



Bullfrog Creek Community Development District

January 13, 2026

Agenda Package

Microsoft Teams meeting

[Join the meeting now](#)

Meeting ID: 232 831 277 252 4

Passcode: tZ38fx2P

313 CAMPUS STREET
CELEBRATION, FL 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
 Howard Neal, Field Services Director
 Hanna Yi, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, January 13, 2026, - 6:00pm

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.

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. Accountants Report
 - B. Landscape
 - i. Consideration of Pine Lake Compacting Crushed Asphalt
 Proposal #7517Page 3
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
6. **Business Items**
 - A. Consideration of Resolution 2026-02; Removing and Designating
 New TreasurerPage 10
 - B. Consideration of Inframark Cleaning Solar Panels Proposal #1023.....Page 11
 - C. Consideration of Inframark Light Pole Installation Proposal #1022Page 12
 - D. Consideration of Streetleaf Lighting ProposalPage 14
7. **Business Administration**
 - A. Consideration of Regular Meeting Minutes of December 9, 2025Page 22
8. **Supervisor Requests**
9. **Audience Comments – Three (3) Minute Time Limit**
10. **Adjournment**

The next meeting is scheduled for Tuesday, February 10, 2026, at 6:00 p.m.

District Office

Inframark
 313 Campus Street
 Celebration, FL 34747

Meeting Location:

13013 Summerfield Blvd.
 Riverview, FL 33579



Proposal #7517

7517 - Bullfrog Creek - Compacting Crushed Asphalt with Roller - December January 2025

Date 12/16/2025

Customer Samantha Ford (Zanoni) | Inframark | Bullfrog Creek, 313 Campus Street | Celebration, FL 33578

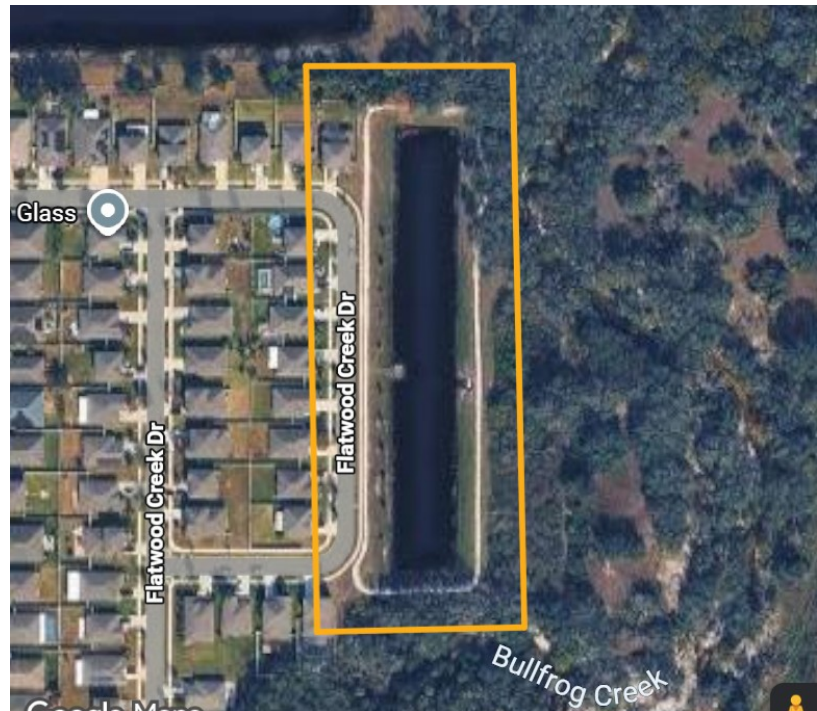
Property Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

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 or (813) 948-4736.

Pine Lake to compact recently-installed crushed asphalt on the pond walking path (Flatwood Creek) with a double drum roller.

Using a roller should compact the particles more to create a more even walking surface. Keep in mind, **this will not provide a surface resembling actual street pavement.** The asphalt pieces will gel together even more once we hit hotter temperatures more consistently in spring/summer. Applying a large roller should help in the meantime.



Rolling Crushed Asphalt

Items

Double Drum Roller

Labor

Rolling Crushed Asphalt: \$3,027.95

PROJECT TOTAL: **\$3,027.95**

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.

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.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

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 its 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.

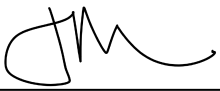
Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

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 12/16/2025

Pine Lake Services, LLC

By _____
Samantha Ford (Zanoni)
 Date _____
Inframark

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING ERIC DAVIDSON AS
TREASURER OF THE BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Bullfrog Creek Community Development District desires to remove Leah Popelka as Treasurer and appoint Eric Davidson as Treasurer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Eric Davidson is appointed Treasurer.

