

# Oak Creek Community Development District

**Call In Number: 8007475150 Access Code: 2758201**

## **Board of Supervisors**

- |   |   |
|---|---|
| <input type="checkbox"/> David Gerald, Chairman               | <input type="checkbox"/> Mark Vega, District Manager      |
| <input type="checkbox"/> Sam Watson, Vice Chairman            | <input type="checkbox"/> Jason Walters, District Counsel  |
| <input type="checkbox"/> Ryan Gilbertsen, Assistant Secretary | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Adam Silva, Assistant Secretary      |   |
| <input type="checkbox"/> Lisa Vaile, Assistant Secretary      |   |

## **Meeting Agenda January 13, 2020 – 6:00 P.M.**

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- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comments on Agenda Items (3) minute time limit**
- 4. Consent Agenda**
  - A. Minutes of the November 11, 2019 Meeting Page 2
  - B. Acceptance of the Financial Report Page 5
- 5. Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Swing Set Quote Page 19
    - ii. Sidewalk Repair Estimates Page 20
    - iii. Follow-Up
- 6. Supervisor Requests and Comments**
- 7. Audience Comments on Other Items (3) Minute Time Limit**
- 8. Adjournment**

**Next Meeting will be held on February 10, 2020**

### **District Office:**

210 N. University Drive, #702  
Coral Springs, FL 33071  
Conference Call number is 800-747-5150  
Access Code: 2758201

### **Meeting Location:**

Country Walk Clubhouse,  
30400 Country Point Blvd.  
Wesley Chapel, Florida

**MINUTES OF MEETING  
OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, November 11, 2019 at 6:03 p.m. at the Country Walk Clubhouse, 30400 Country Point Boulevard, Wesley Chapel, Florida, 33543.

Present and constituting a quorum were:

David Gerald	Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary

Also present:

Mark Vega	District Manager
Jason Walters (via telephone)	District Counsel
Residents	

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

- Mr. Vega called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

- None.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the October 14, 2019 Meeting**
- B. Acceptance of Financial Report**
- C. Motion to Assign Fund Balance**
- D. Consideration of Resolution 2020-03 Budget Amendment**
- E. Acceptance of Arbitrage Letter**
- F. Acceptance of Audit Engagement Letter FY 2019**
- G. December Workshop and December Meeting Cancellation**
- Mr. Vega explained each item on the Consent Agenda.
- He noted at the last meeting, the Board discussed whether to have a meeting in December. It was decided not to hold a Board meeting in December and not to have a workshop in December.

On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

- Mr. Walters asked Mr. Vega whether he brought a copy of the letter.
- Mr. Vega responded in the affirmative noting he gave copy of the letter and briefed each Supervisor individually.
- Mr. Walters noted when this type of claim arrives, we immediately send them to the insurance carrier who hires defense who handles that.
- Mr. Walters noted there has been some back and forth between the plaintiff and the defendant for the opportunity to perhaps settle this matter. The insurance company is seeking the ability to move forward with the \$15,000 counter offer for a settlement.
- There are no out-of-pocket costs to the District.

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald with all in favor the insurance carrier's recommended settlement value of \$15,000, was accepted.

**B. District Engineer**

- Mr. Vega noted we are still trying to get a confirmation on when the Hark Grove Weir is going to be starting. We are trying to get a date. Site Masters is trying to fit it into their schedule.
- The sidewalk work will be starting soon. The playground expansion work will start soon.
- LMP provided a quote for \$1,490.21 to redo all the irrigation.
- As soon as Mr. Vega learns a start date, he will inform the Board.
- That is the reason the District Engineer, Mr. Dvorak, is not in attendance, because we do not have the start dates for the above-mentioned work.

**C. District Manager****i. Update on Holiday Lighting – J&J Lighting Solutions**

- Mr. Vega noted they started the work yesterday. He is waiting for confirmation that they are done.

**ii. Proposal for Sidewalk Trip and Fall Hazards**

- Mr. Vega noted in the agenda package is a proposal for a horizontal cut, not grinding.
- We will have all sidewalk quotes in by January 2020 so we can look at it more thoroughly.
- Mr. Vega noted we are now with EGIS Insurance as of October 1<sup>st</sup>.
- Any ADA related work that we do they will reimburse us 50% or up to \$5,000.

