

# **BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT**

**SEPTEMBER 9, 2025  
REGULAR MEETING**

**Call in: 646-838-1601 - Phone Conference ID: 605 873 696#**

**Microsoft Teams meeting**

**[Click here to join the meeting](#)**

**Meeting ID: 281 888 161 416 Passcode: oqB9sF**



**313 CAMPUS STREET  
CELEBRATION, FL 34747**

**407-566-1935**

# Bullfrog Creek Community Development District

## Board of Supervisors

Esther Melvin, Chairperson  
 Joshua Kowalke, Vice Chairperson  
 Susan Blaylock, Assistant Secretary  
 Jesus M. Sosa-Burgos, Assistant Secretary  
 Linda McAbee, Assistant Secretary

## District Staff

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

## Regular Meeting Agenda

**Tuesday, September 9, 2025, - 6:00pm**

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*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.*

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to Approve Agenda**
- 4. Audience Comments -Three – (3) Minute Time Limit**
- 5. Staff Reports**
  - A. Landscape
    - i. Ratification of Pine Lake Irrigation Inspection and Repair  
 Proposal #6526.....Page 3
    - ii. Consideration of Inframark Mulch Removal and Re-installation Proposal  
 #WOBC08132025 .....Page 9
    - iii. Consideration of Pine Lake Playground Mulch Removal with Bahia Option –  
 Proposal #6643 .....Page 12
    - iv. Consideration of Pine Lake Oak Replacement on Hampton Hill Dr.  
 Proposal #6477 .....Page 20
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
- 6. Business Items**
- 7. Business Administration**
  - A. Consideration of Regular Meeting Minutes from August 12, 2025 .....Page 26
- 8. Supervisor Requests**
- 9. Audience Comments – Three (3) Minute Time Limit**
- 10. Adjournment**

*The next meeting is scheduled for Tuesday, October 14, 2025, at 6:00 p.m.*

## District Office

Inframark  
 313 Campus Street  
 Celebration, FL 34747

## Meeting Location:

13013 Summerfield Blvd.  
 Riverview, FL 33579



## Proposal #6526

### Bullfrog Creek CDD IRR inspection 8.13.25

**Date** 8/14/2025  
**Customer** Michael Perez | Inframark | 313 Campus Street | Celebration, FL 34747  
**Property** Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

*Irrigation repairs needed - Replace 1 broken drip and 1 spray head.*

### Irrigation Repair/Installation

#### Clock 1 zone 1

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	1.00	EA
<b>Clock 1 zone 1:</b>		<b>\$88.73</b>

#### Clock 1 zone 7

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
<b>Clock 1 zone 7:</b>		<b>\$114.71</b>

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**PROJECT TOTAL: \$203.44**

### Terms & Conditions

# Terms & Conditions

## Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

## Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

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Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape. We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed.

#### Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this

Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

### **Escalation Clause**

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the

#### utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system


Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By  \_\_\_\_\_  
Zacherie Gilbert  
Date 8/14/2025 \_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Michael Perez  
Date \_\_\_\_\_  
Inframark





# MAINTENANCE Solutions



[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)

# MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

## CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL **407.566.1935** or

EMAIL **[maintenance@inframark.com](mailto:maintenance@inframark.com)**

**[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)**





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 08/13/2025

Work Order # WOBC08132025

Customer ID: BULLFROG CREEK CDD

Quotation valid until 09/13/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Removal of existing mulch from playground / includes up to 3 full loads removed to dump		\$3,350	1	\$3,350
<b>Subtotal</b>				<b>\$3,350</b>
<b>Service Fee</b>				-
<b>Disposal Fee</b>				-
<b>Total</b>	<b>Labor and Materials</b>			<b>\$3,350</b>

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 08/13/2025

Date: \_\_\_\_\_

Inframark

BULLFROG CREEK CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.



## Proposal #6643

### 6643 - Bullfrog Creek CDD - Playground Mulch Removal with Bahia Option - August 26, 2025

**Date** 8/27/2025

**Customer** Sam Ford | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

**Account Manager** Jessi Milch

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

Pine Lake to remove existing playground mulch at the dismantled playground, and dispose off-site.

