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, June 10, 2025, and called to order at 6:21 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
Linda McAbee	Board Supervisor, Assistant Secretary

Also present were:

Samantha Zanoni	District Manager, Inframark
Michael Perez	District Manager, Inframark
Epifanio Carvajal	Landscape, Pine Lake
The audience was present.	

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

Ms. Zanoni called to order at 6:21 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 June 10, 2025, agenda, carried.

FOURTH ORDER OF BUSINESS **Audience Comments**

Resident 1 commented on the removal of the playground equipment and voiced concerns with the plans to replace it with a dog park.

Resident 2 inquired if there was a communication portal for the CDD where management staff could provide the community with updates.

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. Carvajal presented the landscape updates to the Board and answered Board questions.
Ms. Zanoni advised the Board of the next meeting scheduled to be held on July 8, 2025.
Ms. Zanoni provided project updates which included the broken sidewalk contacts and lighting at the monument that need to be replaced due to being struck by lightning.

i. Consideration of Pine Lake Holly Tree Replacement Proposal #5772

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock with all in favor, motion to approve Pine Lake Holly Tree Replacement Proposal #5772, carried.

ii. Consideration of Pine Lake Foxtail Palm Tree Replacement Proposal #6084

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock with all in favor, motion to approve the Pink Lake Foxtail Replacement Proposal #6084, carried.

iii. Consideration of Pine Lake Brown River Rock Proposal #5776

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock with all in favor, motion to approve the Pink Lake Brown River Rock Proposal #5776, carried.

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock with all in favor, motion to approve the Pink Lake Proposals #5772, #6084, and #5776 with a NTE amount of $3500, carried.

iv. Consideration of Inframark River Rock Proposal #WOBC06032025

Proposal not approved by the Board.

SIXTH ORDER OF BUSINESS Business Items

Mr. Perez discussed the Fiscal Year 2026 budget with the Board.

A. Consideration of Resolution 2025-04 Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve Resolution 2025-04 Approving Proposed FY2026 Budget and Setting Public Hearing, carried.

SEVENTH ORDER OF BUSINESS Business Administration

B. Consideration of Regular Meeting Minutes from May13, 2025

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve the regular minutes from May 13, 2025, 2025, carried.

C. Consideration of April 2025 O&M Report

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve the April 2025 O&M Report, carried.

D. Consideration of April 2025 Financials

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve the April 2025 Financials, carried.

EIGHTH ORDER OF BUSINESS Supervisor Request

Mr. Kowalke requested that the monument lights be put on a scheduled timer or that someone else be added to the app to control light settings.

NINETH ORDER OF BUSINESS Audience Comments

Resident 1 commented on the new methodology for the FY2026 budget. Mr. Perez answered all her questions.

Resident 2 commented on the district's bonds. Mr. Perez answered all his questions.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Blaylock, seconded by Ms. McAbee, with all in favor, meeting was adjourned at 7:00pm.

Signed by: SAMANTHA ZANONI A2F0A541F9E8494...	Signed by: Esther Melvin 935630085FCE40D...
Secretary / Assistant Secretary	Chairman / Vice Chairman