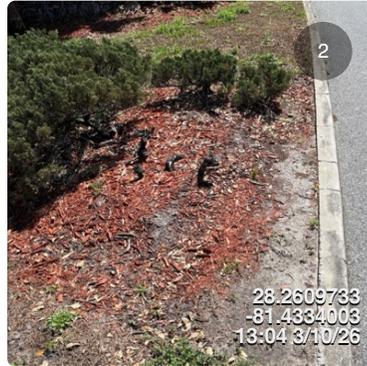
Median and ROW



Item 5 - Mulch Proposal

Assigned To: United Land Services

Mulch is very thin in spots. United Land Services to draw up proposal for a top-dressing. They will also provide a proposal for mulch throughout the property in November.



Item 6 - Irrigation Repair

Assigned To: Board Update

Appears the irrigation repair was completed from the last report. This was completed by Cepra.



Item 7 - Additional Parcel

Assigned To: District Engineer

Get clarification from the engineer on who owns this parcel.



Item 8 - Pruning/Shaping

Assigned To: United Land Services

Vendor to draw up proposal to maintain the shape of Ligustrum if this is not part of scope.



Item 9 - Replace Light

Assigned To: Inframark

Attempt to source a replacement light on top of the monument in the ROW.



Item 10 - Illegal Dumping

Assigned To: United Land Services

Remove plant material that has been dumped in the conservation area.



Item 11 - Palm Removal

Assigned To: United Land Services

United will provide proposal to remove Palm in The Oaks Blvd median.



Item 12 - Juniper

Assigned To: United Land Services

United will provide proposal for Juniper installation.

Item 13 - Dwarf Ixora/Tai Plants

Assigned To: United Land Services

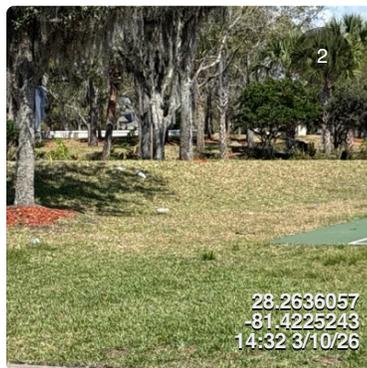
United will provide proposal to replace the Ixora and Tai Plants at this entrance.



Item 14 - Trash

Assigned To: United Land Services

Trash will be collected during routine maintenance.



Item 15 - ADA Mulch

Assigned To: United Land Services

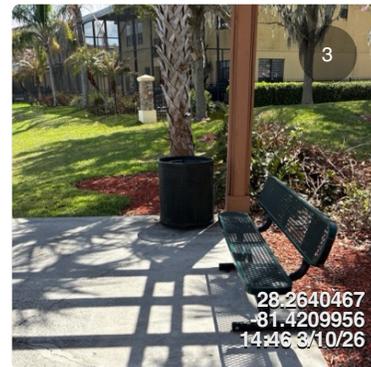
United to provide proposal for ADA mulch refresh at the playground.



Item 16 - Garbage Can Lids

Assigned To: Inframark

Multiple garbage cans are without lids. Board has asked for a proposal to replace.



Item 17 - Moss Removal

Assigned To: United Land Services

Property-wide, continue to remove low hanging moss per scope.





Item 18 - Algae

Assigned To: Crosscreek Environmental

Property-wide, Algae to be treated during routine maintenance.

