



Overoaks Community Development District

April 28, 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
Justin Fisher, Field Inspection Coordinator
CJ Greene, CrossCreek
Fernand Thomas, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda Tuesday, April 28, 2026 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of 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. 19
 - C. Inframark Field Services
 - i. Field Inspection Report..... P. 33
 - D. United Land Services
 - i. Review of Irrigation Report P. 42
 - ii. Consideration of Irrigation Repairs Proposal P. 46
 - iii. Consideration of Dump Pile Removal Proposal..... P. 48
 - iv. Consideration of Pond Debris Removal Proposal P. 50
 - v. Consideration of Frost-Damaged Plant Replacement Proposal..... P. 52
 - vi. Consideration of Front Entrance Enhancement Proposal..... P. 55
 - vii. Consideration of Juniper Plant Installation Proposal..... P. 58
 - E. District Engineer
 - F. District Counsel
 - i. Discussion of Boat Lift Ownership/Maintenance
 - G. District Manager
 - i. Discussion of Fiscal Year 2027 Budget
5. **Business Administration**
 - A. Consideration of Minutes from the Meeting held March 24, 2026 P. 60
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Tuesday, May 26, 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: April 15, 2026
SUBJECT: March Financial Report

Attached, please find the March 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 97.34% of the annual budget.
- For the current month, total expenditure is 38.76% of the annual budget.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC through March 2026.
- ProfServ-Property Appraiser: Services rendered by Katrina S. Scarborough, paid in full.
- ProfServ-Special Assessment: Services rendered by Inframark LLC, paid in full.
- 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 March 2026.
- Contracts-Landscape: services provided by CEPRA Landscape through March 2026.
- Contracts-Lakes: services provided by Crosscreek Environmental, Inc through March 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 96.02% of the annual budget.
- Interest paid in November.

*Overoaks
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



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OVEROAKS
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**

March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 624,071	\$ -	\$ 624,071
Due From Other Funds	-	10,750	10,750
Investments:			
Money Market Account	892,855	-	892,855
Revenue Fund	-	492,730	492,730
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,518,894	\$ 503,480	\$ 2,022,374
<u>LIABILITIES</u>			
Accounts Payable	\$ 14,559	\$ -	\$ 14,559
Accrued Expenses	2,000	-	2,000
Due To Other Funds	10,749	-	10,749
TOTAL LIABILITIES	27,308	-	27,308
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	503,480	503,480
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,272,332	-	1,272,332
TOTAL FUND BALANCES	\$ 1,491,586	\$ 503,480	\$ 1,995,066
TOTAL LIABILITIES & FUND BALANCES	\$ 1,518,894	\$ 503,480	\$ 2,022,374

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ -	\$ 19,319	\$ 19,319	0.00%
Interest - Tax Collector	-	-	702	702	0.00%
Special Assmnts- Tax Collector	789,045	789,045	746,500	(42,545)	94.61%
Special Assmnts- Discounts	(31,562)	(31,562)	(29,160)	2,402	92.39%
TOTAL REVENUES	757,483	757,483	737,361	(20,122)	97.34%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	6,000	4,800	1,200	40.00%
FICA Taxes	918	459	153	306	16.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	25,000	12,500	21,646	(9,146)	86.58%
ProfServ-Legal Services	25,000	12,500	7,590	4,910	30.36%
ProfServ-Mgmt Consulting	67,119	33,560	33,559	1	50.00%
ProfServ-Property Appraiser	1,100	1,100	1,299	(199)	118.09%
ProfServ-Special Assessment	3,384	3,384	3,384	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	5,421	4,579	54.21%
Auditing Services	7,800	7,800	-	7,800	0.00%
Postage and Freight	1,000	500	11	489	1.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	250	-	250	0.00%
Legal Advertising	3,000	1,500	61	1,439	2.03%
Miscellaneous Services	2,500	1,250	1,606	(356)	64.24%
Misc-Assessment Collection Cost	15,781	15,781	14,347	1,434	90.91%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	119,094	104,260	14,834	55.57%
Physical Environment					
Capital - Park	25,000	12,500	-	12,500	0.00%
Capital - Boat Lift	50,000	25,000	-	25,000	0.00%
Total Physical Environment	75,000	37,500	-	37,500	0.00%
Field					
ProfServ-Field Management	12,915	6,458	6,458	-	50.00%
Contracts-Landscape	172,356	86,178	83,888	2,290	48.67%
Contracts-Lakes	41,100	20,550	17,228	3,322	41.92%
Utility - General	20,000	10,000	7,920	2,080	39.60%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	15,000	892	14,108	2.97%
R&M-Signage	5,000	2,500	1,298	1,202	25.96%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	17,900	20,600	46.49%
Wetland Maintenance	40,000	20,000	-	20,000	0.00%
Misc-Contingency	100,000	50,000	50,365	(365)	50.37%
Reserve - Other	20,000	20,000	-	-	0.00%
Total Field	494,871	284,186	185,949	78,237	37.58%
TOTAL EXPENDITURES	757,483	440,780	290,209	150,571	38.31%

