

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

The regular meeting of the Board of Supervisors of the Willow Creek Community Development District was held on Tuesday, May 13, 2025, at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida

Present and constituting a quorum were:

Stephen White
Jeff Myers
Marisela Rivera

Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Nicole Corbin
Andressa Hinz Philippi
Rodney Honeycutt
Patrick Collins
Lauren Gentry
Daniel Srein
Sterling Baker
Krista Vaughan
BrightView Representatives
Several Residents

District Manager
Governmental Management Services
Governmental Management Services (by phone)
District Engineer
District Counsel (by phone)
District Counsel (by phone)
Top Notch
Top Notch
Robertson's Landscape

FIRST ORDER OF BUSINESS

Oath of Office for Ms. Marisela Rivera

Mr. LeBrun: The first item on the agenda is the oath of office for Ms. Marisela Rivera. Just for the record, Ms. Rivera was sworn in prior to the meeting starting, so she is officially on the Board. Welcome.

Ms. Rivera: Thank you.

SECOND ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll.

May 13, 2025**Willow Creek CDD****THIRD ORDER OF BUSINESS****Approval of the Minutes of the March 11, 2025 Meeting**

Mr. LeBrun: Next we have item No. 3, this is the approval of the minutes of the March 11, 2025 meeting. Those were circulated in the electronic agenda and it's also on the iPads in front of you. I'd be happy to take any comments or corrections. If not, I'm just looking for a motion to approve those.

On MOTION by Mr. Myers seconded by Mr. White with all in favor, the Minutes of the March 11, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing**

Mr. LeBrun: That brings us to item No. 4, this is consideration of resolution #2025-05. This is approving the proposed fiscal year 2026 budget and setting that public hearing. So, similar to what the Board has seen in previous budgets, this resolution is approving our proposed budget which essentially sets the cap for the budget, and the Board will actually approve the budget, and adopt the budget at the hearing which we'll set today. So that resolution just states that and then our office will advertise that hearing per the State Statute for whatever date the Board decides to set. For that hearing, I would recommend the Board set the hearing for August 12th, so that's your normal August meeting date, that's part of the regular adopted schedule. That would be the recommendation from staff is to have it at that August 12th meeting, that meets all the statutory requirements to adopt that budget. So, at that time we'll have a public hearing and the Board will adopt the budget. Next, we'll go down to the actual budget and I'll give the Board kind of an overview and if you have any questions we can discuss it, and if not we can look to approve that resolution. So, real quickly I'll just kind of go through the budget with the Board. If you look on page 24 of the PDF, that's the general fund, that's the start of the actual budget. The top section here you have your revenues, on the far right you have the fiscal year 2026 budget, on the far left column is the current adopted budget, so you'll see the comparison there from year to year. It's a pretty similar budget and the way it's allocated there, all the different categories, so you have your administrative section that details the administrative costs of operating the District. Below that you have your operations and maintenance at the bottom of page 1, and these are your field

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expenditures. A big change you'll notice for Willow Creek I, you'll see some of the costs have been moved over to Willow Creek II which at the last meeting the Board adopted those contracts to be transferred over and those expenses, so that's a big change you'll see from 2025 to 2026.

Ms. Hinz Philippi: I would say to the Board that most of the costs were transferred, just the utilities were kept on Willow Creek. The rest is going to be used for the interlocal, the 23.91% that is the cost sharing but, everything else is there just so you know Willow Creek has those expenditures but, it's going to be shared through the interlocal.

Mr. LeBrun: Thanks, Andressa. You also see that interlocal government expense is also displayed there, looking at page 2 of the budget. That's the amenity budget expenditures you'll see there, that interlocal government expense allocated there towards the bottom right of that column. Going on to page 3 of the budget, that just kind of helps illustrate the breakdown of the cost share percentage, based on the interlocal agreement, you'll see the two columns there and how the expenses are allocated, just for transparency purposes to show how those costs are allocated. If you drop down to page 5, this is the narrative of the budget, so this helps explain the different line items, very helpful for residents looking at the budget which kind of details what each expense is for. Going down on page 7, you'll see you have your proposed budget Debt Service Series 2022, so that just details your debt service funds, and then your amortization schedule is listed there, and then the last page, on page 9, you'll see the assessment table and there's no assessment increase for residents, so that's the good news. Everything will stay the same as currently, so no assessment increase based on this proposed budget. So, that's kind of a quick overview, I'm happy to take any questions, if there are any questions for staff, and if not, we just need a motion to approve resolution #2025-05, that's approving the proposed fiscal year 2026 budget and setting that public hearing for August 12th at 1:00 p.m. at this location.