Option to install Bahia sod in this area.

Area is roughly 58 ft long x 36 ft wide (2,088 sq ft), at a 6 inch depth to remove mulch.





Plant Material Install

Mulch Removal

Dingo Loader

Labor

Dumping Charge

	Mulch Install:	\$3,817.70
PROJECT TOTAL:		\$3,817.70

Optional Services

BAHIA INSTALLATION

5 Pallets Bahia Sod includes material, labor and delivery	\$2,541.42
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## Terms & Conditions

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Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

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Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

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Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)



## **Procedure for Extra Work, Changes and Escalation**

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replaced at the cost of Contractor

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Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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By \_\_\_\_\_  
**Jessi Milch**  
 Date 8/27/2025  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Michael Perez**  
 Date \_\_\_\_\_  
**Inframark**



## Proposal #6477

### 6477 - Bullfrog Creek CDD - Oak Replacement on Hampton Hill Drive - With Option to Flush Cut Instead - August 28, 2025

**Date** 8/28/2025

**Customer** Sam Ford | Inframark | 313 Campus Street | Celebration, FL 34747

**Property** Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

**Account Manager** Jessi Milch

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

**Purpose:** Pine Lake to replace a dead Oak tree on Hampton Hill Drive of Bullfrog Creek.

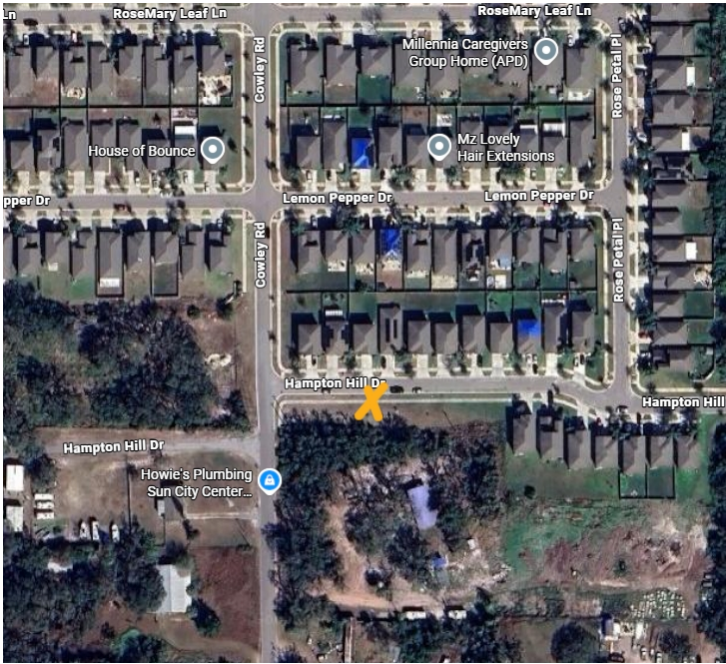
**Process:** Proposal includes removal and off-site disposal of dead Oak tree, replaced by a 45 gal Live Oak (*Quercus virginiana*) 10-12 ft OAH with tree straps.

Includes irrigation check, however if additional coverage is needed, a separate proposal will be provided.

*Cause of decline in Oak tree unknown at this time.*

**2nd Option in this proposal: Flush Cut and dispose Oak off-site, no replacement.**  
**Please choose - thank you!**

**Result:** Better landscape aesthetic.



**Plant Material Install**

<b>Plant Material Install</b>		
<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
25 gal Live Oak Tree (Quercus virginiana) 10 ft OAH 1 3/4" caliper	1.00	EA
Topsoil	0.25	cuyd
Staking, Tree Arbor Brace	1.00	EA
<b>Plant Material Install:</b>		<b>\$1,081.50</b>

**Irrigation Repair/Installation**

<b>Irrigation Enhancement</b>		
<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
<b>Irrigation Enhancement:</b>		<b>\$79.71</b>
<b>PROJECT TOTAL:</b>		<b>\$1,161.21</b>

**Optional Services**

Initial next to the Optional Services you would like to accept.