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues					
Over (under) expenditures	-	316,703	447,152	130,449	0.00%
Net change in fund balance	\$ -	\$ 316,703	\$ 447,152	\$ 130,449	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,361,137	\$ 1,491,586		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ -	\$ 4,841	\$ 4,841	0.00%
Special Assmnts- Tax Collector	335,246	335,246	316,560	(18,686)	94.43%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,365)	1,045	92.21%
TOTAL REVENUES	321,836	321,836	309,036	(12,800)	96.02%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,084	621	90.74%
Total Administration	6,705	6,705	6,084	621	90.74%
Debt Service					
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	42,221	43,250	(1,029)	13.61%
Excess (deficiency) of revenues Over (under) expenditures	4,099	279,615	265,786	(13,829)	0.00%
OTHER FINANCING SOURCES (USES)					
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	\$ 279,615	\$ 265,786	\$ (13,829)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 517,309	\$ 503,480		

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Community Development District

Supporting Schedules

March 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	
					General Fund	Debt Service Fund
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	The Oaks Master Association	Series 2020
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
02/09/26	\$ 1,130	\$ 5	\$ 23	\$ 1,157	\$ 813	\$ 345
02/09/26	\$ 12,246	\$ 255	\$ 250	\$ 12,751	\$ 8,954	\$ 3,797
03/10/26	\$ 603	\$ -	\$ 12	\$ 616	\$ 432	\$ 183
03/10/26	\$ 15,129	\$ 179	\$ 309	\$ 15,617	\$ 10,966	\$ 4,650
Total	\$ 1,001,104	\$ 41,525	\$ 20,431	\$ 1,063,060	\$ 746,500	\$ 316,560
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 60,587	\$ 42,545	\$ 18,042

Cash and Investment Report
March 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%	\$624,071
				Subtotal	\$624,071
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$283,466
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,705
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$255,384
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,300
				Subtotal	\$892,855

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$492,730
				Subtotal	\$492,730
				Total	\$2,009,656

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101003 Balance	624,071.40	Statement Balance	628,463.45
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	628,463.45
Subtotal	624,071.40	Outstanding Checks	-4,392.05
Negative Adjustments	0.00		
		Ending Balance	624,071.40
Ending G/L Balance	624,071.40		

Outstanding Checks

01/28/2026	Payment	1082	OSCEOLA NEWS-GAZETTE	Payment of Invoice 031490	-7.72
02/17/2026	Payment	300043	TOHO WATER AUTHORITY	Inv: 010226-49770-ACH	-192.72
03/23/2026	Payment	300048	TOHO WATER AUTHORITY	Inv: 030326-9760-ACH	-156.24
03/26/2026	Payment	100122	CROSSCREEK ENVIRONMENTAL, INC.	Inv: 24570	-3,425.00
03/30/2026	Payment	300059	TOHO WATER AUTHORITY	Inv: 032926 ACH	-425.67
03/31/2026	Payment	1084	CYNTHIA TRAUTZ	Payment of Invoice 031665	-184.70
Total Outstanding Checks					-4,392.05

Outstanding Deposits

OVEROAKS
Community Development District

Check Register

3/1/2026-3/31/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/1/2026 to 03/31/2026

(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 # 100118							
001	03/05/26	INFRAMARK LLC	171481	January 2026 Postage and GoDaddy renewal	Postage and Freight	541006-51301	\$9.62
001	03/05/26	INFRAMARK LLC	171481	January 2026 Postage and GoDaddy renewal	Miscellaneous Services	549001-51301	\$25.52
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	ProfServ-Field Management	531016-53901	\$1,076.26
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	Miscellaneous Services	549001-51301	\$495.00
Check Total							\$7,199.65
CHECK # 100119							
001	03/12/26	ADVANCE TREE PROS	26781	3/3/2026 Tree removal	Landscape Maint. - Mulch/Tree Trimming	546254-53901	\$5,900.00
Check Total							\$5,900.00
CHECK # 100120							
001	03/18/26	LATHAM, LUNA, EDEN & BEAUDINE LLP	150727	February 2026 District counsel services	ProfServ-Legal Services	531023-51401	\$3,427.40
Check Total							\$3,427.40
CHECK # 100121							
001	03/18/26	PEGASUS ENGINEERING	228298	February 2026 District engineering services	ProfServ-Engineering	531013-51501	\$20,963.37
Check Total							\$20,963.37
CHECK # 100122							
001	03/26/26	CROSSCREEK ENVIRONMENTAL, INC.	24570	March 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
Check Total							\$3,425.00
CHECK # 100123							
001	03/26/26	INFRAMARK LLC	173939	February 2026 Home Depot items	Misc-Contingency	549900-53001	\$28.43
Check Total							\$28.43
CHECK # 1084							
001	03/31/26	CYNTHIA TRAUTZ	CT-123124	3/24/2026 Payroll from December 2024 not received	Miscellaneous Services	549001-51301	\$184.70
Check Total							\$184.70
CHECK # 300048							
001	03/23/26	TOHO WATER AUTHORITY	030326-9760-ACH	0202-03/03/26	Utility - General	543001-53946	\$156.24
Check Total							\$156.24
CHECK # 300049							
001	03/10/26	VERIZON - ACH	6135480516	1/9-2/8/26	Miscellaneous Services	549001-53901	\$83.60
Check Total							\$83.60
CHECK # 300050							
001	03/26/26	TOHO WATER AUTHORITY	2726-1900-ACH	1/27-2/27/26	Utility - General	543001-53945	\$411.10
Check Total							\$411.10
CHECK # 300051							
001	03/26/26	KUA - ACH	031025-1900-ACH	2/2-3/4/26	Utility - General	543001-53945	\$11.50
Check Total							\$11.50

