

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
October 14, 2025 - Minutes of Meeting

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, October 14, 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:

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 Zaroni	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. Zaroni 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 Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve October 14, 2025, agenda, carried.

FOURTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

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37 **FIFTH ORDER OF BUSINESS** **Staff Reports**

38 **A. Landscape**

39 Ms. Milch provided the Board with updates on landscaping projects.

40 **Under Other Cover**

41 **i. Consideration of Pine Lake Crushed Asphalt Proposal #7058**

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, motion to approve Pine Lake Crushed Asphalt Proposal #7058, carried.

42

43 Mr. Kowalke requested a proposal to make the area near the pond between the sidewalk & road more appealing,
44 a proposal for the downed tree near the lift station to be removed and the removal of plywood that is leaning
45 against the fence.

46

47 **B. District Counsel**

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

49

50 **C. District Engineer**

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

52

53 **D. District Manager**

54 Ms. Zaroni announced the next meeting scheduled for December 9, 2025, at 6:00 p.m., confirming that the
55 November meeting is cancelled.

56

57 **SIXTH ORDER OF BUSINESS** **Business Items**

58 **A. Consideration of Resolution 2026-01; Amendment to Fiscal Year 2025 Budget**

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to approve Resolution 2026-01; Amendment to Fiscal Year 2025 Budget, carried.

59

60 **B. Consideration of Inframark Bench & Table Proposal #WOBC09172025**

61 The Board tabled this proposal.

62

63 **SEVENTH ORDER OF BUSINESS** **Business Administration**

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

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

65

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66 **EIGHTH ORDER OF BUSINESS** **Supervisor Request**

67 Mr. Kowalke requested that staff investigate the reason for the fence dipping, provide proposals for the missing
68 fence cap, and proposals for solar lighting.

69 Mr. Sosa-Burgos requested staff provided proposals for the dock to be stained.

70

71 Ms. Blaylock requested staff look at options to fence in the North side of the community.

72

73 **NINETH ORDER OF BUSINESS** **Audience Comments**

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

75

76 **TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, meeting was adjourned at 6:32 pm.

77

78 Signed by:
79 **SAMANTHA ZANONI**

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80 Secretary / Assistant Secretary

Signed by:
Joshua Kowalke

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Chairman / Vice Chairman