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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, June 9, 2026, at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida

Present and constituting a quorum were:

Steve McConn	Chairman
Stephen White	Assistant Secretary
Jeff Myers	Assistant Secretary
Marisela Rivera	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Nicole Corbin	Governmental Management Services
Rodney Honeycutt	District Engineer
Lauren Gentry *by phone*	District Counsel
Patrick Collins *by phone*	District Counsel
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun: Next brings us down to our public comment period. Since we have some new faces, I'll just do a quick introduction. My name is Jeremy LeBrun, I serve as District Manager for Willow Creek. I usually conduct the meetings, I work with Nicole Corbin, who's your on-site person. My e-mail address is on the website. If you ever need anything, feel free to reach out to me. Nicole is also available. Don't feel like you have to wait for a meeting to get help or get information. Feel free to reach out whenever you need anything at all, that's probably the fastest

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way to reach out to one of us or both of us to get assistance. Public comment period is a time if members of the public want to make a statement to the Board, we just ask that you state your name and address, and then you just try to keep it within 3 minutes. It's not necessarily a back-and-forth time. A lot of times we'll take your questions or comments and then the staff or Board will discuss them as they go throughout the meeting. I'll take notes and if you miss something, I'll make sure we double check that everyone's got help or I'll reach out with you after the meeting if it's not something that can be answered at this moment right here. Does anyone want to make a comment to the Board?

Resident (Bob Duerr, 8117 Cortese Dr): Just to follow up from last month. Following what you just said, Jeremy, I don't think I heard any comment or any further discussion on what I talked about during public comments in the last meeting, other than the status of the leg press, the whole reactive real time thing. So just as a comment on that, I've established those topics to follow up on, more formally, perhaps, than what you just implied. Second is, I don't know how if and how a reserve study was done in the past for the CDD properties, and whether or not that exists in, if it does exist, it should be drafts in the documents on the website, and whether or not that was then affected by the split from CDD1 and CDD2.

Resident (Matt Doyle, 1641 Pecorino Ct): They keep finding that our landscapers are grabbing onto the fence because of the steepness of our hill, and they're up there with one hand on my fence and one hand on the weed whacker. All I'm going to say is that there are some significant holes and some falling. I don't wish any harm on them but they're also using my support, and we've repeatedly told them that we're okay with them not cutting it. I just want to let you know that yesterday I heard them again, just after I got home.

Ms. Corbin: I'll note with landscaping to either pause or make sure they're not grabbing on your fence for sure. If you see it again, just shoot me an e-mail just so I can keep on top of it.

Resident (Maureen Doyle, 1631 Pecorino Ct): We've been complaining about the same thing for over three years since we moved in. I appreciate the new people on the Board, but the old people aren't helping us either. The problem we have is no matter how many times we complain, it's under review, it's under study. Somebody's going to look at it. I think Rodney's come past our property four or five times with a notepad or with someone taking notes. I appreciate that, but nothing has ever been done. A good engineer will tell you you're going to have to put some erosion barrier back there before you plant anything, so it doesn't keep eroding. Even when you plant cord

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grass, and then the landscapers cut it down, it's absolutely no good. They cut it down with the big mowers, they cut it down with weed whackers, so you just throw more of our money away down the hill. We have asked multiple times, don't cut it. I'll go back down, plant stuff against my fence, don't cut it anymore. I put my fence in line six inches within my property line. So I can go back six inches, but it doesn't help. They just keep cutting it and cutting it and stepping in holes and making it worse. They've tried filling it in with sand and the sand runs down the hill. I'm tired of hearing him say, "*We've got new landscapers and these guys aren't going to do it*", because they do it and I'm tired of going out there asking them, please don't come back. Please don't do it. And no one is helping us. This is an ongoing problem. KB tried in the beginning when we moved in, Anthony Rivera came and redid my lot, but it all stemmed from when they put a silt fence back there, and they poured our lots back in there, and everything kept eroding that way. I've done exactly what the CDD asked me to do, which was run all the water to the front of my property. My gutters go out front, I put a French drain to the front, I've done everything. But I don't see where the CDD is doing anything to help with the erosion of the back. So again, I would like to see somebody, maybe in the next 90 days, address it with something that works. Because right now, the only thing you've ever done is plant cord grass that you cut down yourself.