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/1/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300052								
001	03/26/26	KUA - ACH	031025-3350-ACH	2/2-3/4/26	Utility - General	543001-53945	\$30.38	
							Check Total	\$30.38
CHECK # 300053								
001	03/26/26	KUA - ACH	031025-8540-ACH	2/2-3/4/26	Utility - General	543001-53946	\$44.29	
							Check Total	\$44.29
CHECK # 300054								
001	03/26/26	KUA - ACH	031026-8580-ACH	2/2-3/4/26	Utility - General	543001-53946	\$14.64	
							Check Total	\$14.64
CHECK # 300055								
001	03/27/26	KUA - ACH	031126-8560-ACH	2/2-3/4/26	Utility - General	543001-53946	\$11.36	
							Check Total	\$11.36
CHECK # 300056								
001	03/27/26	KUA - ACH	031126-8570-ACH	2/2-3/4/26	Utility - General	543001-53946	\$14.77	
							Check Total	\$14.77
CHECK # 300057								
001	03/30/26	TOHO WATER AUTHORITY	030326-5010-AH	0202-03/03/26	Utility - General	543001-53946	\$6.20	
							Check Total	\$6.20
CHECK # 300058								
001	03/30/26	TOHO WATER AUTHORITY	030326-8540-ACH	0202-03/03/26	Utility - General	543001-53946	\$8.37	
							Check Total	\$8.37
CHECK # 300059								
001	03/30/26	TOHO WATER AUTHORITY	032926 ACH	2/2-3/3/26	Utility - General	543001-53945	\$411.10	
001	03/30/26	TOHO WATER AUTHORITY	032926 ACH	2/2-3/3/26	Utility - General	543001-53946	\$14.57	
							Check Total	\$425.67
CHECK # 300061								
001	03/02/26	KUA - ACH	02268570ACH	SERV PRD 2/5-/5/26	Utility - General	543001-53945	\$17.22	
							Check Total	\$17.22
CHECK # 300062								
001	03/02/26	KUA - ACH	02261900	Feb. MAR 26	Utility - General	543001-53901	\$11.50	
							Check Total	\$11.50
CHECK # 300063								
001	03/02/26	KUA - ACH	1226-5880	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$20.22	
							Check Total	\$20.22
CHECK # 300064								
001	03/02/26	KUA - ACH	02263350	SERV PRD 2/5-/5/26	Utility - General	543001-53945	\$32.45	
							Check Total	\$32.45

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/1/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300065								
001	03/02/26	KUA - ACH	02268560	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$11.36	
							Check Total	<u>\$11.36</u>
CHECK # 300066								
001	03/02/26	KUA - ACH	02268540	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$46.63	
							Check Total	<u>\$46.63</u>
							Fund Total	<u><u>\$42,486.05</u></u>

Total Checks Paid	\$42,486.05
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LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-03-31 **Time:** 07:55
Technician: ScottB

Lakes & Treatments

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

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,4,6,10 and 12 for filamentous algae, planktonic algae, hydrilla and duckweed.

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3

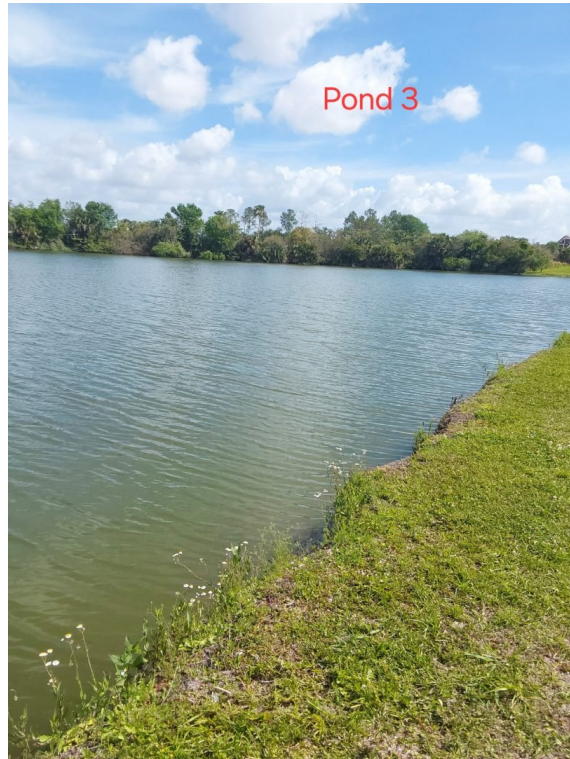
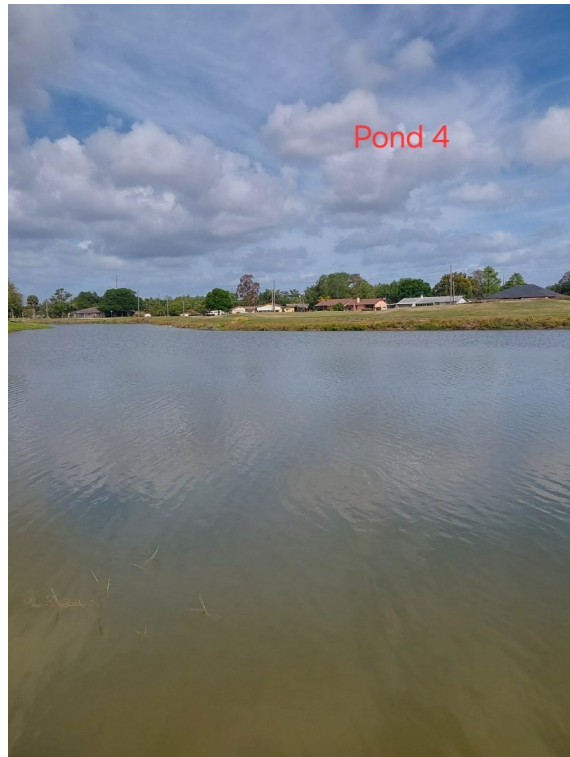


Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12





LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-04-15 **Time:** 09:24
Technician: ScottB

Lakes & Treatments

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

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,2 and 11 for filamentous algae, planktonic algae and submerged weeds. Pond 12 was also treated for duckweed.

Project Photos

Photo 1

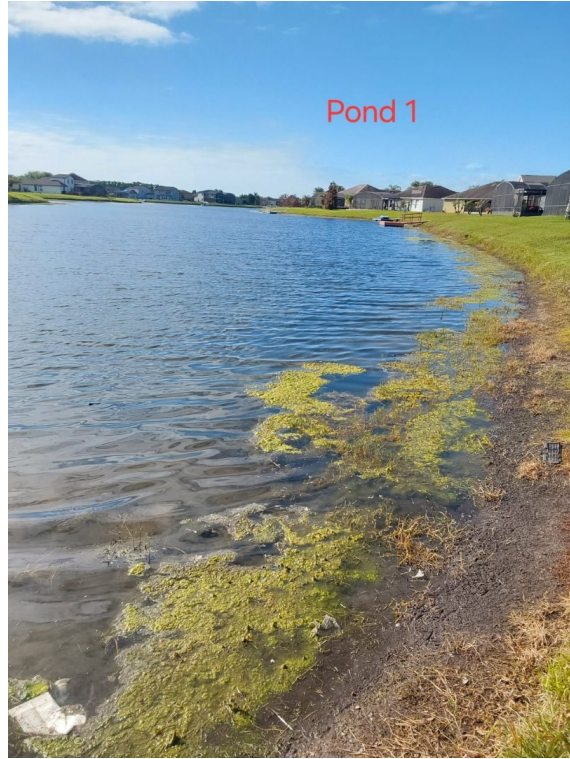


Photo 2



Project Photos

Photo 3

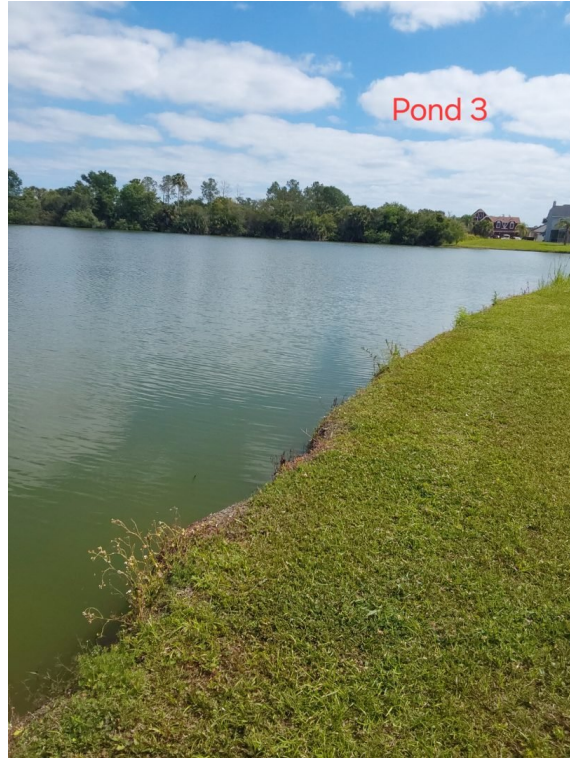


Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10

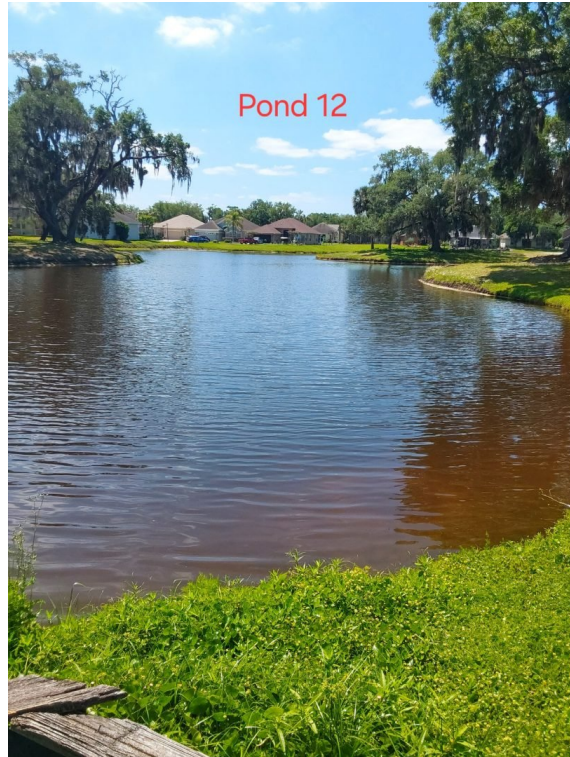


Project Photos

Photo 11



Photo 12





Overoaks CDD April 2026 Field Inspection

Friday, April 10, 2026

Prepared For Board of Supervisors

27 Items Identified

Justin Fisher

Inframark

Item 1 - Enhancement Proposal

Assigned To: United Land Services

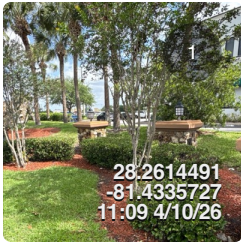
Proposal was tabled until the April meeting. Some of the Blue Daze are coming back. ULS to adjust the proposal.



Item 2 - Light Fixture

Assigned To: Inframark

Inframark electrician will provide proposal to replace.



Item 3 - Detailing

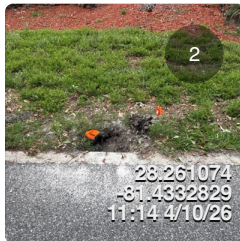
Assigned To: United Land Services

Beds in either ROW and median were cleaned up and detailed. Great job!

Item 4 - Irrigation Repair

Assigned To: United Land Services

There is a head underneath the street that needs to be relocated. It is in the median upon entering the community. It has been flagged.



Item 5 - Turf Damage

Assigned To: Board Update

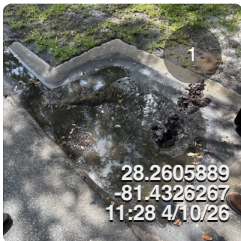
Utility crews continue to drive in this area causing turf damage.



Item 6 - Drainage Issues

Assigned To: Board Update

