MINUTES OF MEETING
BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors was held on Tuesday, August 11, 2026, and called to order at 6:00 p.m. at the Ventana Clubhouse located at 13013 Summerfield Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

Joshua Kowalke	Board Supervisor, Chairperson
Linda McAbee	Board Supervisor, Vice-Chairperson
Jesus M. Sosa-Burgos	Board Supervisor, Assistant Secretary
Susan Blaylock	Board Supervisor, Assistant Secretary
Brandy Cambern	Board Supervisor, Assistant Secretary

Also present, either in person or via Zoom Communication, were:

Samantha Zanoni	District Manager, Inframark
Michael Dunbar	Landscape, Pine Lake
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Motion to Approve Agenda**

> On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to approve the August 11, 2026, agenda carried. 4-0

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Consideration of Brandy Cambern's Resume

> On MOTION by Ms. McAbee, seconded by Ms. Blaylock, with all in favor, the motion to appoint Brandy Cambern to the vacant Seat #2 position carried. 4-0

Ms. Cambern read the oath of office on the record and accepted compensation for services.

FIFTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

There were no public comments on the FY2027 Budget.

B. Consideration of Resolution 2026-06; Adopting FY2027 Budget

On MOTION by Mr. Kowalke, seconded by Ms. Cambern, with all in favor, the motion to adopt Resolution 2026-06; Adopting FY2027 Budget carried. 5-0

C. Consideration of Resolution 2026-07; Levying O&M Assessments

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-07; Levying O&M Assessments carried. 5-0

D. Closing Public Hearing

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Report

Mr. Dunbar provided the Board with updates on the community's landscaping. Discussion ensued regarding the Flush Cuts for tree removal and on the installation of annuals.

i. Consideration of Pine Lake Dead Foxtail Palms Flush Cut Proposal #9289

The Board did not approve this proposal.

B. District Counsel

The District Counsel was not present and no report was provided.

C. District Engineer

The District Engineer was not present and no report was provided.

D. District Manager

Ms. Zanoni updated the Board on the District's current financial status and reminded the Board of the next scheduled meeting on September 8, 2026, at 6:00 p.m.

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-08; Setting FY2027 Meeting Schedule

On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-08; Setting FY2027 Meeting Schedule carried. 5-0

B. Consideration of Resolution 2026-09; Setting Goals & Objectives

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-09; Setting Goals & Objectives carried. 5-0

C. Consideration of Inframark Sign Installation Proposal #438

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to approve the Inframark Sign Installation Proposal #438 in the amount of $3,800.00 with renderings matching the current monuments carried. 5-0

If rendering for the signs need to be changed the Board will need to revisit this project at the next meeting.

NINTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Regular Meeting Minutes of July 14, 2026

On MOTION by Mr. Kowalke, seconded by Ms. Cambern, with all in favor, the motion to approve the meeting minutes of July 14, 2026, carried. 5-0

TENTH ORDER OF BUSINESS Supervisor Requests

The Board stated they were having issues with accessing their CDD emails.

ELEVENTH ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Blaylock, seconded by Ms. Cambern, with all in favor, the meeting was adjourned at 6:26 p.m. 5-0

Signed by: Michael Perez 91DF3688364C4BA...	Signed by: Joshua Kowalke 09E7F34EEC2847D...
Secretary / Assistant Secretary	Chairperson / Vice-Chairperson