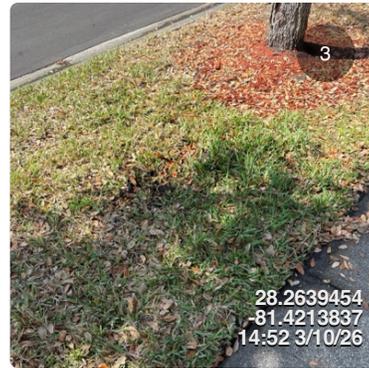
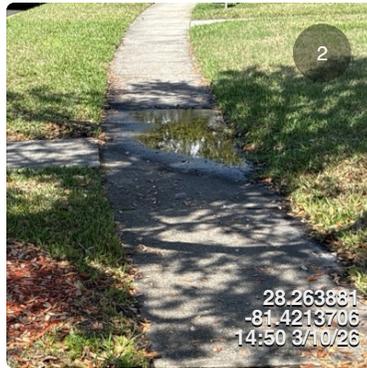
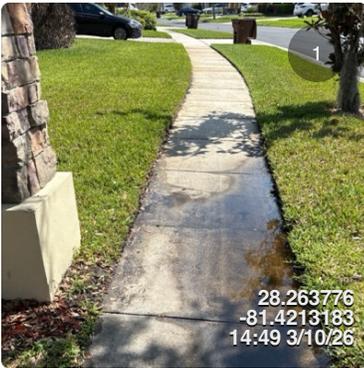
Item 19 - Irrigation Repair

Assigned To: United Land Services

United to investigate potential irrigation leak during irrigation inspection of 3/11/2026.

Location:

Pergola Park



Item 20 - Algae

Assigned To: Crosscreek Environmental

Algae present near the boat lift. To be treated during routine maintenance.



Item 21 - Freeze Damage/Proposal

Assigned To: United Land Services

United to provide proposals to replace the fire bush. Add plantings.

Location:

Boating Blvd & Nature Trail





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

Estimate #134	
Sent on	Feb 24, 2026
Total	\$21,450.00

RECIPIENT:

Michael Perez
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Overoaks CDD
 Kissimmee, Florida 32771

Product/Service	Description	Qty.	Unit Price	Total
Dog park	Total Enclosure Size: 250 LF x 40 LF (1000 SF) Fence Length: Approximately 605 LF total Large Dog Area: Approximately 6,500 SF (65%) Small Dog Area: Approximately 3,500 SF (35%) Vestibules: Two controlled-access safety vestibules Maintenance Gates: Two 10-foot-wide maintenance access gates Concrete Pads: Two 10' x 10' reinforced concrete entry pads Fence Type: 5-foot black vinyl-coated commercial chain link	1	\$21,450.00	\$21,450.00
Parking lot	Six standard stalls with one ADA stall Stripping included	1	\$17,500.00	\$17,500.00
				Not included
			Total	\$21,450.00

Images

View online <https://l.jbbr.io/sKTwfMH>



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

Estimate

Economy Systems Orlando LLC

For: Overoaks CDD
 Michael.perez@inframark.com

Estimate No: 1724
 Date: 02/19/2026

PO # LOCATION #1

Code	Description	Quantity	Rate	Amount
CHAIN LINK FENCE	Chain Link Fencing Cost 45'X250' Non-discounted retail pricing for popular: 4' feet tall. Black Galvanized steel Chain Link Fence Fabric 2-in -Mesh . Galvanized steel posts. Galvanized steel rails. Chain Link Fence Installation Labor, Basic Basic labor to install chain link fence with favorable site conditions. Layout post locations. Dig post holes up to 2' deep. Set steel posts in concrete at 8' spacing. Install and secure 4' tall chain link fabric between posts. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. *** There are two 45' side walls on each side and one 45' wall dividing the park into two areas. There are two controlled areas of 10' x 10', meaning each area would have an additional 20' linear feet. It will also have two 10' gates and four 5' gates Concrete 4" inch thick, fibermesh reinforced 3500 PSI concrete. Broom finish and labor to install cement slab with favorable site conditions. Layout pad height and slope. Lightly grade and remove loose soil. Set forms and reinforcing. Pour and finish concrete. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	675	\$26.00	\$17,550.00*
	Gate hardware	6	\$95.00	\$570.00*
		Parts Subtotal		\$22,120.00

*Indicates non-taxable item

Payment Details

A 50% deposit of \$11,060.00 is required by 02/19/2026.

