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MINUTES OF MEETING

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BULLFROG CREEK

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COMMUNITY DEVELOPMENT DISTRICT

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The Bullfrog Creek Community Development District regular meeting of the Board of

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Supervisors was held on Tuesday, July 8, 2025, and called to order at 6:01 p.m. at the

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Ventana Clubhouse located at 11101 Ventana Groves Blvd., Riverview, FL 33578.

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Present and constituting a quorum were:

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Esther MelvinBoard Supervisor, Chair
- 12

Joshua KowalkeBoard Supervisor, Vice Chair
- 13

Susan BlaylockBoard Supervisor, Assistant Secretary
- 14

Jesus M. Sosa-burgosBoard Supervisor, Assistant Secretary
- 15

Linda McAbeeBoard Supervisor, Assistant Secretary
- 16

17

Also present were:

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Samantha ZanoniDistrict Manager, Inframark
- 20

Epifanio CarvajalLandscape, Pine Lake
- 21

Audience
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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Ms. Zanoni called to order at 6:01 pm and conducted roll call. A quorum was established.

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SECOND ORDER OF BUSINESS

Pledge of Allegiance

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Pledge of Allegiance was said.

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THIRD ORDER OF BUSINESS

Motion to Adopt Agenda

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On MOTION by Ms. Melvin, seconded by Mr. Kowalke with all in favor, motion to adopt July 8, 2025, agenda, carried.

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Ms. Zanoni addressed the audience before receiving comments regarding the Boards

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decision to remove the playground due to annual cost of upkeep and better use of district

33 funds. Ms. Zaroni reminded the audience that adding a dog park was just a suggested
34 use for the space.

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36 **FOURTH ORDER OF BUSINESS Audience Comments**

37 Ms. Nicole suggested adding tables and benches in place of the playground. Ms. Nicole
38 also requested approval to update the community on the community's Facebook page
39 regarding discussion point at the CDD meetings to keep the community informed.

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41 Ms. Crystal stated that she agreed with the suggestion to add tables, benches and lighting
42 to the current playground area.

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44 Ms. Zoe inquired about expenses the district incurred for the playground.

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46 **FIFTH ORDER OF BUSINESS Staff Reports**

47 **A. District Counsel**

48 There being none, the next order of business followed.

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50 **B. District Engineer**

51 There being none, the next order of business followed.

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53 **C. District Manager**

54 Mr. Carvajal, with Pine Lake, provided updates on the community's landscaping.

55 **i. Ratification of Pine Lake Irrigation Repair Proposal #6112**

<p>On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to approve ratification of Pine Lake Irrigation Repair Proposal #6112, carried.</p>
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57 Ms. Zaroni announced the August 12, 2025, meeting date and confirmed with the Board
58 that everyone would be in attendance.

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60 Discussion ensued regarding the new flags and flag poles. The topic was tabled and will
61 be added to the August agenda to allow more time to obtain additional proposals.

SIXTH ORDER OF BUSINESS Business Items**A. Acceptance of the FY 2024 Audit**

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to accept the FY 2024 Audit, carried.

SEVENTH ORDER OF BUSINESS Business Administration**A. Consideration of Regular Meeting Minutes from June 10, 2025**

On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the regular minutes from June 10, 2025, carried.

B. Consideration of May 2025 O&M Report

On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the May 2025 O&M Report, carried.

C. Consideration of May 2025 Financials

On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the May 2025 Financials & Check Register, carried.

EIGHTH ORDER OF BUSINESS Supervisor Request

Mr. Kowalke inquired if it would be ok for the HOA to reach out to Ms. Zanoni regarding an agreement or form the homeowners need to fill out to encroach on CDD property when installing a pool.

NINETH ORDER OF BUSINESS Audience Comments

Mr. Dustin and Ms. Zoe inquired regarding the onboarding of new vendors. The Board agreed, as long as the vendors can provide proof of license and insurance authorizing them to perform the work. The vendors should be directed to provide Ms. Zanoni with their contact information and the required documentation.

90 **TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, meeting was adjourned at 6:38 pm.

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92 Signed by:
93 **SAMANTHA ZANONI**
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94 Secretary / Assistant Secretary

Signed by:
Esther Melvin
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Chairman / Vice Chairman