On MOTION by Mr. White seconded by Mr. Myers with all in favor, Resolution #2025-05 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on August 12, 2025 at 1:00 p.m. at 1756 Pecorino Court, Titusville, Florida was approved.

B. Agreement for District Management Services with Governmental Management Services – Central Florida, LLC

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Mr. LeBrun: Item No. 4B, so this is the agreement for District manager services with Governmental Management Services - Central Florida LLC. So, as described at the last Board meeting, GMS, we're basically shifting Willow Creek I and II on to GMS Central Florida. A lot of it is for geographical purposes, so like I said earlier, I'm Jeremy and I'm based out of the Central Florida office. I actually live in South Brevard, so geographically it's just better for GMS, for me to be up here and manage this, so I'm going to be taking over for Andressa if the Board approves this transfer. So, it's the same service, you might have different personnel completing the email announcements, I'll be serving as District manager, you'll still have Nicole here as field person, so a lot of that will stay, the accounting will stay with the same accountant just for consistency. So essentially this agreement is transferring the District management services over to GMS – Central Florida, as opposed to South Florida. Counsel has reviewed this agreement, Patrick or Lauren feel free if you need to add anything, or any comments on that.

Mr. Collins: No, nothing to add, we did review the agreement, and the agreement actually was initially with GMS and so it's familiar to us and as Jeremy described, it's simply just a transition of services from GMS – South Florida, to GMS – Central Florida and all services are remaining, most of them, 99.9% the same.

Mr. LeBrun: Any questions from the Board, if not, just a motion to approve.

On MOTION by Mr. Myers seconded by Mr. White with all in favor, accepting the agreement for District Management Services with Governmental Management Services Central Florida, LLC was approved.

FIFTH ORDER OF BUSINESS

Discussion of Proposals:

A. Key FOB Addition with Strada

Mr. LeBrun: That brings us to item No. 5, discussion of proposals, we have 5A which is the key FOB addition with Strada, and Nicole can introduce that item.

Ms. Corbin: So, yes, it was just what I mentioned last time, to get a proposal for adding key FOB access to the door that leads to the playground from the opposite end and the restroom area, and to the side gate to the pool, just so the residents can get in from those doors, I've had multiple residents ask me about it, so for that it's \$4,880 for them to add everything in, so I just need your approval for that.

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On MOTION by Mr. Myers seconded by Mr. White with all in favor, accepting the key FOB addition with Strada for a total amount of \$4,880 was approved.

B. Landscape Maintenance Proposals Summary

- 1) BrightView Landscape Services**
- 2) Top Notch**
- 3) Robertson's**

Mr. LeBrun: Alright, so under item No. 5B, this is our landscape maintenance proposals summary. As the Board remembers, staff was asked to gather some additional quotes for landscape maintenance, there was a discussion at the last meeting, and then this meeting Nicole brought back some data from the different quotes she's received. There's a breakdown if you look at page 53 on your PDF, you'll see that.

Ms. Hinz Philippi: Jeremy?

Mr. LeBrun: Yes.

Ms. Hinz Philippi: I just need to chime in here a little bit, because we have residents in Willow Creek and we do not in Willow Creek II. When I put the agenda together, I put this discussion of the proposals on the Willow Creek I agenda, but you're going to see the same items on Willow Creek II for approval since our Willow Creek II now is making the payment for any field services or any proposals, or anything that's related to the clubhouse. So, I put it on this agenda basically because the residents wanted to listen to this and understand, and I don't want them to be having to wait until the end of Willow Creek II to understand what's going on and what is being approved, so the way I did it, I put this item for discussion on the Willow Creek I, and the approvals are going to be on Willow Creek II because if we approve it here then you're going to have to approve it there again, so you can discuss it, and then just ask for the approval on Willow Creek II since the money is coming from Willow Creek II.