_____ <b>Oak - FLUSH CUT REMOVAL</b>	<b>\$544.75</b>
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Soil replacement where base material and/or aggregate material was removed for proper planting

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Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed

price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

## **Procedure for Extra Work, Changes and Escalation**

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

## **Escalation Clause**

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be



replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

### **Material Tolerances**

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By



**Jessi Milch**

Date

8/28/2025

**Pine Lake Services, LLC**

By

**Samantha Ford**

Date

**Inframark**

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**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, August 12, 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
Linda McAbee	Board Supervisor, Assistant Secretary

Also present, either in person or via Zoom Communications, were:

Samantha Zaroni	District Manager, Inframark
Jessi Miltch	Landscaper, Pine Lake
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

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

Ms. Zaroni 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**

<p>On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to adopt August 12, 2025, agenda, carried.</p>
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**FOURTH ORDER OF BUSINESS                      Audience Comments**

Multiple audience members asked for updates on the playground and what, if anything, was going to be put in its place.

One resident asked what happens to the playground equipment once it is removed. Ms. Zaroni advised that it is disposed of, but she would confirm this.

**FIFTH ORDER OF BUSINESS                      Business Items**

**A. Public Hearing on Fiscal Year 2026 Budget**

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to open the Public Hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

Members of the audience commented on what is included in the insurance.

No further comments from the audience or the Board members.

On MOTION by Ms. McAbee, seconded by Ms. Melvin, with all in favor, motion to close the Public Hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

**i. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget**

On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor, motion to approve Resolution 2025-05; Adopting Fiscal Year 2026 Budget, carried.

**B. Public Hearing on Levying O&M Assessments for Fiscal Year 2026**

**ii. Consideration of Resolution 2025-06; Levying O&M Assessments for Fiscal Year 2026**

On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor, motion to approve Resolution 2025-06; Levying O&M Assessments for Fiscal Year 2026, carried.

**C. Consideration of Resolution 2025-07; Setting Fiscal Year 2026 Meeting Schedule**

On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, motion to approve Resolution 2025-07; Setting Fiscal Year 2026 Meeting Schedule, with the cancellation of the November meeting due to it falling on Veterans day, carried.

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**D. Review of Fiscal Year 2024-2025 Goals and Objectives**

Ms. Zanoni reviewed the Goals and Objectives from Fiscal Year 2024-2025 with the Board. There were no questions.

**E. Consideration of Fiscal Year 2025-2026 Goals and Objectives**

On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor, motion to approve the Fiscal Year 2025-2026 Goals and Objectives, carried.

**F. Consideration of Belmond Reserve Clubhouse Usage Agreement**

Tabled, the Board would like Ms. Zanoni to look for other meeting locations.

**SIXTH 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**

Ms. Miltch introduced himself to the Board as the Bullfrog Creek CDD account manager for Pine Lake Landscaping. Ms. Miltch provided the Board with updates on the landscaping projects and reviewed proposals #6467, #6466, and #6500.

On MOTION by Ms. McAbee, seconded by Ms. Melvin, with all in favor, motion to approve Pine Lake Proposal #6500 if the community is still in compliance with the number of trees required, carried.

Mr. Kowalke stated that the new plants installed in the mailbox area are not doing well.

**i. Ratification of Blue Wave Light Proposal**

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve the Ratification of the Blue Wave Light Proposal, carried.

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**ii. Ratification of Pine Lake Plant Replacement Proposal #6243**

On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor, motion to approve the Ratification of Pine Lake Plant Replacement Proposal #6243, carried.

**iii. Consideration of Blue Wave Lighting Maintenance Proposal**

On MOTION by Ms. McAbee, seconded by Mr. Kowalke, with all in favor, motion to approve the Blue Wave Lighting Maintenance Proposal, carried.

Ms. Zanoni provided the Board with financial updates and advised where they stand as of July 30, 2025.

Ms. Zanoni announced the next meeting date of September 9, 2025, at 6:00 pm and inquired if the Board wanted to revisit the flagpole conversation. The Board decided to table this conversation for a future meeting.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Regular Meeting Minutes from July 8, 2025**

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to approve the regular minutes from July 8, 2025, carried.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Request**

There being none, the next order of business followed.

**NINETH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, meeting was adjourned at 6:33 p.m.