

# POULOS & BENNETT

Orlando Office  
2602 E. Livingston Street  
Orlando, Florida 32803

(407) 487-2594  
poulosandbennett.com

Jacksonville Office  
7583 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

September 13, 2023

c/o Ms. Kelly Willson, LCAM  
General Manager  
Homeowners Association of Eagle Creek, Inc.  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

Re: **Eagle Creek Phase 1C Village E  
Infrastructure Completion Certification**

Dear Ms. Willson,

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated March 17, 2023 and the supplemental report dated April 28, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



Stephen K. Saha, P.E.  
P.E. No. 76903  
Poulos & Bennett, LLC



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2602 E. Livingston Street  
Orlando, Florida 32803

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7563 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

July 17, 2023

**c/o Ms. Kelly Willson, LCAM**  
**General Manager**  
**Homeowners Association of Eagle Creek, Inc.**  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

**Re: Eagle Creek Phase 1C-3 Village H**  
**Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated March 31, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



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7583 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

September 13, 2023

c/o Ms. Kelly Willson, LCAM  
General Manager  
Homeowners Association of Eagle Creek, Inc.  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

Re: **Eagle Creek Phase 1C-2  
Infrastructure Completion Certification**

Dear Ms. Willson,

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated April 6, 2023 and the supplemental report dated April 28, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



Stephen K. Saha, P.E.  
P.E. No. 76903  
Poulos & Bennett, LLC



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Jacksonville Office  
7583 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

July 17, 2023

**c/o Ms. Kelly Willson, LCAM**  
**General Manager**  
**Homeowners Association of Eagle Creek, Inc.**  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

**Re: Eagle Creek Phase 1C Village D**  
**Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated March 17, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



Digitally signed by Stephen K Saha  
Date: 2023.07.17 10:23:00 AM  
STEPHEN K. SAHA  
LICENSE  
No. 76903  
FLORIDA  
PROFESSIONAL ENGINEER

Stephen K Saha, P.E.  
P.E. No. 76903  
Poulos & Bennett, LLC



# POULOS & BENNETT

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Jacksonville Office  
7563 Phillips Hwy., Suite 303  
Jacksonville, Florida 32256

September 5, 2023

**c/o Ms. Kelly Willson, LCAM  
General Manager  
Homeowners Association of Eagle Creek, Inc.  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832**

**Re: Eagle Creek Village J&K Phase 2A  
Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated March 17, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,

  
Digitally signed by Stephen K. Saha  
Date: 2023.09.05 13:59:21 -0500

Stephen K. Saha, P.E.  
P.E. No. 76903  
Poulos & Bennett, LLC



# POULOS & BENNETT

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2602 E. Livingston Street  
Orlando, Florida 32803

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Jacksonville Office  
7563 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

September 13, 2023

c/o Ms. Kelly Willson, LCAM  
General Manager  
Homeowners Association of Eagle Creek, Inc.  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

Re: **Eagle Creek Village J&K Phase 1A  
Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated April 6, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



Stephen K. Saha, P.E.  
P.E. No. 76903  
Poulos & Bennett, LLC



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7563 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

September 13, 2023

**c/o Ms. Kelly Willson, LCAM**  
**General Manager**  
**Homeowners Association of Eagle Creek, Inc.**  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

**Re: Eagle Creek 2A-3 (Village G) Ph 1&2; Mere Parkway; South Connector Road Ph 1-2  
Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated April 6, 2023. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



**Stephen K. Saha, P.E.**  
P.E. No. 76903  
Poulos & Bennett, LLC



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2602 E. Livingston Street  
Orlando, Florida 32803

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Jacksonville Office  
7563 Phillips Hwy., Suite 303  
Jacksonville, Florida 32256

March 27, 2024

**c/o Ms. Kelly Willson, LCAM**  
**General Manager**  
**Homeowners Association of Eagle Creek, Inc.**  
10180 Eagle Creek Center Blvd  
Orlando, FL 32832

**Re: Eagle Creek Village J&K Phase 2B1**  
**Infrastructure Completion Certification**

Dear Ms. Willson

In our professional opinion, the repairs to the infrastructure improvements have been completed for the above referenced project in accordance with the infrastructure assessment report dated March 20, 2024. This determination is based on above ground site observations of the repair work that has been performed.

The infrastructure assessment and the completed work are in compliance with the Orange County Gated Community Ordinance per Orange County Code, Chapter 34 Subdivision Regulations, Article VIII Gated Communities.

Please do not hesitate to contact me at 407-487-2594 or [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com) should you have any questions.

Sincerely,



**Stephen K. Saha, P.E.**  
P.E. No. 76903  
Poulos & Bennett, LLC



CIVIL ENGINEERS  
**CENTRAL FLORIDA ENGINEERING CONSULTANTS, LLC**  
INFRASTRUCTURE CONSULTANTS

August 31, 2021

**Homeowners Association of Eagle Creek, Inc.**  
c/o Ms. Kelly Willson, LCAM via email:  
**General Manager, Eagle Creek HOA**  
10180 Eagle Creek Center Blvd.  
Orlando, FL 32832

[kelly.willson@community-mgmt.com](mailto:kelly.willson@community-mgmt.com)

**Re: Eagle Creek Phase 1A and 1B  
Infrastructure Defects Remediation Completion**

Dear Ms. Willson:

Central Florida Engineering Consultants was contracted by The Homeowners Associations of Eagle Creek to complete an Infrastructure Turnover Report.

The report for Phases 1A/1B was completed, dated and submitted February 4, 2021 to the Association.

After submission of this report, it was brought to our attention that there were several areas in question, or inadvertently missed that should have been addressed. Additionally, several questions on the process and standard were brought forth, which we have addressed in this letter, now included as an addendum to the Report Submitted February 4, 2021 for Phase 1A and 1B.