Resident (James Maguire, 8348 Cortese Dr): I am also dealing with the same thing. I told the developers and everything. There's a barrier wall that stops about three feet from the start of my property. The water is just making an end run around it. You sent Robertson's out there, and they did some kind of bandaid with some rocks and stuff. I have current pictures from yesterday that I realized it had washed out completely again. Nothing's being done. Then all of a sudden I see a bunch of concrete being pulled up, but my erosion is not being corrected for a year and a half now. So I'm in the same place. Also, it's very spongy around the back. It does feel like the back end of my property is sliding backwards or sinking. And my brand-new fence, same thing. Corner is starting to dip through. They're pushing up against it and it's getting loose. About six or eight inches of my corner pole are still being, or you can see now again, even though the Band-Aid of rocks and topsoil are now starting to erode away. We had six months of no rain and then all of a sudden two good rains and I have a river gouge out the back of my property again. I also would like to see something done substantial. I even requested for the retaining wall to be extended behind my house across to the next property, but they said no. They said the developer and the builder

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said absolutely not. Somebody else made that decision. I told them in the beginning there's going to be an end run around that and it actually is in the corner of my fence line.

Ms. Corbin: Just so I know, what is the concrete being torn up?

Resident (James Maguire, 8348 Cortese Dr): Those gutters, all of a sudden for two weeks, they're out there chipping out the gutters in the streets and then pouring new concrete into them. So there is a project that I don't even know if anyone really cared about, but something was wrong with some of the concrete. And you've got these guys at seven o'clock in the morning.

Ms. Corbin: That's not us, and most likely it's the city because the roads are city owned and maintained.

Resident (James Maguire, 8348 Cortese Drive): I see that project going on and it was done within two weeks and all that concrete was relocated, but still nothing in my backyard to help shore up my fence.

Resident (Joe Bailey, 7685 Turchetta Ct): I've lived here now for three and a half years and same thing, our house took about a year or maybe 13 months to build and the survey was never correct, I would say, when we took ownership because the back top elevation of our lot was supposed to be the top of the hill. We lived there for a year, we had a fence put in and when they found the property then, they were actually like a foot and a half down the hill. I just happened to put the fence at the top of the hill. There's actually about a foot and a half of my property that's down the hill and that is eroding away. There are things where pigs have caused damage and then it continues to erode and they mow and there's ruts and then it washes away. I think it was last April, the fix was to bring in pine straw and plant tall grass, but they didn't, none was brought in. But ever since I moved in, it was greater than 35% slope, which it's not going to last, right? I built a pool last year, and I'll say my concern raised because my pool was 12 feet off the property line approximately. So, although it's not an issue now, eventually, if nothing's done, it's going to become an issue against the pool there. So, that's my interest in why I'm here.

Resident (Denise Nelson, 1501 Pecorino Ct): I attended a meeting here, I think it was a year ago, when we were complaining still about the erosion in the back and it was the old landscapers, and one of the issues is with those great big mowers and such an angle of the grass, when they're rolling at the top, they might be trimming some of the grass, but down here, they're cutting all the grass out and then it just makes ruts. At that time, I thought we'd discuss maybe talking to the mowers about using hand mowers though it's not a fun thing. But I can't understand

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why they have those big mowers, and they just keep creating more and more damage back there. We've replaced sod three times and we had our fence put in. They tell you as a homeowner and your goal, you have to establish, re-establish everything that you took away. You have to put it back the way it was. Well three times we have. Three times and it's very frustrating. Because it does seem like nothing is being done. Maybe things are being done behind the scenes that we don't know about? I don't know. But it does appear that to us, and probably everybody on Pecorino, it's bad. And Joe backs up to Pecorino, so he has the same issue behind his. I know one of my neighbors was told they were going to have a retaining wall when they built their house, and that wasn't done. And that's close to the cul-de-sac on Pecorino, and that was never done, so I don't know what the fix is. Last time, I heard Caden's engineer was in charge, and he was the one that plowed the grass and the pines straw, and all of that would correct the situation. So where do we go? Who are we supposed to go to and what are we supposed to do as homeowners to address things when they go this long?

