



**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2025
11:30 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

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AGENDA
DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134
REGULAR BOARD MEETING
February 10, 2025
11:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. January 13, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Deed from Land Bank for the Conservation Area Tracts
 - 2. Update on Assignment of Easements from HOA for all Three Plats
 - 3. Update on Conservation Area Conveyance and Letter Agreement
- H. New Business
 - 1. Lake Bank Report.....Page 0
 - 2. Consider Approval of Conveyance of Lift Station.....Page 0
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) for the Del Webb Oak Creek Community Development District (District) will hold a Regular Board Meeting (Meeting) on February 10, 2025, at 11:30 a.m. in the Offices of Pulte located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 for the purpose of considering any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 (District Managers Office), during normal business hours.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen

District Manager

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.delwebboakcreekcdd.org

1/31/25 #10977109

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 13, 2025**

A. CALL TO ORDER

The January 13, 2025, Regular Board Meeting of the Del Webb Oak Creek Community Development District (the “District”) was called to order at 1:31 p.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on January 3, 2025, as legally required.

C. SEAT NEW BOARD MEMBERS

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	Scott Brooks	Present
Vice Chairperson	Laura Ray	Present
Supervisor	Naomi Robertson	Present
Supervisor	Patrick Butler	Present
Supervisor	Kimberly Morton	Present

Staff present included:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Engineer	Frank Savage	Barraco and Associates, Inc.

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. December 9, 2024, Regular Board Meeting

The minutes of the December 9, 2024, Regular Board Meeting were presented for consideration.

It was noted by Mr. Brooks that the correct spelling of the HOA attorney was “Falk” under New Business Item 3.

A **motion** was made by Ms. Ray, seconded by Ms. Morton and passed unanimously approving the minutes of the December 9, 2024, Regular Board Meeting, as amended.

I. OLD BUSINESS

1. Discussion Regarding Construction Bond Funds

Mr. Savage presented a spreadsheet with the costs, the estimated remaining costs and anticipated remaining requisitions. Phase 1 utilities were not deeded to the CDD prior to the end user, resulting in some changes to the table. The irrigation was added to the anticipated future requisitions. The District budget would need to add maintenance and reserves for the pumps or have an agreement with the HOA. The Board directed Mr. Savage to reach out to see if there were any open conveyances that could be amended.

2. Consider Conservation Area Conveyance and Letter Agreement

This agreement would allow up to \$150,000 to be reimbursed to Pulte for work that has been completed on behalf of the District and was included in the District budget. The contracts are under the procurement threshold and can be assigned to the District for the duration of the contracts. The letter agreement is a draft to be reviewed and executed by Mike Hueniken on behalf of Pulte. Ms. Willson will coordinate with Mr. Hueniken.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously approving the conservation area conveyance and letter agreement, as presented.

3. Consider Assignment of Easements from HOA for Three Plats

Ms. Willson reached out to Mr. Falk and plans to check back with him. This is not ready for Board consideration until the District hears back from the HOA.

4. Consider Resolution No. 2025-01 – Amended & Restated Resolution Authorizing Boundary Amendment (Theta Parcel)

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2024-01 AND FURTHER DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH LEE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE

**DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS
AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY
AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

This resolution was previously approved, in substantial form, removing the commercial property. This resolution ratifies any actions taken with the boundary amendment.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2025-01, as presented.

J. NEW BUSINESS

There were no New Business items to come before the Board.

K. ADMINISTRATIVE MATTERS

It was noted that the next meeting was scheduled for February 10, 2025.

Ms. Willson noted she was working on scheduling a CDD 101. This discussion would not be District specific, allowing multiple Board Members and others to participate without a Sunshine violation.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Robertson, seconded by Mr. Brooks and passed unanimously adjourning the Regular Board Meeting at 12:27 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

LAKE BANK REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**CONSIDER APPROVAL OF
CONVEYANCE OF LIFT STATION**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**