**iii. Follow Up**

- Mr. Vega will email the map and Weir contract to the Board.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- None.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments on other Items (3)  
Minute Time Limit**

- None.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Silva seconded by Mr. Gilbertsen with all in favor the meeting was adjourned at 6:22 p.m.
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David Gerald  
Chairperson

**Oak Creek  
Community Development District**

*Financial Report*

*November 30, 2019*

**Prepared by:**



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**Oak Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2019**

**Balance Sheet**  
November 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 260,098	\$ -	\$ 260,098
Due From Other Funds	-	85,941	85,941
Investments:			
Money Market Account	31,082	-	31,082
Acquisition Fund	-	7,906	7,906
Prepayment Fund (A-2)	-	11,529	11,529
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Prepaid Items	6,600	-	6,600
Deposits	3,055	-	3,055
<b>TOTAL ASSETS</b>	<b>\$ 300,835</b>	<b>\$ 311,281</b>	<b>\$ 612,116</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 6,984	\$ -	\$ 6,984
Accrued Expenses	8,352	-	8,352
Due To Other Funds	85,941	-	85,941
<b>TOTAL LIABILITIES</b>	<b>101,277</b>	<b>-</b>	<b>101,277</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	6,600	-	6,600
Deposits	3,055	-	3,055
<b>Restricted for:</b>			
Debt Service	-	311,281	311,281
<b>Assigned to:</b>			
Operating Reserves	116,045	-	116,045
Reserves - Clubhouse	45,025	-	45,025
<b>Unassigned:</b>	28,833	-	28,833
<b>TOTAL FUND BALANCES</b>	<b>\$ 199,558</b>	<b>\$ 311,281</b>	<b>\$ 510,839</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 300,835</b>	<b>\$ 311,281</b>	<b>\$ 612,116</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 5,000	\$ 66	1.32%	\$ 31
Interest - Tax Collector	-	4	0.00%	4
Special Assmnts- Tax Collector	480,391	99,582	20.73%	99,582
Special Assmnts- Discounts	(19,216)	(4,007)	20.85%	(4,007)
Access Cards	100	120	120.00%	120
<b>TOTAL REVENUES</b>	<b>466,275</b>	<b>95,765</b>	<b>20.54%</b>	<b>95,730</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	24,000	1,400	5.83%	600
FICA Taxes	1,836	107	5.83%	46
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	20,000	2,800	14.00%	2,800
ProfServ-Legal Services	24,000	1,120	4.67%	1,297
ProfServ-Mgmt Consulting Serv	44,805	7,468	16.67%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,433	3,233	94.17%	3,233
ProfServ-Web Site Maintenance	2,729	1,881	68.93%	198
Auditing Services	3,523	-	0.00%	-
Postage and Freight	1,500	29	1.93%	21
Rentals & Leases	600	100	16.67%	150
Public Officials Insurance	2,481	-	0.00%	-
Printing and Binding	1,500	119	7.93%	68
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	9,608	1,911	19.89%	1,911
Misc-Contingency	50	-	0.00%	-
Office Supplies	412	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>148,002</b>	<b>20,343</b>	<b>13.75%</b>	<b>14,058</b>
<b><u>Public Safety</u></b>				
Contracts-Security Services	3,360	560	16.67%	280
<b>Total Public Safety</b>	<b>3,360</b>	<b>560</b>	<b>16.67%</b>	<b>280</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlighting	23,000	3,743	16.27%	3,743
Utility Services	15,460	2,414	15.61%	2,472
<b>Total Electric Utility Services</b>	<b>38,460</b>	<b>6,157</b>	<b>16.01%</b>	<b>6,215</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 ACTUAL
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Refuse Removal	698	116	16.62%	58
Solid Waste Disposal Assessm.	623	677	108.67%	-
<b>Total Garbage/Solid Waste Services</b>	<b>1,321</b>	<b>793</b>	<b>60.03%</b>	<b>58</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	10,000	1,573	15.73%	1,573
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>1,573</b>	<b>15.73%</b>	<b>1,573</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	23,964	3,994	16.67%	1,997
Stormwater Assessment	885	894	101.02%	894
R&M-Storm Water - Pond	16,100	357	2.22%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>40,949</b>	<b>5,245</b>	<b>12.81%</b>	<b>2,891</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	84,000	14,000	16.67%	7,000
Liability/Property Insurance	9,438	9,876	104.64%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	-	0.00%	-
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>124,938</b>	<b>23,876</b>	<b>19.11%</b>	<b>7,000</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Improvements	30,807	-	0.00%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>30,807</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>7,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
Contracts-Mgmt Services	10,296	1,716	16.67%	858
Contracts-Pools	9,540	1,590	16.67%	795
Contractual Maint. Services	25,000	7,590	30.36%	4,437
Telephone/Fax/Internet Services	1,788	302	16.89%	151

