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, January 14, 2025, and called to order at 6:00 p.m. at the Ventana Clubhouse located at 11101 Ventana Groves Blvd., Riverview, FL 33578.

Present and constituting a quorum were:

Esther Melvin	Board Supervisor, Chair
Joshua Kowalke	Board Supervisor, Vice Chair
Susan Blaylock	Board Supervisor, Assistant Secretary
Jesus M. Sosa-burgos	Board Supervisor, Assistant Secretary

Also present were:

Michael Perez	District Manager, Inframark
Samantha Ford	District Manager, Inframark
Epifanio Carvajal	Representative, Pinelake Nursery Landscape

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

Mr. Perez called to order at 6:00 pm and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Pledge of Allegiance was said.

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

> On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, adoption of agenda approved.

FOURTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next order of business followed.

B. District Engineer

There being none, the next order of business followed.

C. District Manager

Mr. Perez spoke on Resolution 2025-02 Declaring a vacant seat.

The Board requested Mr. Perez to get proposals for installation of curbing at the mailboxes. This is in response to vehicles driving through the area

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Podocarpus by the Mailboxes Proposal #5029

The Board inquired about the warranty on the flowers. Mr. Carvajal discussed this topic with the Board.

> On MOTION by Ms. Melvin, seconded by Mr. Sosa-Burgos, with all in favor, Pinelake Services Proposal #5029, motion carries.

The Board also approved Pinelake Services to complete work with a NTE $300 and no permission needed.

B. Consideration of Revised Shell Proposal #4279

The Board discussed proposal #4279 with Ms. Melvin making a motion to reconsider the proposal #5009 for $19,516.70 from the previous meeting for the installation of asphalt. Discussion ensued regarding the budget and Ms. Melvin withdrew her earlier motion. This topic will be considered later in the year or with the FY2026 budget. Mr. Carvajal followed with updates on the community.

C. Consideration of Resolution 2025-02 Designating Seat 3 Vacant

> On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, Resolution 2025-02 Designation of Seat 3 vacant, motion carries.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from December 10, 2024

> On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, the regular meeting minutes from the December 10, 2024, were approved.

B. Consideration of August, September, November 2024 O&M Expenditures

On MOTION by Ms. Melvin, seconded by Mr. Sosa-Burgos, with all in favor, the Operation & Maintenance Expenditures for November 2024, were approved.

C. Consideration of November 2024 Financials & Check Registration

On MOTION by Ms. Melvin, seconded by Mr. Sosa-Burgos, with all in favor, the Financials & Check Registration for November 2024, were approved.

EIGHTH ORDER OF BUSINESS Supervisor Request

Ms. Melvin stated that Mr. Perez should proceed with the replacement of the fence at 12659 Flatwood Creek Dr.

Mr. Sosa-Burgos mentioned that the playground equipment needs to be pressure washed. Mr. Sosa-Burgos also raised concerns about damage to a step on the equipment and issues with the trash cans filling up.

Mr. Kowalke inquired about steps to bring the dock to ADA compliance.

NINTH ORDER OF BUSINESS Audience Comments

Linda, an applicant for the Board, stated she is excited to continue working on the betterment of community.

TENTH ORDER OF BUSINESS Adjournment

There being no further business, the Board adjourned the meeting at 6:27p.m.

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Secretary / Assistant Secretary

Signed by:
Esther Melvin
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Chairman / Vice Chairman