**Central Florida Engineering Consultants confirms that the outstanding areas of concern that were not originally included in the report for Phase 1A and 1B have since been addressed. Please refer to Amendment #1, Amendment #2, Amendment #3, and Exhibit A.**

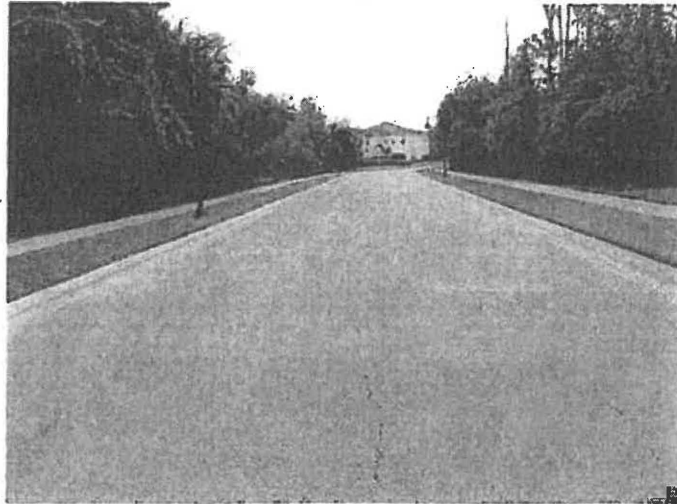
Central Florida Engineering Consultants further confirms that all inspections have been conducted in general conformance with Orange County Code of Ordinance, Part II, Chapter 34-Subdivision Regulations Article VIII-Gated Communities Division 2.- Requirements Section 34-290.- Requirements. Inspections so made were performed upon the streets, sidewalks and drainage system, including stormwater detention/retention areas in accordance with the approved plans.

Central Florida Engineering Consultants has now previously and diligently reviewed what the cause of each of the initially missed items, which were subsequently addressed in the above-referenced Amendments 1-3 and the Exhibit A, in an effort to better understand the omissions and avoid any further issues in the future. We have concluded it was a combination of the following:

1. The areas were either missed in the initial inspection or worsened between the time of initial inspection to follow up;
2. Pavement defects are dynamic in nature and several areas could have not been evident by lack of ponding water at the time of inspection;
3. Field notes were created, and clerical error caused them to be missed on the report;



**Ms. Kelly Willson, LCAM/ Community Manager**  
**Eagle Creek Phases 1A and 1B Defects Completion Confirmation Letter**  
**August 31, 2021**



### **Reflective/Block Cracking**

Another type of cracking that can occur in the soil-cement base of the roadways is called fatigue or alligator cracking. This type of cracking is caused by distress or weakness within the pavement structure, which can be due to a deficiency in the asphalt, roadway base, or subgrade. Phase 1A and 1B shows area of alligator cracking, which have been called for repairs, unless we believe that there was sufficient stability to hold until the mill and overlay.



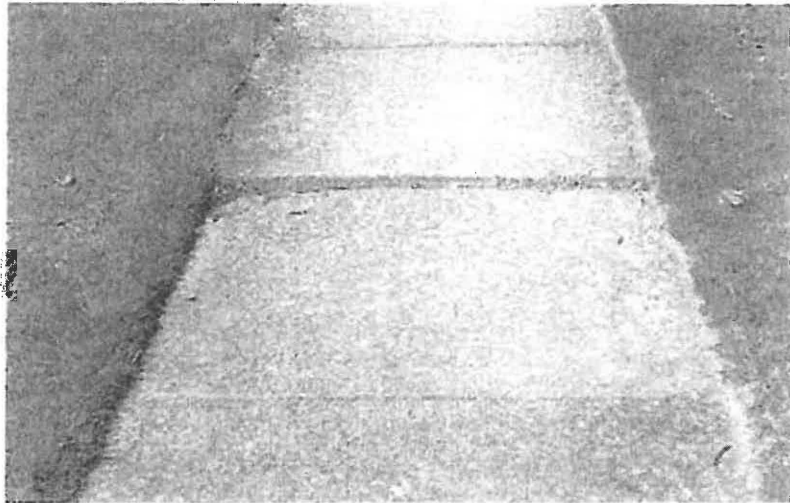
### **Fatigue/ "Alligator" Cracking**



**Ms. Kelly Willson, LCAM/ Community Manager**  
**Eagle Creek Phases 1A and 1B Defects Completion Confirmation Letter**  
**August 31, 2021**

**Sidewalks and Ramps:**

Sidewalks were inspected in accordance with the 2012 Florida Accessibility Code for Building Constructions based upon the 2010 ADA Standards for Accessible Design attached as Exhibit B. Any sidewalks that posed a trip hazard of more than ¼ inch were called to be corrected.



**Sidewalk Grinding/Replacement**

Central Florida Engineering Consultants refers to “End of Life” as mandated by Orange County Code Section 34-291. – HOA accounts for maintenance and repair, attached as Exhibit C. We also refer to “Expected Useful Life Table” as published by the US Congress-created Fannie May, in their publication “Fannie May Physical Needs Assessment Guidance to the Property Evaluator”, attached as Exhibit D.

Most recently, it has been brought to our attention that there are several sidewalks throughout Phase 1A and 1B with orange and/or green markings. Central Florida Engineering Consultants has reviewed these markings at the request of the Association and has determined that these markings were not made by Central Florida Engineering Consultants. Further, Central Florida Engineering Consultants would not have called for any repairs to the areas marked, as they are within the above listed requirements.

Please let us know if there are further questions or concerns regarding the inspection, reporting and repairs of Phase 1A and 1B.

Sincerely,  
**Central Florida Engineering Consultant, LLC**

  
**Montie Plank, PE**  
Managing Member