Mr. LeBrun: Sure, no problem I didn't know that there was a cost share agreement. I didn't know if counsel may have input if they wanted both Boards to have some discussion and approval on it, or if it's just Willow Creek II? I'm happy to do either or.

Ms. Hinz Philippi: Yes, because with the interlocal what happens is Willow Creek II will be responsible for payments and then I think it's once a year, we do an invoice from one District to the other and they have the cost share.

Mr. LeBrun: Sure, and as long as counsel is ok, I don't mind doing it either way.

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Ms. Hinz Philippi: Ok, and you can change that in the future if you think it's best for you guys to manage that but, that was my thought just because the residents want to hear what's going on and I didn't want them to wait until Willow Creek II since they don't need to be there.

Mr. LeBrun: Sure, no problem.

Mr. Collins: Yes, Jeremy, Andressa had that right. If the Board wants to discuss it and then make a recommendation, the formal approval vote can be taken during Willow Creek II.

Mr. LeBrun: Got it, I appreciate that.

Ms. Hinz Philippi: Thank you.

Mr. LeBrun: Ok, so we'll just go ahead and do that, so if the Board wants to discuss the proposals and then we'll do a formal vote during Willow Creek II and if there's Board consensus that will help once we get to Willow Creek II.

Ms. Corbin: Yes, so again, I told you guys we have everyone here from all three companies, so we have Top Notch, BrightView and Robertson's if you guys have any questions based on those proposals or anything I don't answer, feel free to let me know and we can ask them. A lot of it is pretty much similar, the main difference is with BrightView we have the 38 mowings for main areas, everything that most people see, and then 24 for behind the houses and the lake areas that aren't seen as much. The other two have 38 for everywhere, and then other than that, mulch is pretty similar with pricing. Annuals you get about the same number as well, Top Notch has more plants, 4 times which we could obviously if we wanted to look at going lower, other than that it's about the same but, if you guys have any particular questions, I can ask them. You have all the descriptions and summary on page 53 which goes over the pricing.

Ms. Hinz Philippi: Nicole, I have a question.

Ms. Corbin: Yes.

Ms. Hinz Philippi: For the three companies, do they provide a wet check? Do they provide a report for the landscaping and conditions? How does that work? I know that BrightView does that, but I don't know if the other two also provide this report monthly for our review?

Ms. Corbin: We talked about it. Top Notch does and you guys send something out, right?

Ms. Baker: Yes.

Ms. Corbin: All three of them send out.

Mr. White: Yes, I think that I noticed that in all of the proposals, they send out a status report.

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Ms. Corbin: Yes, I think I noticed in all the proposals they send out a report, and then we did change it to have the irrigation checks every single month instead of the 8 a year, just to make sure we're keeping on top of things, since that's one of the bigger issues here.

Ms. Hinz Philippi: Ok, alright. Do you have like one person that is going to be the person of contact with you, or are they going to be changing the people that you deal with?

Ms. Corbin: I believe all three would have one person. Each one, they all have kind of the same thing now where I work with Victor and they would give me one person to contact.

Ms. Hinz Philippi: Ok, yes that's the best way because then the person knows what's going on.

Ms. Corbin: Yes.

Ms. Hinz Philippi: Ok, so you're talking to the Board about prices?

Ms. Corbin: Yes.

Ms. Hinz Philippi: So, we have three basically.

Mr. Myers: The comparison to the current company, is that what we're going off of with what these quotes are, like the current company is 38 cuts?

Ms. Corbin: No, the current company is, like 42 cuts, but then we're at less irrigation checks and I think less on some other stuff, let me see if I can pull it up.

Ms. Hinz Philippi: For Weber we never included the mulch, and the last time we did the mulch it was like \$22,000.

Ms. Corbin: So, Weber, the \$164,000 on the site is purely just service, like it doesn't include the mulch or annuals or anything.

Mr. Myers: Got it.

Ms. Corbin: So, it's just comparison, like the top number.

Mr. Myers: Ok, so no mulch, no annuals.

Ms. Corbin: Correct, it's just comparison to the service number.