It is imperative that this drain stays free of leaves and silt. It was completely blocked causing water to pool on the street and adjacent turf.



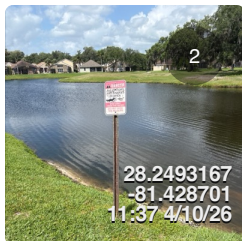
Item 7 - Sign Replacement

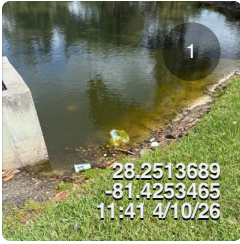
Assigned To: Inframark

Sign is crooked and extremely faded. Replacement recommended.

Location:

2611 Southpointe Ct





Item 8 - Trash

Assigned To: Crosscreek Environmental

Trash will be addressed during routine maintenance.

Location:

1801 Wedgewood



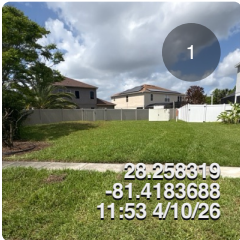
Item 9 - Dog Park

Assigned To: Board of Supervisors

This is the proposed area for a new dog park. This Oak tree may be considered protected.

Location:

2091 The Oaks Blvd



Item 10 - Property Confirmation

Assigned To: Board Update

There have been complaints that this area is no longer being maintained. Confirmation of ownership is necessary.

Location:

1712 Brassie Ct

Item 11 - Property Confirmation

Assigned To: Board Update

There is concern that the resident fencing is encroaching on CDD property.

Location:

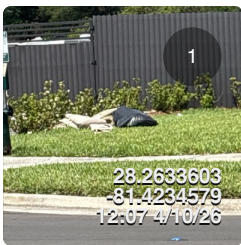
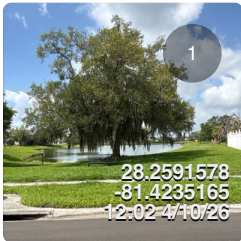
2221 The Oaks Blvd



Item 12 - Low Hanging Moss

Assigned To: United Land Services

Property-wide, continue to remove low, hanging moss from all trees.



Item 13 - Illegal Dumping

Assigned To: Inframark

Illegal dumping across from playground. Inframark to remove and charge dump fee.



Item 14 - ADA Mulch

Assigned To: Board Update

Vendor professionally installed the ADA mulch. Great job ULS!



Item 15 - Drainage At Playground

Assigned To: Untied Land Services

Continue to expose this drain box in an effort to keep the area from becoming saturated.