Direct transfer

Economy Systems Orlando LLC 5600 blowing wind pl Saint Cloud FL 34771 Wire transfer route 026009593 Account 898125093492

Subtotal	\$22,120.00
Total	\$22,120.00

Total \$22,120.00

Deposit due 02/19/2026 \$11,060.00

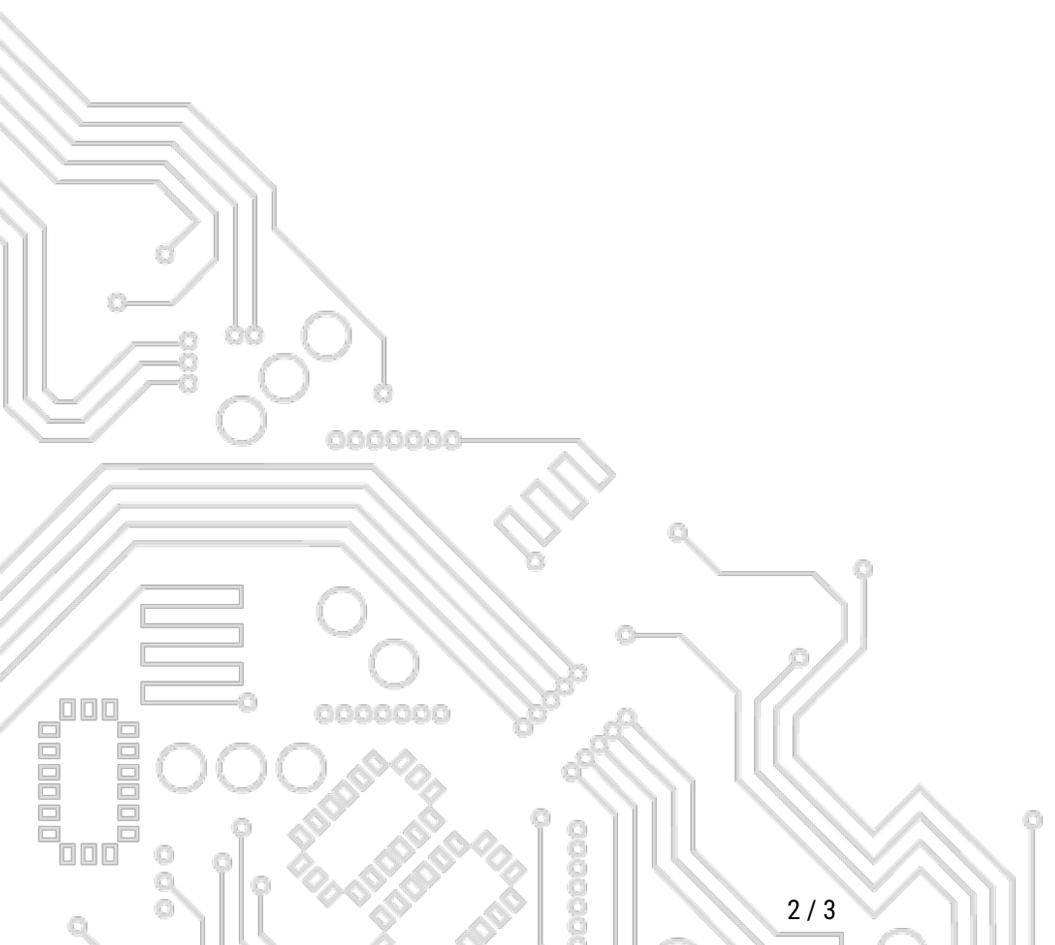


Notes

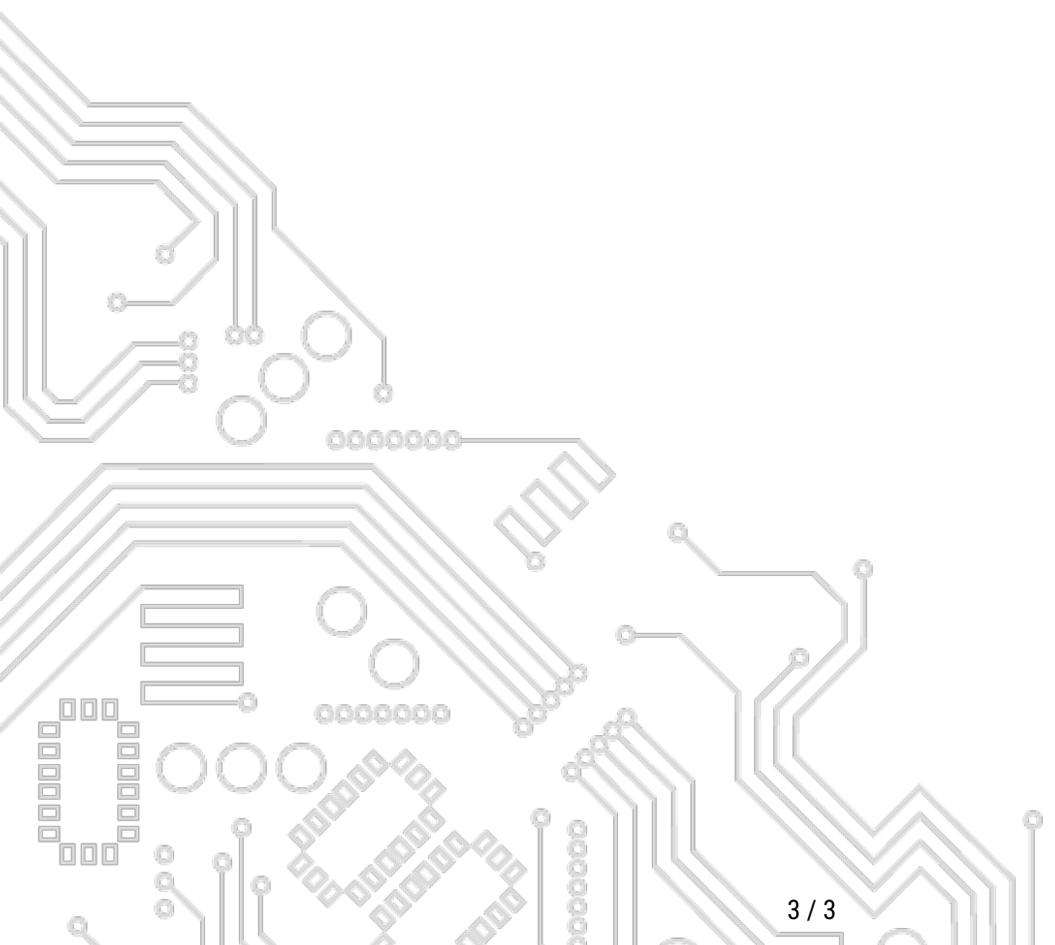
50% is required to start work and the other 50% at the end.

Economy Systems Orlando LLC

Client's signature



LOCATION #1.jpg



Estimate

Economy Systems Orlando LLC

For: Overoaks CDD
 Michael.perez@inframark.com

Estimate No: 1725
 Date: 02/19/2026

PO # LOCATION #2

Code	Description	Quantity	Rate	Amount
CHAIN LINK FENCE	Chain Link Fencing Cost 50'X203' Non-discounted retail pricing for popular: 4' feet tall. Black Galvanized steel Chain Link Fence Fabric 2-in -Mesh . Galvanized steel posts. Galvanized steel rails. Chain Link Fence Installation Labor, Basic Basic labor to install chain link fence with favorable site conditions. Layout post locations. Dig post holes up to 2' deep. Set steel posts in concrete at 8' spacing. Install and secure 4' tall chain link fabric between posts. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. *** There are two 50' side walls on each side and one 50' wall dividing the park into two areas. There are two controlled areas of 10' x 10', meaning each area would have an additional 20' linear feet. It will also have two 10' gates and four 5' gates Concrete 4" inch thick, fibermesh reinforced 3500 PSI concrete. Broom finish and labor to install cement slab with favorable site conditions. Layout pad height and slope. Lightly grade and remove loose soil. Set forms and reinforcing. Pour and finish concrete. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	596	\$26.00	\$15,496.00*
	Gate hardware	6	\$95.00	\$570.00*
		Parts Subtotal		\$20,066.00