Resident (Beth Wetterer, 1498 Verdello Pl): I've been here since December of 2021. I remember when the field manager looked at my left side. I'm not bothered on the back. It's the side of my garden, and it was not the first, the prior landscaper started it off before I realized. That incline is too steep, too short, and there's a corner, and that's when the landscapers took their, as Denise said, a huge mower, and pretty much tore it up. They're turned over at least four times or more in my side garden. The last time it took six people, I have pictures. That time, they really tore it up. I had a tractor in there. I have roots growing on top of the limited dirt. Most of it has gone down to the wetlands. It's my house I'm concerned about, the foundation. It's not my backyard, which is longer. My fence close to it is lower than the rest of the fence. I'm very anxious because I feel like I've lived here since 2021 and actually KB, the manager, knew it was built to collect these deficits and I'm afraid this is going to get to be a legal matter because it's my house I'm talking about. My house is fine now, I don't think the foundation's cracking or anything, but this just can't be. If I could take care of that, I would do it. But it's not mine. I've had people come look at it, and they're not coming to look at that, they're coming to do something else for me and they see this erosion. I'm very frustrated, as you can tell. I'm an older lady here and this is not what I expected when I moved into a brand-new home. I think it could be fixed. I don't think it would take a NASA engineer to come over here and tell us how to fix our erosion. I'm sure you can look

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this up to see what else could be done, but nothing was being done. I have hardly seen anyone come out to look at my problem. That's it.

Resident (Denise Nelson, 1501 Pecorino Ct): I'll just add, what she's saying on the side of her house I think exists between a lot of our homes. I understand some of hers is the same, I mean, because hers is going down into the conservation, but I think many people suffer from the same thing between homes as well.

Mr. LeBrun: I've taken some notes on those areas. On the agenda, if you look at 4B, Rodney, the engineer, is going to provide a report. As part of that, he might be able to address some of those items. And then Rodney will discuss any specific findings.

Resident (Not Identified): The engineer, is that from the past visit? Because it's been so long, I think an engineer would have to come look at it all over again.

Ms. Corbin: He's been coming on the last couple of months to different areas.

Mr. Le Brun: Yes, I think what we'll do, once Rodney gets to his report, he might be able to discuss some of the contextual issues and go through it. I think it would be good if we let him go through that, because I believe he has this report. It's got previous reports and then that'll spur the action based on the recommendations from that. That's on the agenda to cover the erosion. I have all the notes, they are listed; I'll make sure those get hit on as we go through.

Resident (Not Identified): I have one short thing. Being somewhat new here I have filed five things through the HOA to get approved to do to my property and all that stuff. Each time I've got the approval to get that back and I've read through those approvals and there's a point in there that says anything that I do on my property that causes damage to a neighbor's property, I have either 30 or 60 days to make that correct. How come you guys aren't being held to the same thing of correcting our issues 30, 60, 90, five years? There's a problem here.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 12, 2026 Meeting**

Mr. LeBrun: Item three is approval of the minutes of the May 12, 2026, Board of Supervisors meeting. If there's no questions or comments or revisions, is there a motion to approve those?

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On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the May 12, 2026 Meeting, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. LeBrun: Lauren or Patrick, anything to report?

Mr. Collins: The only thing I wanted to mention is just a quick reminder for the Board to complete their Form 1 prior to the July 1 deadline, but I saw you had that under your report Jeremy, so forgive me for duplicating efforts. Also, we'll hit on this when we get down to the field manager's report and discussion of the landscape maintenance agreement, but in the previous months, we had discussed potentially splitting the existing agreement which is governed exclusively by Willow Creek II to be governed, each District will govern their own landscape maintenance agreement for their own property. We just need Board direction to transmit written instruction to Willow Creek II to make that split happen under the interlocal agreement. Like I said, we can take that motion and discuss that more in depth when we get to discussion of the landscape maintenance agreement under the field manager's report. I'm happy to answer any other questions the Board may have at this time.

B. Engineer

i. Review of Village D Erosion Findings and Recommendations

Mr. Honeycutt: About 45 days ago, we visited all the slopes in Village D, which is the village we're in now. We took photographs of all the rear lots, and then we summarized them into what the findings were. It was minor, or there was nothing, or there's stabilization required, or the major issues. If there were minor, which is quite a few that there are very good slopes and very stabilized. The slopes vary on five to one to three to one. And most of the issues are the three to one slope, particularly when there is one lot that's on a corner, and the next slide is shorter, so it's a sharp turn. The more drastic slope issues, we're recommending in this report that it be stabilized with cord grass planted three feet on the center. There are several areas. One of the issues is that there is limited access to the rear of the lot. So, if you have two areas that are cord grassed and in the middle and there’s one that needs mowing, is what do we do because when the mowers drive through the cord grass, they make ruts and can damage the cord grass, which three foot on the center would stabilize it fine. Once it's damaged with ruts, or the mower blade is not lifted high

