



**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 12, 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
May 12, 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. April 14, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Bond Funds
- H. New Business
 - 1. Consider Approval of Supplemental Assessment Methodology Report.....Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-05-02

Subcategory
Miscellaneous Notices

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 May 12, 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

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**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 14, 2025**

A. CALL TO ORDER

The April 14, 2025, Regular Board Meeting of the Del Webb Oak Creek Community Development District (the “District”) was called to order at 11:30 a.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 April 4, 2025, as legally required.

C. 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 (via phone)	Barraco and Associates, Inc.

Also present was Rich Young of Pulte.

D. ADDITIONS OR DELETIONS TO AGENDA

There was a consensus of the Board to add “Acquisitions and Requisitions” under the Discussion on Bond Funds.

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

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

F. APPROVAL OF MINUTES

1. March 10, 2025, Regular Board Meeting

The minutes of the March 10, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the minutes of the March 10, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion on Bond Funds

Frank Savage reviewed the table on Page 5 of the meeting book. The anticipated and completed requisitions total \$23,621,335.06 which exceeds the approximately \$20,000,000 bonds (2023 and anticipated 2025 Series bonds). Requisitions 10 and 11 were reviewed and the consensus of the Board was to proceed with the execution of these documents.

H. NEW BUSINESS

1. Lake Bank Report

Frank Savage presented the report. This report inventoried the current status of the District's lake. Pat will coordinate with Rich Young to have the work completed for the not to exceed price of \$20,000, as authorized at the previous meeting.

2. Consider Engineer's Report, as Amended

This report is an Amended and Restated Engineer's Report that will replace the previous Engineer's Report. The Theta parcel has been added, minus the commercial property, which changes the updated residential units to 941 in the District. Ms. Robertson asked about the mixture of the type of products, noting that the unit type should be confirmed and updated if needed prior to the methodology. Mr. Brooks requested an exhibit be added to Section 3.3 clearly demonstrating the ownership of the roads.

3. Update on Boundary Amendment

Ms. Willson received comments from Lee County and is working with County staff to update the petition and to resubmit.

I. ADMINISTRATIVE MATTERS

The next meeting is scheduled for Mary 12, 205, at which time the Methodology and proposed budget will be presented.

J. BOARD MEMBER COMMENTS

Mr. Butler asked about the status of the Verde deeds. Ms. Willson indicated that the deeds had been recorded for Pulte.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adjourning the Regular Board Meeting at 12:31 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**CONSIDER APPROVAL OF SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**