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 ACTUAL
R&M-Facility	7,500	70	0.93%	-
R&M-Pools	400	220	55.00%	220
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	5,500	785	14.27%	30
<b>Total Clubhouse, Parks and Recreation</b>	<b>61,024</b>	<b>12,273</b>	<b>20.11%</b>	<b>6,491</b>
<b>TOTAL EXPENDITURES</b>	<b>465,861</b>	<b>70,820</b>	<b>15.20%</b>	<b>38,566</b>
Excess (deficiency) of revenues Over (under) expenditures	414	24,945	6025.36%	57,164
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	414	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>414</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 414	\$ 24,945	6025.36%	\$ 57,164
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>174,613</b>	<b>174,613</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,027</b>	<b>\$ 199,558</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 500	\$ 90	18.00%	\$ 42
Special Assmnts- Tax Collector	437,163	90,621	20.73%	90,621
Special Assmnts- Discounts	(17,487)	(3,647)	20.86%	(3,647)
<b>TOTAL REVENUES</b>	<b>420,176</b>	<b>87,064</b>	<b>20.72%</b>	<b>87,016</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	8,743	1,739	19.89%	1,739
<b>Total Administration</b>	<b>8,743</b>	<b>1,739</b>	<b>19.89%</b>	<b>1,739</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	165,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Interest Expense Series A-1	145,019	72,509	50.00%	72,509
Interest Expense Series A-2	56,963	28,481	50.00%	28,481
<b>Total Debt Service</b>	<b>411,982</b>	<b>100,990</b>	<b>24.51%</b>	<b>100,990</b>
<b>TOTAL EXPENDITURES</b>	<b>420,725</b>	<b>102,729</b>	<b>24.42%</b>	<b>102,729</b>
Excess (deficiency) of revenues Over (under) expenditures	(549)	(15,665)	2853.37%	(15,713)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(549)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(549)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (549)	\$ (15,665)	2853.37%	\$ (15,713)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>326,946</b>	<b>326,946</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 326,397</b>	<b>\$ 311,281</b>		

**Oak Creek  
Community Development District**

Supporting Schedules

November 30, 2019

Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2020

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
<b>Assessments Levied FY 2020</b>				\$ 917,555	\$ 480,392	\$ 437,163
<b>Allocation %</b>				100%	52%	48%
11/08/19	\$ 3,412.77	\$ 192.96	\$ 69.65	\$ 3,675.38	\$ 1,924.27	\$ 1,751.11
11/15/19	29,702.60	1,262.89	606.17	31,571.66	16,529.56	15,042.10
11/22/19	113,274.59	4,816.19	2,311.73	120,402.51	63,037.56	57,364.95
11/27/19	32,508.45	1,382.18	663.43	34,554.06	18,091.02	16,463.04
<b>TOTAL</b>	<b>\$ 178,898.41</b>	<b>\$ 7,654.22</b>	<b>\$ 3,650.98</b>	<b>\$ 190,203.61</b>	<b>\$ 99,582.41</b>	<b>\$ 90,621.20</b>
% COLLECTED				21%	21%	21%
<b>TOTAL O/S</b>				<b>\$ 727,351</b>	<b>\$ 380,810</b>	<b>\$ 346,541</b>

**Cash and Investment Report**  
**November 30, 2019**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	Synovus	Public Funds Checking	n/a	0.00%	\$37,157
Checking Account - Operating	BB&T	Checking	n/a	0.00%	222,941
<b>Subtotal - Operating</b>					<u>260,098</u>
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.00%	31,082
<b>Subtotal-General Fund</b>					<u>\$291,180</u>
<b><u>DEBT SERVICE FUND</u></b>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.30%	\$7,906
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	11,529
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.30%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	51,978
<b>Subtotal-Debt Service Fund</b>					<u>\$225,340</u>
<b>Total - All Funds</b>					<u><u>\$516,520</u></u>