Item 16 - Playground Equipment

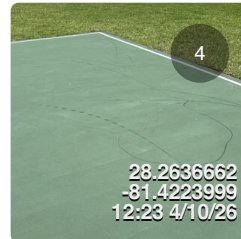
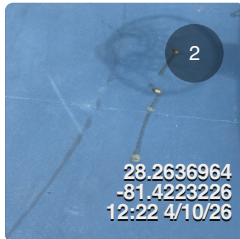
Assigned To: Inframark

Kyle is working on a proposal to replace this portion of the equipment.

Item 17 - Basketball Court Proposal

Assigned To: Inframark

Still waiting for direction regarding the basketball hoop. The court was also resurfaced within the last 2 years and it appears to be failing. Check for warranty.



Item 18 - Resurfacing Of The Parking Lot

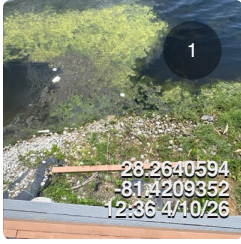
Assigned To: City of Kissimmee

Inquire about resurfacing with the city.

Item 19 - Decking At The Pergola

Assigned To: Inframark

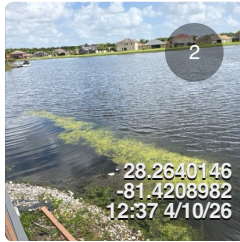
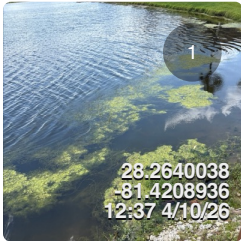
Decking to be repaired/replaced at the pergola.



Item 20 - Algae

Assigned To: Crosscreek Environmental

Algae to be addressed during routing maintenance.



Item 21 - Algae

Assigned To: Crosscreek Environmental

Algae to be addressed during routine maintenance.

Location:

Boat launch



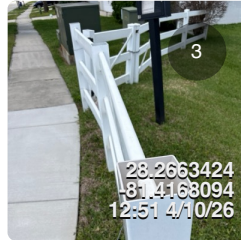
Item 22 - Fence Repair Proposal

Assigned To: Inframark

The fence at the boat launch is in disrepair. Post caps are missing and the gate hinges are broken.

Location:

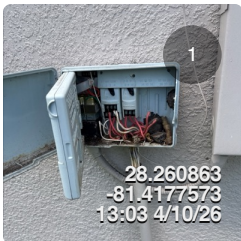
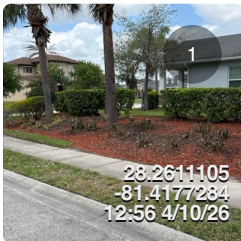
Overoaks boat launch



Item 23 - Freeze Damage/Cutbacks

Assigned To: Board Update

Property-wide, cutbacks were performed. Boating Blvd and Nature Trail are pictured. ULS will continue to monitor for new growth.



Item 24 - Check Irrigation

Assigned To: United Land Services

There were talks of enhancements at Boating Blvd and Nature Trail. Irrigation would be necessary. Clock was located and looked to be inoperable. Please check on this.

Item 25 - Sidewalk Repair

Assigned To: City of Kissimmee

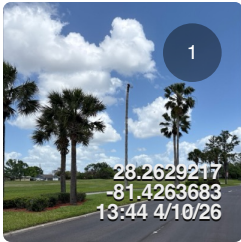
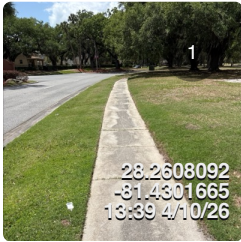
CDD to contact the city about sidewalk repairs at Boating Blvd and Nature Trail.



Item 26 - Sidewalk Unearthed

Assigned To: United Land Services

ULS did a great job unearthing the sidewalk along The Oaks Blvd.



Item 27 - Palm Removal

Assigned To: United Land Services

Need to confirm that this palm was not part of the previous tree removal contract. If it was not a proposal to remove can be provided by ULS.

Location:

Median along The Oaks Blvd before Cypress Oaks Dr.

Job Name: Overoaks
 Controller: Clock A (Main Entrance)
 #/Location: # 793484
 Date: 3/11/26

Page: 1 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 P.M.	100%	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Binder Controller Model: ESP-LXME
 Two Wire: Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		A	S/S	S/S	S	A											
Turf - Shrub - Annuals		T	T/S	T/S	T/S	T											
Run Time (Program A)		30	30	30	30	30											
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted		3				1											

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray				2	5												
Head Broken 12" Spray																	
Head Broken 4" Rotor		2	2			2											
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed				2	3												
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"					1												
Lateral Line 1.5"+			1														
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box		1	1		1	1											
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: * Multi strand wire is cut/broken somewhere down the road.
* Troubleshoot is needed/valve and wire tracking is needed.
 Tech Name: Alvin E. Oph * we need to run new wire to every single valve.
* weather sensor Inoperative.
* 4 Broken valve boxes
* Only 5 zones are working, the rest of the wires are broken/cut underground

Job Name: OverOaks
 Controller: Controller B (next to lift station)
 #/Location: # 793484
 Date: 3/11/26

Page: 2 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 P.M.	100%	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: RainBird Controller Model: ESP-MR
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP		Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray				
Turf - Shrub - Annuals		S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T				
Run Time (Program A)		20	20	20	20	20	20	20	20	20	20	20	20				
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray			2	3	1	1	1		1		1	1					
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed			2	3	2			1			2	1					
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"			2														
Lateral Line 1.5"+		1				1	1			1	1			1			
Main Line Repair																	
Valve Repair / Replacement							1										
Broken Valve Box				2			1										
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: 3 Broken Valve Boxes 8"-10",
New Weather Sensor needed.