Mr. LeBrun: And just for the Board's awareness, there's approximately \$193,000 allocated for fiscal year 2026 for landscaping and mulch combined.

Mr. Myers: That's what the budget is for, ok.

Mr. LeBrun: Correct.

Mr. Myers: The concern that I have is there's just some slight discrepancies in regards to the mulch details for Robertson's. It's obviously 100 yards less and we're talking about once a year

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instead of twice, like the other two, so that's going to drastically change that because we can't go once with the mulch, especially with us selling in here currently, it's going to have to be at least two times a year, potentially three, depending on how badly the mulch gets beat up.

Ms. Corbin: So, if we did it twice, we're looking at about the same cost as the other ones.

Mr. Myers: Ok.

Mr. Corbin: And the difference of the 200 to 300.

Mr. Myers: And I'm just concerned with the annuals. The numbers seem ok, three times rotation I think is fine. I'm just curious at the price per plant, like how that is considerably lower, so is that legit or is that going to change?

Ms. Corbin: I would let Krista see if she can help clarify.

Ms. Rivera: Or is it a typo?

Ms. Vaughan: So, we did put mulch twice a year, so you are getting mulch twice a year.

Ms. Corbin: Ok, I might have messed that up then.

Ms. Vaughan: Sorry about that.

Ms. Corbin: No, that's probably me.

Mr. White: So, is it the \$18,000? Or is it \$36,000?

Ms. Corbin: Yes, it is twice. Sorry, that was me, it's twice.

Mr. Myers: Ok.

Mr. White: So, is it \$18,000 for twice a year?

Mr. Myers: Hold on. I'll have to look at the breakdown.

Mr. Corbin: That would be on page 101.

Mr. Myers: So, mulch two times a year, up to 200 CY, and we may have to bump that up to 300, I mean I don't know what the actual accurate is.

Ms. Vaughan: And we can tweak that to twice a year or whichever you want, we can definitely work with you on that. And we do have really good relationships with suppliers for our flowers so, we can provide flowers for you guys that are really pretty for a lower cost. (inaudible comment)

Ms. Corbin: Yes, and like we were saying, with the mulch and annuals we've been doing them in separate proposals with Weber, as needed.

Mr. Myers: Right, as needed.

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Ms. Hinz Philippi: But, if you have included mulch two times a year for that price, the first company that we have there, they included it, so it kind of is an advantage. You already have two seasons that you have the mulch and annuals that are included, three times, so it's a pretty good price.

Ms. Corbin: Yes, basically they set it at the monthly price, and then I work it out with like what the mulch and the annuals were to get the service price for the summary chart but, yes, it's all included in the monthly cost, so we're kind of essentially prepaying for it.

Ms. Hinz Philippi: Yes, and where is BrightView's, how close are the three companies from the District? Do they have a local office that comes to service? How close are they to the District?

Ms. Vaughan: Our main office is actually in Cocoa and we service all over Titusville.
(inaudible comment)

Mr. Srein: We're in Melbourne, we're two seconds off of I-95.

Ms. Corbin: So basically, not far, 30 minutes or less from the District.

Ms. Hinz Philippi: Ok, that's what I think is the best way to go, so that's good, and everything looks good, they are good companies. I think the decision here would be the price now. I'll leave it to the Board, but I know, I have worked with BrightView. Top Notch, I know they're recommended, and Robertson's I don't them particularly, but their proposal sounds good, so it's up to the Board.

Mr. Myers: What was the budget amount again?

Mr. LeBrun: Approximately \$194,000 if you add in landscaping and mulch.

Mr. Myers: Ok.

Ms. Hinz Philippi: So, I wouldn't go for like the most expensive because you want to have some money if you need it.

Mr. Myers: Correct, and that was my concern with the potential discrepancy but it sounds like it's a typo so we are twice a year with mulch details, and personally, just looking at it, I would say Robertson's is my choice.

Ms. Rivera: Can you say why, instead of going with price?