# Oak Creek CDD

Bank Reconciliation

Page Number 16

Bank Account No. 4502 SYNOVUS- GF Checking  
Statement No. 11-19  
Statement Date 11/30/2019

G/L Balance (LCY)	37,156.79	Statement Balance	40,728.85
G/L Balance	37,156.79	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	40,728.85
Subtotal	37,156.79	Outstanding Checks	3,572.06
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	37,156.79	Ending Balance	37,156.79
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/28/2019	Payment	2040	LANDSCAPE MAINTENANCE	95.38	0.00	95.38
11/27/2019	Payment	2141	BOARD OF COUNTY COMMISSIONERS	676.68	0.00	676.68
11/27/2019	Payment	2142	JMT	2,800.00	0.00	2,800.00
Total Outstanding Checks.....				3,572.06		3,572.06



**OAK CREEK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 10/1/2019 to 11/30/2019**  
**(Sorted by Payee)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2109	10/07/19	AQUA TRIANGLE 1 CORP	4245	OCT POOL MAINT	Contracts-Pools	534078-57231	\$795.00
001	2136	11/12/19	AQUA TRIANGLE 1 CORP	5297	OCTOBER POOL MAINTENANCE	Contracts-Pools	534078-57231	\$795.00
001	2112	10/10/19	AQUATIC SYSTEMS, INC	0000458484	OCT AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$1,997.00
001	2134	11/12/19	AQUATIC SYSTEMS, INC	0000461396	NOV AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$1,997.00
001	2117	10/15/19	BB&T	082619-6264 A	HOME DEPOT / CIRCLE K / SIGNARAMA ITEMS	Op Supplies - General	552001-57231	\$482.40
001	2117	10/15/19	BB&T	092519-6264 B	HOME DEPOT / CIRCLE K PURCHASES / SIGNARAMA	Op Supplies - General	552001-57231	\$272.25
001	2135	11/12/19	BB&T	102519-6264	CIRCLE K & HOME DEPOT PURCHASES	Op Supplies - General	552001-57231	\$17.79
001	2141	11/27/19	BOARD OF COUNTY COMMISSIONERS	00000-103119	2019 SOLID WASTE ASSESSMENT	Solid Waste Disposal Assessm.	549094-53401	\$676.68
001	2118	10/18/19	COMPLETE I.T. SERVICE & SOLUTIONS	4362	GOOGLE FOR BUSINESS EMAIL	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	2138	11/19/19	COMPLETE I.T. SERVICE & SOLUTIONS	4470	GOOGLE FOR BUSINESS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	2125	11/06/19	COUNTRY WALK CDD	103119	MAY/JUNE/JULY ROOM RENTAL	RENTALS & LEASES	544025-51301	\$150.00
001	2133	11/12/19	DEPT. OF ECONOMIC OPPORTUNITY	74128	2019/2020 DISTRICT FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
001	2115	10/10/19	EGIS INSURANCE ADVISORS LLC	9935	10/1/19-10/1/20 INSURANCE RENEWAL	Liability/Property Insurance	545010-53908	\$9,876.00
001	2113	10/10/19	FEDEX	6-754-13892	SEPT POSTAGE	Postage and Freight	541006-51301	\$47.49
001	2128	11/06/19	FLORIDA PATIO FURNITURE INC	54101	REPAIRS TO UMBRELLA COVER	R&M - Facility	546024-57231	\$70.00
001	2114	10/10/19	FRONTIER FLORIDA LLC	100119-0368	OCT SERVICE	813-779-0368	541009-57231	\$150.98
001	2139	11/19/19	FRONTIER FLORIDA LLC	110119-0368	NOV SERVICE #8137790368	813-779-0368	541009-57231	\$150.98
001	2108	10/07/19	GOLDEN EYE TECHNOLOGY, LLC	192OCT19	OCT MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2106	10/07/19	HOPPING GREEN & SAMS	110276	AUG GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,052.00
001	2132	11/12/19	HOPPING GREEN & SAMS	110908	SEPT GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$822.50
001	2120	10/22/19	INFRAMARK, LLC	CM 826	CREDIT MEMO FOR INV 44594 DISSEMINATION CHG INCORR	ProfServ-Dissemination Agent	531012-51301	(\$4,000.00)
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	Postage and Freight	541006-51301	\$10.50
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	Printing and Binding	547001-51301	\$53.25
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2120	10/22/19	INFRAMARK, LLC	44594	SEPT 2019 MGMNT SERVICES	ProfServ-Dissemination Agent	531012-51301	\$1,000.00
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	Postage and Freight	541006-51301	\$7.50
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	Printing and Binding	547001-51301	\$51.00
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2126	11/06/19	INFRAMARK, LLC	45720	OCT 2019 MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$31.11
001	2137	11/19/19	INFRAMARK, LLC	44594 A	MANAGEMENT FEES	ProfServ-Dissemination Agent	531012-51301	\$4,000.00
001	2111	10/07/19	INNERSYNC STUDIO LTD	17932	ANNUAL ADA COMPLIANCE 10/19-9/30/20	ProfServ-Web Site Maintenance	531094-51301	\$1,552.50
001	2110	10/07/19	JMT	14-143855	GEN ENGINEERING THRU 8/24/19	ProfServ-Engineering	531013-51501	\$1,007.50
001	2119	10/18/19	JMT	15-145600	GEN ENGINEERING THRU 9/28/19	ProfServ-Engineering	531013-51501	\$3,677.50
001	2142	11/27/19	JMT	16-146593	GEN ENGINEERING THRU 10/26/19	ProfServ-Engineering	531013-51501	\$2,800.00
001	2107	10/07/19	LANDSCAPE MAINTENANCE PROFESSIONALS	146837	NATURE PARK SPRAYING	R&M-Irrigation	546041-53908	\$350.00
001	2107	10/07/19	LANDSCAPE MAINTENANCE PROFESSIONALS	146980	OCT LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$7,000.00

