



**DEL WEBB OAK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
JULY 14, 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**  
July 14, 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. June 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Bond Funds
- H. New Business
  - 1. Consider Approval of Acquisition of Phase 3A and 3B Utilities.....Page 5
- I. Board Member Comments
- J. Adjourn

Publication Date  
2025-07-03

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 July 14, 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](http://www.delwebboakcreekcdd.org)

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**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 9, 2025**

**A. CALL TO ORDER**

The June 9, 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 May 30, 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	Absent
Supervisor	Kimberly Morton	Absent

Staff present included:

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

**D. ADDITIONS OR DELETIONS TO AGENDA**

There was a consensus of the Board to add a discussion regarding the Lake Banks to the agenda.

**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. April 14, 2025, Regular Board Meeting**

The minutes of the April 14, 2025, Regular Board Meeting were presented for consideration.

Rich Young was present via phone.

The date should read “May 2025” not “my 2005.”

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously approving the minutes of the April 14, 2025, Regular Board Meeting, as amended.

**G. OLD BUSINESS**

**1. Update Regarding Bond Funds**

There is \$253,000 remaining in construction funds. There are expenses to exhaust the funds, while preserving the rights to receive funds from future bond issuances. The next bond issuance is currently tracking for an October issuance.

There was a proposal presented for Lake Bank Repairs from All Lot Services LLC.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously authorizing District staff to work with All Lot Services LLC in the execution of an agreement and authorizing the Chair to execute same for repairs to Lake Bank 4A and Lake Bank 7.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Resolution No. 2025-02 was presented, entitled:

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Lake Bank Maintenance will be increased to \$60,000.

Engineering will be increased to \$50,000.

The Special Projects line item should be decreased to cover those changes with no increase to the overall budget. The expansion parcel is included in this budget and is scheduled for consideration by Lee County on June 17, 2025.

A motion was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously, as amended, setting the Public Hearing for August 11, 2025.

**2. Consider Acquisition Items**

**a. Professional Services Phases 1 and 2 (Approximately \$1.4 Million)**

**b. Phase 2 Drainage**

This will exhaust the current bond funds but will be eligible for future reimbursements.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously approving Items a. and b. above, as presented.

**I. ADMINISTRATIVE MATTERS**

The next meeting are scheduled for July 14, 2025, and August 11, 2025.

**J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adjourning the Regular Board Meeting at 11:58 a.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

**CONSIDER APPROVAL OF ACQUISITION  
OF PHASE 3A AND 3B UTILITIES**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**