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, September 9, 2025, and called to order at 6:00 p.m. at the Ventana Clubhouse located at 13013 Summerfield Blvd., Riverview, FL 33579.

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 Communication, were:

Samantha Zanoni	District Manager, Inframark
Jessi Milch	Landscape, 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. Zanoni called the meeting 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 Approve Agenda**

> On MOTION by Ms. Melvin, seconded by Mr. Kowalke with all in favor, motion to approve September 9, 2025, agenda, carried.

FOURTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

Ms. Milch provided the Board with updates on landscaping projects and advised the annuals need to be changed. The Board requested Pine Lake replace them with fall colors to reflect the season and requested poinsettias at Christmas.

The Board requested that the landscaping at the lift station be trimmed and that seven plants that are not doing well and are under warranty be replaced. Ms. Milch suggested replacing them with Silver Buttonwood. The Board agreed.

Mr. Kowalke asked Ms. Milch about the sparseness of the Jasmine at the entrance and exit gates. Ms. Milch stated she would check on these areas and see if fertilization was needed.

Mr. Sosa-Burgos asked Ms. Milch about the palm tree trimming on the left side of the entrance.

i. Ratification of Pine Lake Irrigation and Repair Proposal #6526

> On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor, motion to approve the Ratification of Pine Lake Irrigation and Repair Proposal #6526, carried.

ii. Consideration of Inframark Mulch Removal and Re-installation Proposal#WOBC08132025

The Board did not approve this proposal.

iii. Consideration of Pine Lake Playground Mulch Removal with Bahia Option- Proposal #6643

The Board did not approve this proposal.

The Board request proposals for benches and tables to go where the playground was removed.

iv. Consideration of Pine Lake Oak Replacement on Hampton Hill Dr. Proposal #6477

> On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the flush cut option of Pine Lake Oak Replacement on Hampton Hill Dr. Proposal #6477, carried.

B. District Counsel

There being none, the next order of business followed.

C. District Engineer

There being none, the next order of business followed.

D. District Manager

Ms. Zanoni provided updates to the Board including the new meeting location, where the Board is sitting with their budget as of July 31, 2025, and announced the next scheduled meeting on October 14, 2025, at 6:00 p.m.

SIXTH ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Regular Meeting Minutes from August 12, 2025

On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, motion to approve the Regular Meeting Minutes from August 12, 2025, carried.

EIGHTH ORDER OF BUSINESS **Supervisor Request**

Mr. Kowalke and Ms. Melvin requested proposals on the cost of replacing a fence panel and landscaping in front of the fence. The resident will need to have these sections removed for work to be done on personal property.

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 6:32pm.

Signed by: SAMANTHA ZANONI A2F0A541F9E8494...	Signed by: Joshua Kowalke 09E7F34EEC2847D...
Secretary / Assistant Secretary	Chairman / Vice Chairman