

Bullfrog Creek Community Development District

Board of Supervisors

Esther Melvin, Chairperson
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Jesus M. Sosa-Burgos, Assistant Secretary
Linda McAbee, Assistant Secretary

District Staff

Samantha Zanoni, District Manager
Whitney Sousa, District Counsel
Tyson Waag, District Engineer

Regular Meeting Agenda

Tuesday, August 12, 2025, - 6:00pm

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you plan to call into the meeting.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to adopt Agenda**
- 4. Audience Comments -Three – (3) Minute Time Limit**
- 5. Business Items**
 - A. Public Hearing on Fiscal Year 2026 Budget
 - i. Consideration of Resolution 2025-05, Adopting Fiscal Year 2026 Final Budget Page 3
 - B. Public Hearing on Leving O&M Assessments for Fiscal Year 2026
 - i. Consideration of Resolution 2025-06, Leving O&M Assessment for Fiscal Year 2025-2026 (On-Roll Only)..... Page 31
 - C. Consideration of Resolution 2025-07, Setting Fiscal Year 2026 Meeting Schedule .. Page 34
 - D. Review of Fiscal Year 2024-2025 Goals and Objectives..... Page 36
 - E. Consideration of Fiscal Year 2025-2026 Goals and Objectives Page 39
 - F. Consideration of Belmond Reserve Clubhouse Usage Agreement..... Page 43
- 6. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Ratification of Blue Wave Lighting Proposal #203725..... Page 46
 - ii. Ratification of Pine Lake Plant Replacement Proposal #6243..... Page 47
 - iii. Consideration of Blue Wave Lighting Maintenance Proposal Page 54
- 7. Business Administration**
 - A. Consideration of Regular Meeting Minutes from July 8, 2025 Page 55
- 8. Supervisor Requests**
- 9. Audience Comments – Three (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Tuesday, September 9, 2025, at 6:00 p.m.

District Office

Inframark
313 Campus Street
Celebration, FL 34747

Meeting Location:

The Belmond Reserve Clubhouse
13004 Willow Grove Drive
Riverview, FL 33579