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enough to not cut the cord grass. One solution would be to plant cord grass behind all of the lots and then not have the mowers to go back there, only go occasionally when the cord grass needed maintenance. This would eliminate some of the mower ruts and some of the issues holding on to the fence when the mowers go by and things like that. I think we're looking for Board input or maybe even from people here. Or if there are people that have good stabilized rear lots, what would you think if there was cord grass now planted? Some of the issues are wild animals, particularly hogs, coming up and rooting and damaging the slopes. Once that happens, then when it rains, it washes out even more. So maybe even in those slopes that are five to one in general, if everything was cord grass, that would help with that. We have a draft report. We've asked the state soil conservation for some recommendations. They recommended the cord grass. They said in areas that were shaded and never got any sun, you could have issues. And we also have a landscape architect that we've asked for some suggestions in those areas, and we're waiting to hear on that. After comments today from the Board and the people, we'll finalize their support and submit it. Any questions?

Mr. LeBrun: Right now this is the Board discussion part of it. This is where they would discuss it and then take action to do it. Typically, the public comment period is the time period when public can make comments, but also, I can stay after the meeting and we can talk and do other things, or you can e-mail me. But this is the time where the Board is going to go through the actual results of the report and then potentially have action to move it forward. I think it would be good to have the Board discuss all that.

Mr. McConn: Jeremy, what's the process to go from report to actually making stuff happen?

Mr. LeBrun: The fastest way if the Board wanted to delegate authority to Chair or Vice Chair to approve any proposed solutions, with a not to exceed, that would allow it to move forward after this process.

Mr. McConn: I've looked through the photographs. I think Rodney, if we could put an exhibit together that shows the areas that do show where we've lost sod and it's more bare sand or whatever. As long as we can get access, there's sections of cord grass where you don't have the problem with mowers trying to access, one lot skip two lot, where the slopes are. The worst areas, let's definitely come up with a map to do the cord grass, the areas that are well established and have existing side. If those areas continue to deteriorate, then we'll add additional cord grass. I don't see a reason to go through here and if we've got well-established side, throw a bunch of

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money doing cord grass if that area isn't needed, as long as we can get access to be able to maintain it, deal with the worst areas first, address those issues, the biggest problem with the homeowners in those areas and then monitor the other areas, see if there's any continual, any decline over time, and add to those what we need to obviously deal with the access problem. We don't want to have any isolated areas that are going to have to be mowed. We need to come up with where it would be maintenance-free, I think long-term, even though the investment in the cord grass is going to have a certain cost factor to it, the lack of, you know, not having to maintain those areas, you're going to have the savings on maintenance. It'll hopefully offset the cost of that installation. That would be my suggestion.

Mr. LeBrun: If the Board's okay with that, you could do a not to exceed amount. I don't know if you want to start with the repair?

Mr. McConn: Until we get an estimate, we need to do all this exhibit you have it priced out. I would assume that you're going to go get multiple bids.

Ms. Corbin: Robertson's is waiting for the proposal off the reports that they're giving.

Mr. LeBrun: It sounds like maybe we'll have a bid for those repairs at the next meeting the Board can take action on?

Mr. McConn: As soon as we can, so if we can get a bid, how quick can we have an exhibit together based on the photographs?

Mr. Honeycutt: This week, it's easy.

Mr. McConn: We have a bid prior to that, we can take this file and do a final ratification at the next meeting and have the legwork already done.

Mr. LeBrun: Do you want to delegate authority to the Chair and Vice Chair to sign off on the proposal and the bid? If we're going to approve something.

Mr. McConn: I would make a motion that we provide authorization to be able to go ahead and schedule the work. Let's say, do you have a rough guess, Rodney? Do you have any idea on area? Do you think it's 50% out of all the slopes?

Mr. Honeycutt: I'd say 25 to 40%, that's a guess.

Mr. McConn: 40%, the slope is, what do you think most of them are 20 feet in length?

Mr. Honeycutt: Yeah they're probably 20 feet wide and, you know, the width of the lot.

Mr. McConn: That's a lot that are 50 feet, 50x20x79x73. Let’s say not exceeding $15,000. Then if we go to bid in, if it's more than $15,000, we will wait to ratify that. We'll go up to $15,000,

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we'll do the initial install, not to exceed $15,000, and then whatever the final ends up, we'll do the approval at the next Board meeting.