Ms. Myers: Well, looking at price, it's within the budget, they're delivering the same deliverables as the other two companies. Again, looking at plant turnover, cost of plants, all of those things, if that has to happen additionally, comparative, just because we're currently selling, I would want access to cheaper plants, plain and simple, as well as, it's 38 full cuts behind houses,

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lakes, everything, comparative to the 24 cuts, and residents are going to complain about this. They're going to want to cut the same time, every time as these because then if that happens, someone is going to call us, particularly you or I, and say, hey they were here, they forgot this, they didn't do this, they missed this, and then we're going to have to make a phone call, and then they're going to say, ok we'll get out there, we'll do it. I'd rather just have it done all at once.

Mr. White: Right.

Ms. Corbin: I know we talked about it when we did the drive, the possibility of doing less behind houses.

Mr. Rivera: Because of the erosion?

Ms. Corbin: That but also the not as visible type of thing and not growing as much, but I do get where you're going. Thinking about it now, if residents don't know you're on a different schedule, they may not be happy about it.

Mr. Myers: Right, and no matter how many times you tell them, communications slip through the cracks, people forget whatever that may be, and I think that's going to be it, at least in my opinion.

Mr. White: I make a motion.

Mr. LeBrun: Well, as counsel recommended, we just kind of discuss this one, and Willow Creek II will have the actual motion.

Mr. White: Ok.

Ms. Corbin: Yes.

Mr. Myers: Ok, moving on to staff reports then.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. LeBrun: Moving on to District counsel.

A. Attorney

Mr. Collins: Nothing additional to report from our end, but happy to answer any questions.

Mr. LeBrun: Any questions for counsel?

B. Engineer

Mr. LeBrun: Next item, District engineer.

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Mr. Honeycutt: I don't have anything to report.

Mr. LeBrun: Any questions for the engineer?

C. Field Manager - Monthly Report

Mr. LeBrun: Moving down to our field manager.

Ms. Corbin: So, not a huge amount happened, just regular service. We started the erosion project that we approved last time, that's still in progress. They installed the straw and the cord grass and they'll be adding fill dirt in the next week or two to level the slope back out and the grading. We pressure washed the retaining wall between the clubhouse pool and the pond that Jeff asked for and then we had irrigation issues, we're working on those. We replaced a couple of things, working on the timing issue seems to be the biggest thing right now, hoping that's fixed after today maybe but, we're working on it and keeping on top of it. Ponds were treated by Solitude as usual, there's the report log if you guys want. Then the clubhouse, we installed the cameras that were approved last time and then hung the rack for the pool table accessories, and then we added the cleaning supplies, like paper towel racks, the soap, broom/dustpan for in here if people need them. Installed the covers over the thermostats just so they can't randomly change the temperature but, I can change them if needed. We added maps for the bathrooms coming in from the pool just so it's not super slippery, we finally got mirrors in the bathrooms, giant mirrors, so those were finally installed. We got trash cans from the city so we can do trash ourselves now instead of the cleaning crew having to take it. Still distributing key FOBs but a lot of them honestly have them, it's mainly new closings that are coming in now. At the last meeting we approved for the playground to get the benches and Steve McConn said he was going to be working on that, so I just wanted to touch base on that. Then I wanted to see about adding, if you guys were good if I looked at adding a trash can for out there for resident's use.

Mr. Myers: I know we had a discussion on that at the last meeting, what kind of trash can, and who's going to handle taking it out?

Ms. Corbin: Taking it out would just be the cleaning crew, she empties all the trash, so it would be the same thing as the rest of the trash.

Mr. Myers: So, it would be incorporated with whatever?

Ms. Corbin: Yes, and it would be added on with any of the other trash, and would be done all at the same time, so worse case, I could empty it if needed if it was full on a day that she's not here.

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Mr. Myers: And this would be next to the playground?

Ms. Corbin: Yes.

Mr. Myers: Ok.

Ms. Corbin: I was thinking like the sidewalk going between the playground and the pickleball court so that way they can kind of both use it if needed.

Mr. Myers: Ok.

Mr. LeBrun: Since that's part of the amenities, I guess we'll have to get Willow Creek II to approve that.

Ms. Corbin: Yes.

Mr. Myers: That's fine.

Ms. Corbin: Then pressure washing of the common areas, I know Ed of course has asked me if it's a line item in the budget for pressure washing. I've noticed in the clubhouse area the drain spouts for going into the pool areas is kind of nasty so we're looking at that, and then the other things like the walking path and all that as needed.