Tech Name: Alejandro Oyola

Job Name: Over Oaks
 Controller: Clark C (Commander wire)
 #/Location: #793484
 Date: 3/11/26

Page: 3 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 P.m.	100%	M T W TH F S S
B	6:00 A.m.	100%	M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: humbird Controller Model: ESP-LTIME
 Two Wire: Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP																	
Turf - Shrub - Annuals																	
Run Time (Program A)			20	20	20	20	20	20	20		20	20	20	20		20	
Run Time (Program B)	20																
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: * No zones are turning on, broken common wire out on the field.
* Broken wire bundle. * Water is off on this clock.

Tech Name: Alejandro Ojeda * We need to track every single valve and install a new wire path on this

Clark
* More than 6 valves on Battery Packs.
* We need to find the water source to these valves

Job Name: _____
 Controller _____
 #/Location: _____

 Date: _____



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: _____
 Controller Model: _____
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A)	20	20	20	20	20	20	20	20	20	20	20					
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: * P.O.C. next to the clock is open but still no water to the valves. * Gate Valve and Water Meter hooking is needed.

Tech Name: Alexandro Oyola

* 4 Broken Valve Boxes.
 * Once we get the zones up and running we can do an inspection of the broken sprayheads/laterals/valves. Once we solve the wiring issues.



April 02, 2026

Contract No. - 224070

Overoaks CDD

Initial irrigation check. These are the necessary repairs needed at this time. Many of the zones/areas are not working and time is needed to determine if there is a wiring issue or more. After this initial work is performed another proposal will follow with needed repairs once water flow is restored to all areas.

Clock A

- (7) 6" sprays - zone 3, 4
- (6) rotor - zone 1, 2, 5
- (5) mp nozzle - zone 3, 4
- (1) 1/2" lateral line repair - zone 4
- (1) 1.5" lateral line repair - zone 2
- (4) broken valve boxes - zone 1, 2, 4, 5
- (1) rain sensor
- Tracking time for non working zones 6-16

Clock B

- (11) 6" spray - zone 2, 3, 4, 5, 6, 8, 10, 11
- (11) mp nozzle - zone 2, 3, 4, 7, 10, 11
- (7) 1/2" lateral line repair - zone 2, 5, 6, 8, 9, 11
- (1) valve repair - zone 5
- (3) broken valve box - zone 3, 5
- (1) rain sensor

Clock C

Tracking time for non working zones - all zones

ITEM	QTY	UNIT PRICE	TOTAL PRICE
6" Spray	18.00	\$42.30	\$761.40
6" Rotors	6.00	\$73.13	\$438.78
Nozzle - MPR	16.00	\$7.60	\$121.60
Lateral line break (.5" - .75")	8.00	\$67.46	\$539.68
Lateral line break (1.5" - 2")	1.00	\$234.71	\$234.71
Valve Box Standard	7.00	\$110.19	\$771.33
Wireless Rain Sensor	2.00	\$261.23	\$522.46
Valve - In-operative/Replace (2" PESB)	1.00	\$673.18	\$673.18
Tracking time for non-working zones	20.00	\$65.00	\$1,300.00
			\$5,363.14

WORK ORDER SUMMARY

Contract No. - 224070

Overoaks CDD

April 02, 2026

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	\$0.00	\$5,363.14
	\$0.00	\$5,363.14

Sale	\$5,363.14
Sales Tax	\$0.00
Total	\$5,363.14

By _____
 Jennifer Kennedy

Date 4/2/2026

United Land Services

By _____

Date _____

Overoaks CDD



Proposal #220874

Date: 3/17/2026

David Remp

Customer:
 Michael Perez
 Overoaks Community Development
 District c/o Inframark
 313 Campus Street
 Kissimmee, FL 34747

Property:
 Overoaks CDD
 ,

dump piles removal

Removing debris that were dumped into the wood line as well as a big metal wheel

Labor

dump fee

Default Group	\$876.94
Property Improvements	\$876.94
PROJECT TOTAL:	
	\$876.94

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or

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By _____
David Remp

Date 3/17/2026

By _____

Date _____



Proposal #220886

Date: 3/17/2026

David Remp

Customer:
Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:
Overoaks CDD
,

Pond clean up

Removing debris that were dump by homeowner's so the crew can start maintaining the area

labor

dump fee

machine and operator

Default Group **\$2,064.60**

Property Improvements **\$2,064.60**

PROJECT TOTAL: \$2,064.60

Terms & Conditions

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By _____
David Remp

By _____

Date 3/17/2026

Date _____



Proposal #220903

Date: 3/17/2026

David Remp

Customer:

Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Overoaks CDD
,

frost damaged plant replacement

Installing new ixora and Hawaiian TI plants that were damaged by the frost to the shingle creek reserve sign

ixora: 24 (3 gallon)

Hawaiian TI: 4 (7 gallon)

mulch touch up: 10 bags

labor

dump fee

pick up delivery

irrigation follow up

Default Group **\$1,862.59**

Property Improvements **\$1,862.59**

PROJECT TOTAL: \$1,862.59

Terms & Conditions

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U.S.