Mr. Honeycutt: Not only will I mark it, but I'll also label the ones that are the most critical. Maybe if it does exceed the budget, you get the worst ones first.

Mr. LeBrun: It sounds like we have a motion for Chair and Vice Chair to approve a not to exceed $15,000 to start repairs on the erosion as determined by Rodney for the most critical areas. That will give staff the ability to get started on those repairs as noted in Rodney's report.

Ms. Gentry: Just a note on that. When we said the Chair and Vice Chair, I just want to clarify that to avoid sunshine law issues, only one Supervisor can be involved. So, it would be the Chair and then if the Chair is unavailable, we would try the Vice Chair.

Mr. LeBrun: Correct.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Authorizing the Chair or Vice Chair is the Chair is not available to approve a not to exceed $15,000 to start repairs on the erosion as determined by Rodney, was approved.

C. Field Manager's Report

i. Consideration of Landscape Maintenance Agreement with Robertson's Lawns

Mr. Collins: Picking up on the discussion from last month, the way the landscape maintenance agreement is structured right now is that Willow Creek II administers the agreement for the entire property, both Willow Creek II and Willow Creek I. That's pursuant to the interlocal agreement between the two districts that requires that. Also, under the Interlocal Agreement, Willow Creek I can exercise the option...

Ms. Corbin: I know you had gotten with me about getting maps drawn out. Chris is working on that. Our Google and Apple Maps have not updated that area now that it's built up so we're finding different ways to get a map together.

Mr. Collins: Understood. The proposed price for just the Willow Creek I areas is $162,000 per year. The only action, there are two motions that we need from the Board to make this happen. First, we need a motion from the Board for staff to transmit direction from Willow Creek I to Willow Creek II, exercising Willow Creek I's option to operate and maintain the landscape maintenance agreement for Willow Creek I's property.

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On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Staff to transmit direction to Willow II, was approved.

Mr. Collins: The second motion we need is a motion to approve the proposal from Robertsons for the Willow Creek I Landscape Maintenance Agreement at the price of $162,000 per year.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Robertsons Proposal for Willow Creek I, was approved.

ii. Discussion of Tree Removal Proposal from Robertson's Lawns

Ms. Corbin: This proposal is for tree removal over on Cortese. It's in the common area between the home or the lot and the reservation, but it's leaning towards the home. Everyone that I've talked to has recommended removing it. The total for that with the size is $6,800 and we'll approve that in the next meeting. Then just a quick report for the field and the clubhouse. We did the tree trimming that was approved at the previous meeting. We were going to do the palm tree replacements, but we're trying to get the irrigation. They're waiting on a park to come in for that and then all the palm tree and the rest of the plants will be replaced with the ones that were approved. We had the ponds treated by Solitude, the vegetation removal scheduled for Thursday that was approved prior. For the clubhouse, we had the playground equipment installed, benches and trash can over there. The pool tank repair was completed, and then we also replaced the filters for the splash pad that needed to be replaced for the chemicals to be safe. Air conditioning, the update now is the part should be in by the end of this week and then install will be as soon as they get that part in and can schedule it, so hopefully early next week. The leg press was repaired last week, so that is up and running, and that is all I have.

D. District Manager's Report

i. Reminder of Form 1 Filing Deadline – July 1st

Mr. LeBrun: Just a reminder of your Form 1 deadline. You probably got an e-mail from the Commission on Ethics. You have to do your Form 1 by July 1. I did mine's, it takes about five minutes. It lets you import last year's data. You just click import last year, very quick. So just a reminder, July 1 to do that.

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FIFTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Register

Mr. LeBrun: You have checks 782 through 784. Total there is $8,256.09, and you have your ACH utility payments for $5,792.07, and your grand total is $14,048.16 on your check register. No questions on it, just need a motion to approve that.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Check Register, was approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you just have your unaudited financials, there is no action required there on the Board's part. We're at 98.2% collected for your assessments, so we're tracking pretty well.

SIXTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. LeBrun: If there are no Supervisor requests, we will move to the next item.

SEVENTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: We just need a motion to adjourn.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor the meeting was adjourned.

Signed by:
Jeremy LeBrun
665CD7AA7BB8455...
Secretary /Assistant Secretary

Signed by:
Stephen McConn
63535C7139ED474...
Chairman / Vice Chairman