Mr. Myers: Is it defined as a certain timeframe for pressure washing in the budget? Is it two times a year we would look at spraying?

Mr. LeBrun: Typically, it's once per year, like your normal maintenance type of pressure washing, some high traffic areas you might want to do extra.

Mr. Myers: Ok.

Mr. LeBrun: I can look and see what the current budget is for this year.

Mr. Myers: So, for that I would say we would probably just want to get a quote.

Ms. Corbin: Yes, I wanted to make sure you guys you wanted me to get a quote, and then I'll bring it for the next meeting and go from there where I can send it over.

Mr. Myers: Yes, that's fine.

Mr. LeBrun: It looks like there's \$5,000 allocated for that.

Mr. Myers: So, if we could find something that would be \$2,500 a pop, for two times a year.

Ms. Corbin: Yes, I'll look at that.

Mr. Myers: I just want to make sure we get the most bang for our buck.

Ms. Corbin: Ok, then the last part is, I cc'd you on an email to Anthony for the stuff in the clubhouse that still needs to be done, and I haven't heard back from him.

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Mr. Myers: Ok, he was out last week, as was I.

Ms. Corbin: Ok, and I think I sent that last week.

Mr. Myers: So, I'll follow up with him.

Ms. Corbin: Ok.

Ms. Rivera: Did you get additional erosion areas reported?

Ms. Corbin: Not since you talked to me but, I already talked with Jeremy about it. I'm making the list for the next one once we figure out what we're doing with the landscaping and I'll work with them and get the plan going for the next round.

Ms. Rivera: Ok, how about cutting the trees behind the houses?

Ms. Corbin: So, I know a while ago we did approve the proposal for the tree cutting for like \$12,125, and I know we had talked about exactly where to put in the 5 new trees, so I have a new proposal from Weber for that. It's like \$15,300 or something like that.

Mr. Myers: On top of the \$12,000?

Ms. Corbin: No, so instead of the \$12,000 is now like \$3,000 additional.

Mr. Myers: Ok, and that's just for the replacement area?

Ms. Corbin: Yes, it's just for the replacements. We did have to switch to trimming a couple of the trees.

Mr. Myers: Right, the municipality didn't want us to fully cut them down.

Ms. Corbin: Yes, so we do have the permit from the city to go ahead, so I just need Board approval and then Victor will schedule someone for it.

Mr. Myers: Ok, can we make a motion to approve this today, so that way they can get moving?

Mr. LeBrun: Is that covering the area that's within Willow Creek I?

Mr. Myers: Yes, it's in Village B, so it's within Willow Creek I.

Mr. LeBrun: Ok.

Mr. Myers: And then the walking path over here.

Ms. Corbin: Yes.

Mr. Myers: So, it is in Willow Creek I.

Mr. LeBrun: Ok, and if they're planting new trees, if Willow Creek II decides to go with a new landscape vendor, the new vendor may install the trees and give you a warranty.

Ms. Corbin: Well, would warranties transfer from Willow Creek I to Willow Creek II?

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Mr. LeBrun: I don't know, if you're going to go with a new landscape vendor, if they put it in you might have a little more clarity if something goes wrong.

Mr. Myers: So, typically whichever decision we make, they're going to do an assessment and then at that point, say yes or no, and then we would have them take over, if there is a warranty.

Mr. LeBrun: Sure, I've seen that before.

Mr. Myers: But we'll cross that line when it gets here.

Mr. LeBrun: Do you want to push forward with the motion?

Mr. Myers: Yes, let's make a motion to approve the updated Weber tree trimming and tree planting invoice.

On MOTION by Mr. Myers seconded by Mr. White with all in favor, accepting the updated invoice from Weber for tree trimming and tree planting was approved.

Mr. LeBrun: Anything else?

Ms. Corbin: No, that was it for me.