**OAK CREEK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 10/1/2019 to 11/30/2019**  
**(Sorted by Payee)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	2127	11/06/19	LANDSCAPE MAINTENANCE PROFESSIONALS	147783	NOV 2019 GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	DD223	10/07/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	091819 ACH	8/8-9/9/19 WTR ACH	Utility Services	543063-53601	\$768.44
001	DD225	10/10/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	070108 ACH	P/E 9/28/19 #415-201920 ACH	415-201920	534378-57231	\$1,502.51
001	DD224	10/10/19	WASTE CONNECTIONS OF FLORIDA - ACH	653640	OCT WASTE SERVICE	6426-016188	543020-53401	\$58.20
001	DD226	10/18/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	070419	P/E 10/12/19 #415-201921 ACH	415-201920	534378-57231	\$1,650.59
001	DD227	11/07/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	101819 ACH	BILL PRD 9/9-10/8/19	Utility Services	543063-53601	\$786.65
001	DD228	11/07/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	070724	P/E 10/26/19 #415-201922 ACH	415-201920	534378-57231	\$1,345.48
001	DD229	10/31/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	101419 ACH	9/10-10/09/19 ELEC ACH	Utility Services	543063-53100	\$1,205.83
001	DD229	10/31/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	101419 ACH	9/10-10/09/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$1,859.14
001	DD232	11/29/19	WASTE CONNECTIONS OF FLORIDA - ACH	656748 ACH	NOV WASTE SERVICE	6426-016188	543020-53401	\$58.20
001	DD230	11/29/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	111319 ACH	10/9-11/8/19 ELEC ACH	Utility Services	543063-53100	\$1,235.90
001	DD230	11/29/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	111319 ACH	10/9-11/8/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$1,871.23
001	DD231	11/29/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	071031 ACH	PAYROLL P/E 11/9/19 #415-201923 ACH	415-201920	534378-57231	\$1,513.98
001	DD234	11/29/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	071309	PAYROLL P/E 11/23/19 #415-201924 ACH	415-201924	534378-57231	\$1,577.60
001	2140	11/19/19	PRECISION POWER SYSTEMS INC	05173006	BULB REPLACED @ POOL SRV CLOSET	R&M-Pools	546074-57231	\$220.00
001	2116	10/10/19	SOLITUDE LAKE MANAGEMENT	PI-A00310341	10/1/19-3/31/20 QTRTRY AERATOR MAINT	R&M-Storm Water - Pond	546086-53801	\$357.00
001	2122	10/31/19	ADAM T. SILVA	PAYROLL	October 31, 2019 Payroll Posting			\$184.70
001	2129	11/12/19	ADAM T. SILVA	PAYROLL	November 12, 2019 Payroll Posting			\$184.70
001	2123	10/31/19	DAVID J. GERALD	PAYROLL	October 31, 2019 Payroll Posting			\$183.87
001	2130	11/12/19	DAVID J. GERALD	PAYROLL	November 12, 2019 Payroll Posting			\$183.87
001	2124	10/31/19	RYAN M. GILBERTSEN	PAYROLL	October 31, 2019 Payroll Posting			\$183.87
001	2131	11/12/19	RYAN M. GILBERTSEN	PAYROLL	November 12, 2019 Payroll Posting			\$183.87
001	2121	10/31/19	SAMUEL E. WATSON, JR	PAYROLL	October 31, 2019 Payroll Posting			\$183.87
<b>Fund Total</b>								<b>\$71,227.23</b>