3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.

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By _____

By _____

David Remp

Date

3/17/2026

Date



Proposal #220864

Date: 3/17/2026

David Remp

Customer:

Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Overoaks CDD
,

front entrance enhancement

Enhancing the front entrance from the frost damage

Goldmounds: 23 (7 gallon)

Blue Daze: 119 (1 gallon)

mulch (RED) for touch ups (10 bags)

labor (demo and installation)

dump fee

pick up delivery

irrigation follow up

Default Group \$3,939.04

Property Improvements \$3,939.04

PROJECT TOTAL: \$3,939.04

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By _____
David Remp

By _____

Date 3/17/2026

Date _____



Proposal #220891

Date: 3/17/2026

David Remp

Customer:
 Michael Perez
 Overoaks Community Development
 District c/o Inframark
 313 Campus Street
 Kissimmee, FL 34747

Property:
 Overoaks CDD
 ,

plant installation

installing new juniper plants to the oaks boulevard and cypress oaks drive

Juniper: 20 (3 gallon)

labor

pick up delivery

irrigation follow up

Default Group	\$928.78
----------------------	-----------------

Property Improvements	\$928.78
------------------------------	-----------------

PROJECT TOTAL:	\$928.78
-----------------------	-----------------

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By _____
David Remp
Date 3/17/2026

By _____
Date _____

Overoaks CDD
March 24, 2026

48 **C. Inframark Field Services**
49 **i. Field Inspection Report**
50 **ii. Consideration of Dog Park Proposal**

51 Ms. Palomino spoke to the items identified in the inspection report, as she was present for the
52 inspection.

53
54 On MOTION by Mr. Thies, seconded by Mr. Muenz, opposed by Ms.
55 Palomino and Ms. Allen, proposal #220880 in the amount of \$7,691.90
56 was approved. (3-2)

57
58 The Board provided direction for Item #9 to be replaced with something similar.

59 Discussion ensued regarding other items on the inspection report. Mr. Perez was directed to
60 confirm what items the landscapers have completed and report back to the Board.

61 A resident spoke regarding an area that had not been addressed and noted that it is not listed as
62 CDD property.

63 The Board discussed potential locations for the creation of the dog park. Parcel identification
64 numbers were provided to Ms. Trucco for review and to confirm whether the use would be permitted
65 in the proposed locations.

66 **D. District Engineer**

67 Mr. Hamstra spoke regarding the drain located near 1401 Flamingo and discussed resident
68 encroachments in that area. Ms. Trucco discussed the demand letters that were sent related to the
69 encroachments. Mr. Hamstra stated that he will review the plats and conduct a survey if necessary.
70 Mr. Hamstra also spoke regarding the pond bank survey and report. Ms. Trucco confirmed receipt
71 of the address of the resident who has been leaving landscaping debris near the pond and will send
72 a demand letter.

73 The Board discussed that the pond bank restoration is not for cosmetic purposes but is required
74 to meet government regulations. A resident present thanked the Board for their efforts regarding
75 this matter. Ms. Palomino requested that the remaining areas around Lake 10 and Pond 1 be
76 included. Mr. Hamstra discussed the next steps in the process.

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

78 Mr. Hamstra discussed a change order related to the allotted budget amount.
79

80 On MOTION by Ms. Trautz, seconded by Mr. Thies, with all in favor, the
81 Board approved authorizing the District Engineer to work on an hourly
82 basis outside of the budget constraint. (4-0)

83
84

Overoaks CDD
March 24, 2026

85 **E. District Counsel**

86 Ms. Trucco stated that she had nothing further to add, as she had already reviewed the list of
87 demand letters.

88 **F. District Manager**

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

90 Mr. Perez provided an update on the next meeting date and explained the reason for the
91 adjustment to the meeting times. The Board indicated that they are amenable to holding meetings
92 at 6:00 p.m. if necessary.

93 **FIFTH ORDER OF BUSINESS** **Business Items**

- 94 **A. Consideration of Economy Systems Chain Link Fence 675 Proposal**
- 95 **B. Consideration of Economy Systems Chain Link Fence 596 Proposal**
- 96 **C. Discussion of a 6:00 p.m. Meeting Start Time**

97 These items were previously discussed earlier in the meeting.

98
99 **SIXTH ORDER OF BUSINESS** **Business Administration**

100 **A. Consideration of Minutes from the Meeting held February 24, 2026**

101
102 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
103 the Minutes of the Meeting held February 24, 2026, were approved. (4-0)

104
105 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

106 Mr. Thies spoke regarding an update on the boat lift and the vendor who inspected the lift on
107 Monday, March 23, 2026.

108 Ms. Trautz inquired about the process for public records requests and being informed.

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

111 There being no further business,

112
113 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the
114 meeting was adjourned at 7:19 p.m. (4-0)

115
116
117
118
119
120 _____
121 Secretary/Assistant Secretary

_____ Chairperson/Vice Chairperson