D. Manager

1) Number of Registered Voters in the District – 413

2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Mr. LeBrun: Next item is the District manager, I just have a couple of quick items under this. Each year we're required to announce the number of registered voters within the District, so as of April 15, 2025, there's 413 registered voters within Willow Creek, so I just wanted to formally announce that. We also have, under item 6D-2, is the discussion of the financial disclosure report and a reminder to file the annual Form 1, and counsel feel free to add anything else that you see fit. Just a reminder now, Board members are required to file those annual forms, Form 1 and the financial disclosure by July 1st. They're all online now so if you had a paper one in the past, you should have jumped over to the new online version. I'll make sure I send the Board that email if you have any questions about the ethics form or Form 1 or getting registered, or you forgot your password.

Mr. Myers: Yes, would you be able to send us all a link to any of this?

Mr. LeBrun: Yes.

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Mr. Myers: Ok, perfect.

Mr. LeBrun: So, I'll make a note to recirculate that, those Form 1 instructions and there's even a video that shows you what to do if you lost your password and you can do all that. Patrick or Lauren, anything to add on the disclosure forms or Form 1?

Mr. Collins: Nothing additional to add, the only thing I would note is for Ms. Rivera, she won't be required to file that until next July 1st since she is a post March appointee but, besides that, the other Board members would need to file for that process, so nothing else from us on that.

Mr. LeBrun: Great, thank you Patrick.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Invoices

B. Acceptance of Unaudited Financials

Mr. LeBrun: Item No. 7 are the financial reports, on page 119 you'll see we have the approval of the invoices. So from your check register you have check 706 through 723, and check 724 through 729, and the total there is \$75,124.40, and behind that you have your line-by-line register that shows all those expenses. I'd be happy to take any questions on that, if not, I just need a motion to approve those invoices.

On MOTION by Mr. White seconded by Mr. Myers with all in favor, the Invoices were approved.

Mr. LeBrun: Behind that we have your unaudited financials, this is through March 31, 2025. So, you'll just see the general status of each of the funds and then the actual expenses through March 31, 2025. I'd be happy to take any questions on any of that, if not, I just need a motion to accept those unaudited financials.

On MOTION by Mr. White seconded by Mr. Myers with all in favor, the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

Mr. LeBrun: At this time we'll go to audience comments, if any members of the audience have a comment, we just ask you to state your name for the record, and you have 3 minutes.

May 13, 2025**Willow Creek CDD**

Mr. Doyal: I'm Rod Doyal I live at 1631 Pecorino Court, and I just have a question about the landscaping fill behind houses. Are they going to put the dirt over the top of that cord grass?

Ms. Corbin: It's not going over the top of it, they're going to fill it around it but, you still have the cord grass. That's how I understood it but, I'll check with them today and verify that but, basically it's going to be installed to bring you that slope back again.

Mr. Doyal: Ok, thank you.

Ms. Corbin: And I think it will be covered some but, not fully because you want to have it established and have the dirt around it to let the cord grass settle in.

Mr. Doyal: Ok. (inaudible comment) because the side of the fence is sloping even more now due to the rain.

Ms. Corbin: Yes, I think they were waiting to see because the cord grass needs to root a little bit and then they'll put the dirt in. How he was explaining to me was if they had put the dirt in and then it rained immediately, it would have all washed out.

Mr. Doyal: Yes, (inaudible comment) and there was heavy rain.

Mr. Corbin: Hopefully now they'll come back in and add the fill dirt.

Mr. Doyal: Ok, the concrete base is open, I mean there's no dirt on it, and it's sloping even more. (inaudible comment)

Ms. Corbin: Yes, we were talking about it the other day, he's working on it.

Mr. Doyal: Because when the mower went down the side he was holding onto the fence to keep from tipping the mower over and it kind of pulled the fence down with it.

Ms. Corbin: Right, he's working on getting that fixed.

Mr. Doyal: Ok, that's the only question I had.

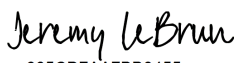
Mr. LeBrun: Are there any other questions or comments? Any Supervisor's requests?

NINTH ORDER OF BUSINESS**Adjournment**

Mr. LeBrun: Not hearing any, we just need a motion to adjourn.

On MOTION by Mr. White seconded by Mr. Myers with all in favor the meeting was adjourned.

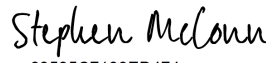
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Chairman / Vice Chairman