<b>Total Checks Paid</b>	<b>\$71,227.23</b>
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# INCLUSIVE SWING SEAT

## 2017 PRODUCT SHEET

### Features:

- a. Available for 8' and 10' top rail heights
- b. Narrow design allows compatibility with standard bay
- c. Optional 3-point harness (required for ages 2-5)

<b>Product Number:</b>	2740 (8' Inclusive Swing Seat)	\$940
	2741 (10' Inclusive Swing Seat)	\$940
	2740H (3-Point Harness Kit)	\$189

**Number of Users:** 1

**Size:** 696mm x 563mm x 891mm

**Age Groups:** 5-12 US (5-12 years CSA)  
2-12 US (18 mos -12 years CSA)  
with optional harness \*Sold Separately

**Standards:** ASTM, CSA

**Seat Colors:** Any Miracle Rockite® color

**Material Specifications:** Rotational molded low density polyethylene seat, 6061 Aluminum latch mechanism, corrosion resistant 18-8 stainless steel vandal resistant hardware, 4/0 hot dipped galvanized straight link coil chain

**Estimated Lead Time:** Standard manufacturing lead time

\*Swing Frame Sold Separately



878 E HIGHWAY 60 | MONETT, MISSOURI, USA 65708 | MIRACLE-RECREATION.COM  
USA 888.458.2752 | CANADA 866.516.0245 | INTERNATIONAL +1 417.235.6917

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## Estimate

Date	Estimate #
12/5/2019	1956

Oak Creek CDD 34300  
Spring Oak Trail Wesley  
Chaple Fl 33545

Project

[illegible]



# PROPOSAL FOR SIDEWALK GRINDING & REPLACEMENT

## Oak Creek CDD

Mark Vega  
District Manager

Ariel Medina  
Field Services Manger  
313 Campus Street  
Celebration, FL 34747



## Concrete Sidewalk Grinding

Concrete grinding is the most cost-effective way to remove tripping hazards. Commercial concrete repair projects have unique challenges and repair needs to be completed quickly and with as little disturbance to the public as possible. Our Inframark team will take all precautions to insure safety and minimize inconvenience.

Our previous clients recognized our commitment to quality, craftsmanship, budgets and scheduling; therefore, they return to our Inframark Team for grinding projects. We understand that not only can it be dangerous to your clients and/or employees, but how expensive insurance can become as the result of a claim from an accident that is caused by a trip hazard.

Uneven concrete on sidewalks, curbs and other common areas can create an unsafe environment on your property. The American with Disabilities Act (ADA) prohibits vertical changes in level greater than 1/4 of an inch on sidewalks and walkways. Anything over can become a serious tripping hazard, exposing you to costly lawsuits.

We will eliminate these potentially dangerous conditions quickly and effectively while minimizing the inconvenience to you resident or those visiting your community.