*Indicates non-taxable item

Payment Details

A 50% deposit of \$10,033.00 is required by 02/19/2026.

Direct transfer

Economy Systems Orlando LLC 5600 blowing wind pl Saint Cloud FL 34771 Wire transfer route 026009593 Account 898125093492

Subtotal	\$20,066.00
Total	\$20,066.00

Total \$20,066.00

Deposit due 02/19/2026 \$10,033.00

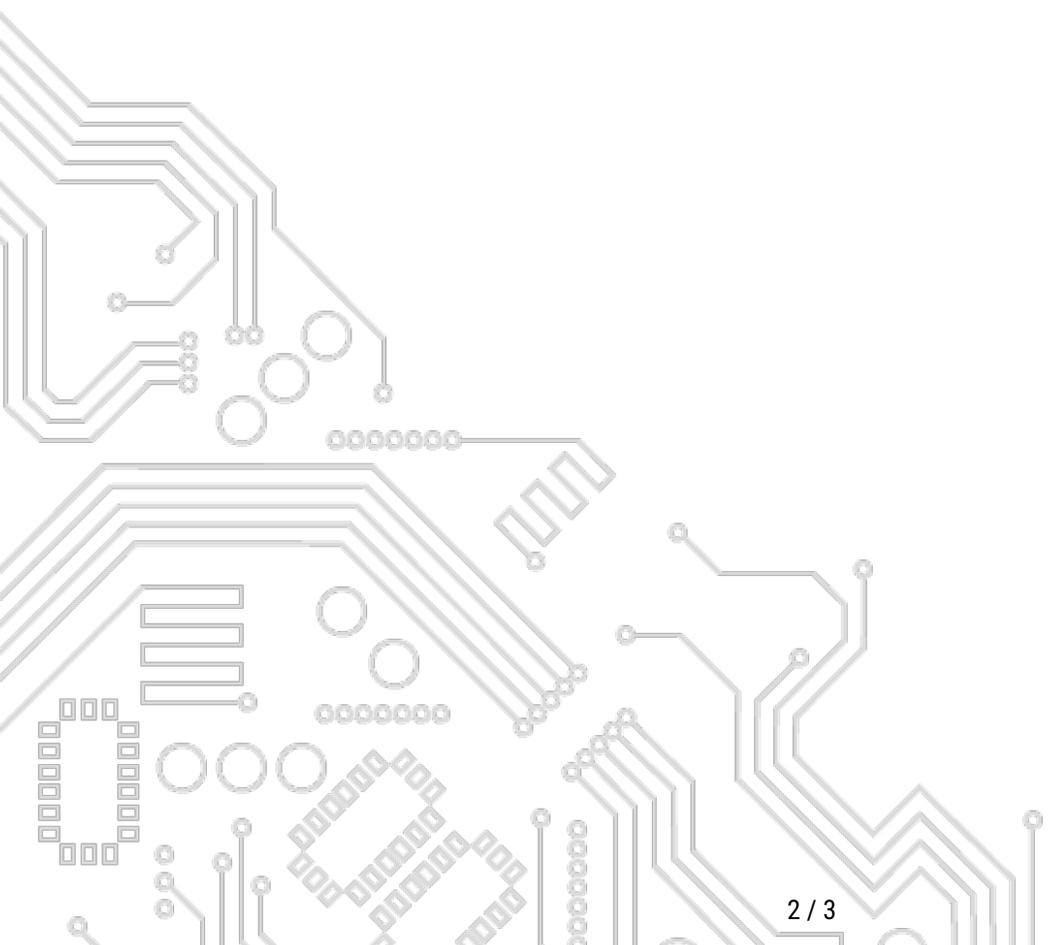


Notes

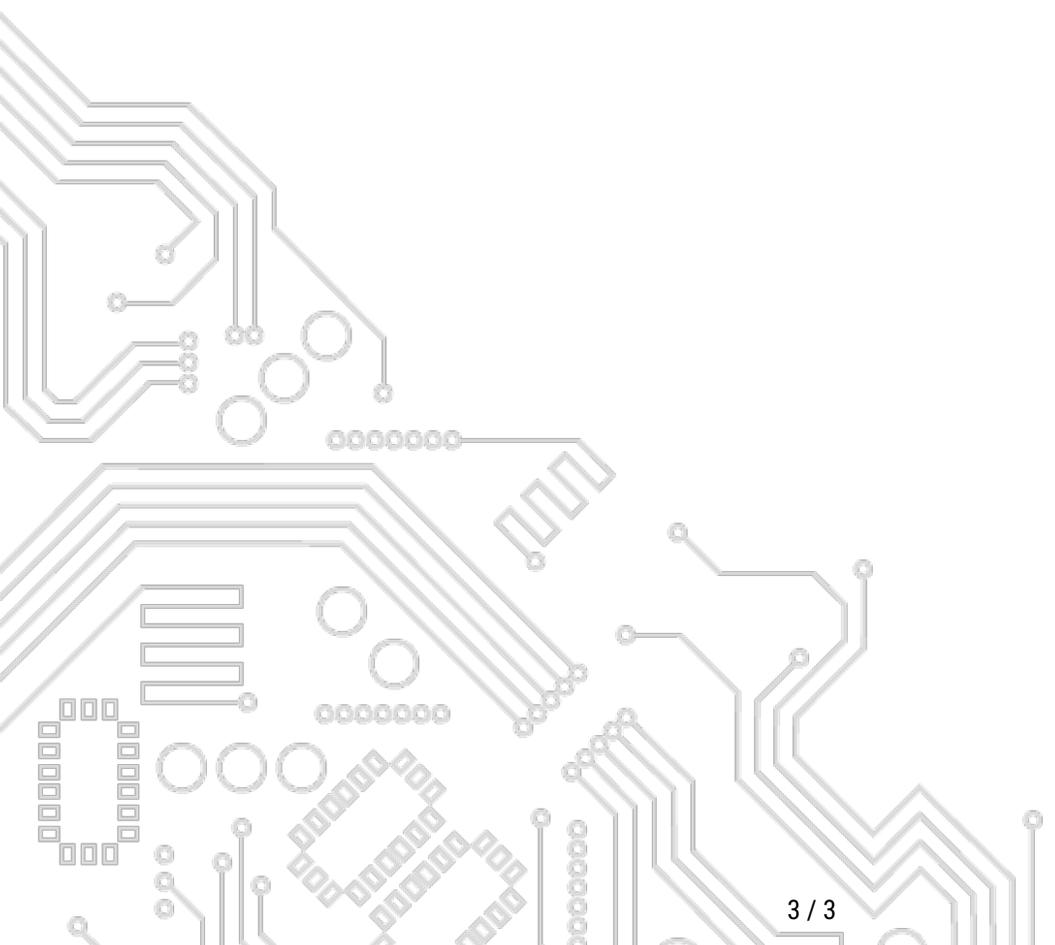
50% is required to start work and the other 50% at the end.

