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, March 11, 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:

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

Also present were:

Samantha Zanoni	District Manager, Inframark
Epifanio Carvajal	Landscape, Pine Lakes

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

Ms. Zanoni 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 Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to adopt March 11, 2025, agenda, carried.

FOURTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS **Special Business Items**

A. Consideration of Resume for Vacant Seat #3

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to appoint Linda McAbee to vacant Seat3, carried.

B. Oath Of Office

Ms. McAbee took the oath of office and agreed to accept payment to services.

C. Consideration of Resolution 2025-03 Designation of Officers

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, motion to approve Resolution 2025-03 Designation of Officers, carried.

SIXTH ORDER OF BUSINESS Staff Reports

A. Landscaping

Mr. Carvajal presented an update to the Board. Discussion ensued regarding the trash can at the park being emptied every 2 weeks for $45. The contract will be amended to reflect this scope and cost. Discussion ensued regarding getting additional proposals for plants near the mailboxes. Discussion ensued regarding a tree planted by a homeowner that is dying after a pool installation. Mr. Carvajal will try installing a small drain to save the tree. If this does not work the tree will need to be removed.

i. Consideration of Pine Lake Tree Straightening & Podocarpus Proposal #5303

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to approved Pine Lake Proposal # 5303, carried.

B. District Counsel

There being none, the next order of business followed.

C. District Engineer

There being none, the next order of business followed.

D. District Manager

i. Consideration of Inframark Bench Proposal #00-1-2025

Tabled until future date.

ii. Consideration of Inframark Playground Equipment Proposal #00-2-2025

Tabled until future date.

Discussion ensued regarding the possibility of removing the playground equipment and fencing in the area to make a dog park. This is due to the community expense with upkeep and lack of use. Discussion ensued regarding getting additional proposals from Pine Lake to put shell or crushed asphalt for the path to make the dock ADA compliant. Discussion ensued regarding changing the methodology for the upcoming budget.

> On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, motion to change methodology of the operation and maintenance assessments to combine the admin charges, charges of the east community, and charges of the west community for the upcoming budget, carried.

SEVENTH ORDER OF BUSINESS Business Items

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from February 11, 2025

> On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, motion to approve the regular minutes from the January 14, 2025, carried.

B. Consideration of January 2025 O&M Report

> On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to approve the O&M Report for January 2025, carried.

C. Consideration of January 2025 Financials & Check Register

> On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve the Financials & Check Register for January 2025, carried.

NINETH ORDER OF BUSINESS Supervisor Request

The Board requested a follow up be done regarding the fence panels at the front of the community that were approved but have not been completed.

The Board requested that research be done regarding the ownership of a fence put in by the builder. Verification is need as to whether it was deeded over to the district.

TENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Blaylock, seconded by Mr. Sosa-Burgos, with all in favor, meeting was adjourned at 6:33pm.

Signed by:
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Secretary / Assistant Secretary

Signed by:
Esther Melvin
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Chairman / Vice Chairman