Ariel Medina - Field Manager  
[ariel.medina@inframark.com](mailto:ariel.medina@inframark.com)

(o) 407-566-1935 (c) 281-831-0139



## Our Work



Before



After

## References

**Ramon Bermudez**  
Chairman  
Villa Sol CDD  
[benbermed@hotmail.com](mailto:benbermed@hotmail.com)  
860-221-5833

**Victor Cruz**  
Chairman  
Concorde Estates CDD  
[v.cruz@concordeestatescdd.org](mailto:v.cruz@concordeestatescdd.org)  
407-572-2565

**Marcial Rodriguez**  
Chairman  
Brighton Lakes CDD  
[mrodriguez@brightonlakescdd.org](mailto:mrodriguez@brightonlakescdd.org)  
917-903-1377

# Pricing

## Grinding:

Below please find the breakdown and grinding cost for the following locations:

Clubhouse -(1) Grind  
Spring Oak Trail - (31) Grinds  
Bluff Meadow C - (10) Grinds  
Cliff Creek Ct - (3) Grinds  
Boulder Run Lp -(3) Grinds  
Wild Elm Ct - (1) Grind  
Pickford Ct - (8) Grinds  
Sparkling Way - (10) Grinds  
Hawk Grove Ct - (5) Grinds  
Falling Oak Trail - (2) Grinds  
Pine Springs Dr - (3) Grinds

**Total of 77 panels to grind = \$3,080.00**

## Replacement:

Below please find the breakdown and replacement cost for the following locations:

Spring Oak Trail - (9) Panels  
Sparkling Way - (3) Panels  
Pine Spring Drive - (3) Panels

**Total of 15 panels to be replaced = \$5,300.00**

**Total combined cost for grinding and replacement = \$8,380.00**



**IGD SERVICES, INC.**

P.O. BOX 6235  
 SPRING HILL, FL 34611

(850) 625-2625  
 (850) 258-4188

**ESTIMATE****3391****TO:**

OAK CREEK CDD  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

**PROJECT ADDRESS:****DATE:****11/22/2019****DESCRIPTION****TOTAL****CONCRETE SIDEWALK REPAIRS**

- Grind (77) sidewalk joints that are "out of tolerance{" per ADA Standards
- Demo & Repour (15) panels due to excessive vertical displacement, removal will consist of:
  - Cut out & remove concrete
  - Cut out all visible tree roots under panel
  - Form & Re-Pour panel using 3000psi concrete
  - Finish concrete to match exiting pattern, i.e. broom, picture frame, etc..

**TOTAL**

**IGD SERVICES, INC.**

P.O. BOX 6235  
 SPRING HILL, FL 34611

(850) 625-2625  
 (850) 258-4188

**ESTIMATE****3391****TO:**

OAK CREEK CDD  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

**PROJECT ADDRESS:****DATE:****11/22/2019****DESCRIPTION****TOTAL****Note:**

**All debris will be removed & disposed of to an offsite location.**

**\*\*Joint locations have been pre-determined via on-site walk-thru w/Chairman of the Board-David Gerald & Site Manager-Tim Spare\*\***

**See attached Breakdown of (77) Grinds & (15) Panel street locations**

**TOTAL**

**IGD SERVICES, INC.**

P.O. BOX 6235  
 SPRING HILL, FL 34611

(850) 625-2625  
 (850) 258-4188

**ESTIMATE****3391****TO:**

OAK CREEK CDD  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

**PROJECT ADDRESS:****DATE:****11/22/2019****DESCRIPTION****TOTAL**

Clubhouse	(1) Grind	
Spring Oak Trail	(31) Grinds	(9) Panels
Bluff Meadow C	(10) Grinds	
Cliff Creek Ct	(3) Grinds	
Boulder Run Lp	(3) Grinds	
Wild Elm Ct	(1) Grind	
Pickford Ct	(8) Grinds	
Sparkling Way	(10) Grinds	(3) Panels
Hawk Grove Ct	(5) Grinds	
Falling Oak Trail	(2) Grinds	
Pine Springs Dr	(3) Grinds	(3) Panels

10,260.00

**TOTAL**

**IGD SERVICES, INC.**

P.O. BOX 6235  
 SPRING HILL, FL 34611

(850) 625-2625  
 (850) 258-4188

**ESTIMATE****3391****TO:**

OAK CREEK CDD  
 210 N. University Drive, Suite 702  
 Coral Springs, FL 33071

**PROJECT ADDRESS:****DATE:****11/22/2019****DESCRIPTION****TOTAL****OPTION 1:**

**Form & Pour (3) 8'x5'x.43 Bench Pads**  
**\$1500.00**

**OPTION 2:**

**Demo & Re-Pour (2) Panels at the end of**  
**Falling Oak Trail**  
**\$250.00**

**TOTAL****\$10,260.00**