
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**

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to adopt August 12, 2025, agenda, carried.
--

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.

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.

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.

Signed by:

SAMANTHA ZANONI

A2F0A541F9E8494...

Secretary / Assistant Secretary

Signed by:

Esther Melvin

935630085FCE40D...

Chairman / Vice Chairman