Economy Systems Orlando LLC

Client's signature



LOCATION #2.jpg



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

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held on Tuesday, February 24, 2026, at 6:06 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 |
| Debbie Allen | Assistant Secretary |

Also present, either in person or via communications 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 6:06 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On MOTION by Ms. Palomino, seconded by Ms. Allen, with all in favor, the agenda for February 24, 2026, was approved. (4-0)

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant Report
i. Financials

Mr. Thomas reviewed the financials with the Board. Ms. Trautz inquired about the amount collected compared to previous years, and it was noted that the collections were on par with the District’s historical trends.

Mr. Perez then provided an update regarding the combining of the reserves as discussed at the

Overoaks CDD
February 24, 2026

48 previous Board meeting.

49

50 On MOTION by Mr. Muenz, seconded by Ms. Trautz, with all in favor,
51 ratification of combining the Shingle Creek Reserves into the “Reserves
52 Other” account was approved. (4-0)

53

54 Ms. Trautz inquired about the higher water bill. Mr. Perez explained that the ACH had not been
55 pulling after the District had a large credit, and the higher amount reflected approximately four
56 months of bills. Mr. Perez and Mr. Thomas stated they would look into the matter further. The Board
57 requested that a year’s worth of water bills and check registers be provided to confirm that no
58 overpayments had occurred.

59 **B. CrossCreek**

60 **i. Aquatic Report**

61 Mr. Greene reviewed his report with the Board and discussed areas that require additional
62 attention.

63 **C. Inframark Field Services**

64 **i. Field Inspection Report**

65 Mr. Goldberg presented the Field Inspection Report and showed the Board the CDD property
66 appraiser records confirming that the three pine trees in question are located on District property.
67 Discussion ensued regarding the basketball hoop, playground, and other District items.

68 Mr. Goldberg also introduced Mr. Justin Fisher as his replacement moving forward.

69 Discussion ensued regarding drainage concerns around Flamingo Drive. The Board directed the
70 District Engineer to inspect the area.

71 **D. District Engineer**

72 Mr. Hamstra addressed the Board regarding the pond banks and advised that additional
73 information would be provided at the next meeting.

74 **E. District Counsel**

75 Ms. Trucco addressed the Board regarding a tax update and advised that it should not affect
76 District assessments moving forward. Ms. Trucco also informed the Board that demand letters had
77 been sent to property owners regarding encroachments onto District property.

78 **F. District Manager**

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

80 Mr. Perez provided updates regarding HOA footage, the boat lift, and the landscape contract.

81 Discussion ensued regarding the landscape contract.

82

Ms. Palomino departed the meeting at 7:03 p.m.

83 The Board directed staff to work with United Landscaping to reach an agreement within a

Overoaks CDD
February 24, 2026

84 specified threshold. If an agreement cannot be reached, the Board directed staff to proceed to Down
85 to Earth as the first alternative vendor, followed by Juniper as the second alternative. The Board also
86 directed staff to request a 30-day extension from Cepra, if necessary, to allow sufficient time to
87 secure services from another vendor.

88 Mr. Perez then discussed dog park proposals with the Board. The item was tabled to the next
89 meeting for further discussion.

90

91 **FIFTH ORDER OF BUSINESS** **Business Items**
92 **A. Consideration of Resolution 2026-02, Removing and Designating New Treasurer**
93

94 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
95 Resolution 2026-02, Removing and Designating a New Treasurer, was
96 adopted. (3-0)

97

98 **SIXTH ORDER OF BUSINESS** **Business Administration**
99 **A. Consideration of Minutes from the Meeting held January 27, 2026**

100 Ms. Trautz inquired about HOA footage. Mr. Perez explained what the footage referred to and
101 advised that none had been obtained from the HOA.

102

103 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
104 the Minutes of the Meeting held January 27, 2026, were approved. (3-0)

105

106 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

107 There were no supervisor requests at this time.

108

109 **EIGHTH ORDER OF BUSINESS** **Adjournment**

110 There being no further business,

111

112 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the
113 meeting was adjourned at 7:19 p.m. (3-0)

114

115

116

117

118

119

120

Secretary/Assistant Secretary

Chairperson/Vice Chairperson