Adopted this 13th day of January, 2026

Chair / Vice Chair

Secretary / Assistant Secretary

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1023
Date: 12/15/2025
Valid until: 1/31/2026

Bullfrog Creek CDD
2005 Pan Am Cir 300
Tampa, FL 33607

- Cleaning off solar panel on each light pole twice a year
- Hurricane plan

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	2	\$300.00	\$600.00
Twice a year cleaning of solar panels and light post around lake			
Yearly charge			
Labor	1	\$1,500.00	\$1,500.00
Taking light poles down before hurricanes			
storing light poles and reinstalling after hurricane			
This price is per event			
Subtotal:			\$2,100.00
Total:			\$2,100.00

Customer signature

Date

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1022
Date: 12/15/2025
Valid until: 1/31/2026

Bullfrog Creek CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	1	\$6,000.00	\$6,000.00
Material	8	\$1,062.50	\$8,500.00
11 ft light pole with 30w premium solar Led post top light decretive			
concrete	178.2886	\$25.24	\$4,500.00
Concrete pad for each post			
Material	1	\$1,000.00	\$1,000.00
Extra hardware for touchups and installation			
		Subtotal:	\$20,000.00
		Total:	\$20,000.00

Customer signature

Date

Images



Bullfrog Creek CDD

Project Lighting Design **PROPOSAL**



Connor Lloyd
connor@streetleaf.com
407-813-2795

RELIABLE LIGHTS.
RENEWABLE POWER.

streetleaf 

2502 N. Rocky Point Drive, Tampa FL 33607
www.streetleaf.com | 813-800-leaf(5323)

DIRECT PURCHASE OPTION



With this option, you purchase our high-quality, reliable solar streetlights outright—no ongoing costs, and they can be installed anywhere, anytime.

BI-FACIAL

SOLAR PANEL

- Captures reflected light
- 25 year lifespan

LONG-LASTING

LITHIUM BATTERIES

- Safe LiFePO4 chemistry
- Upwards of 2000 full cycles
- 10 year lifespan

ALUMINUM POLE

- Direct burial
- Heights from 15-26 feet
- High-grade powder coating

METAL

BIRD DETERRENT

- Prevents birds from perching/nesting
- Protects panel from droppings and debris to maintain maximum solar energy absorption

INFRARED

MOTION SENSOR

- Dimming capability

BEST IN CLASS

LED LIGHTHEAD

- 3000K color temperature
- Consistent light color
- Lasts over 100,000 hours

STARTING AT **\$5,175**



OPTIONAL ADD ON SERVICES

project planning, easy installation, 24/7 monitoring, and routine maintenance

streetleaf®

AVE modern

CE IP66 | IK08

The classic style Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.



HIGH
EFFICIENCY
CONTROLLER



LiFePO4
BATTERY



HIGH QUALITY
LED



INFRARED
MOTION
SENSOR



IP66



WIRELESS



Certified by DarkSky.org

PV Module Physical Parameters

Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lx)	60-90

Environmental Requirements

Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

Mounting

EPA (Effective Projected Area)	4.52 ft²
APA (Actual Projected Area)	3.77 ft²
Wind Load Range	150 mph

LED Module Parameters

Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.57 ft²
APA (Actual Projected Area)	0.47 ft²
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

APPLICATIONS

- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks



Optional shielding accessory available by request.

*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.


*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

*For outdoor use only!

REV09302025

PROPOSAL DETAILS

Streetleaf - Purchase

	Price	Quantity	Total
Shipping & Install	\$550.00	8	\$4,400.00
Streetleaf AVE Modern Purchase	\$5,175.00	8	\$41,400.00
			

Tax 7 %

Security Deposit \$49,006.00

*Proposal valid through: 1/15/2026

In providing your signature below, you are agreeing to the proposed photometric design as well as the quote above.

Your signature guarantees the quoted price is only valid until [custom date]. It also allows our team to reserve the quoted product and guarantees a reservation within our installation schedule, subject to you (the client) providing the most up to date installation date.

Please confirm your choice and sign below if you agree to the terms:

- ☐ I agree to the terms
- ☐ I wish to make changes

Requested Changes:

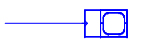


Scale: 1 inch= 35 Ft.

Lighting Plan Notes & Staking Requirements:
Light System to be installed:AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 21’ above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cul-de sacs or other
areas where adequate green space of
min 4’ BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

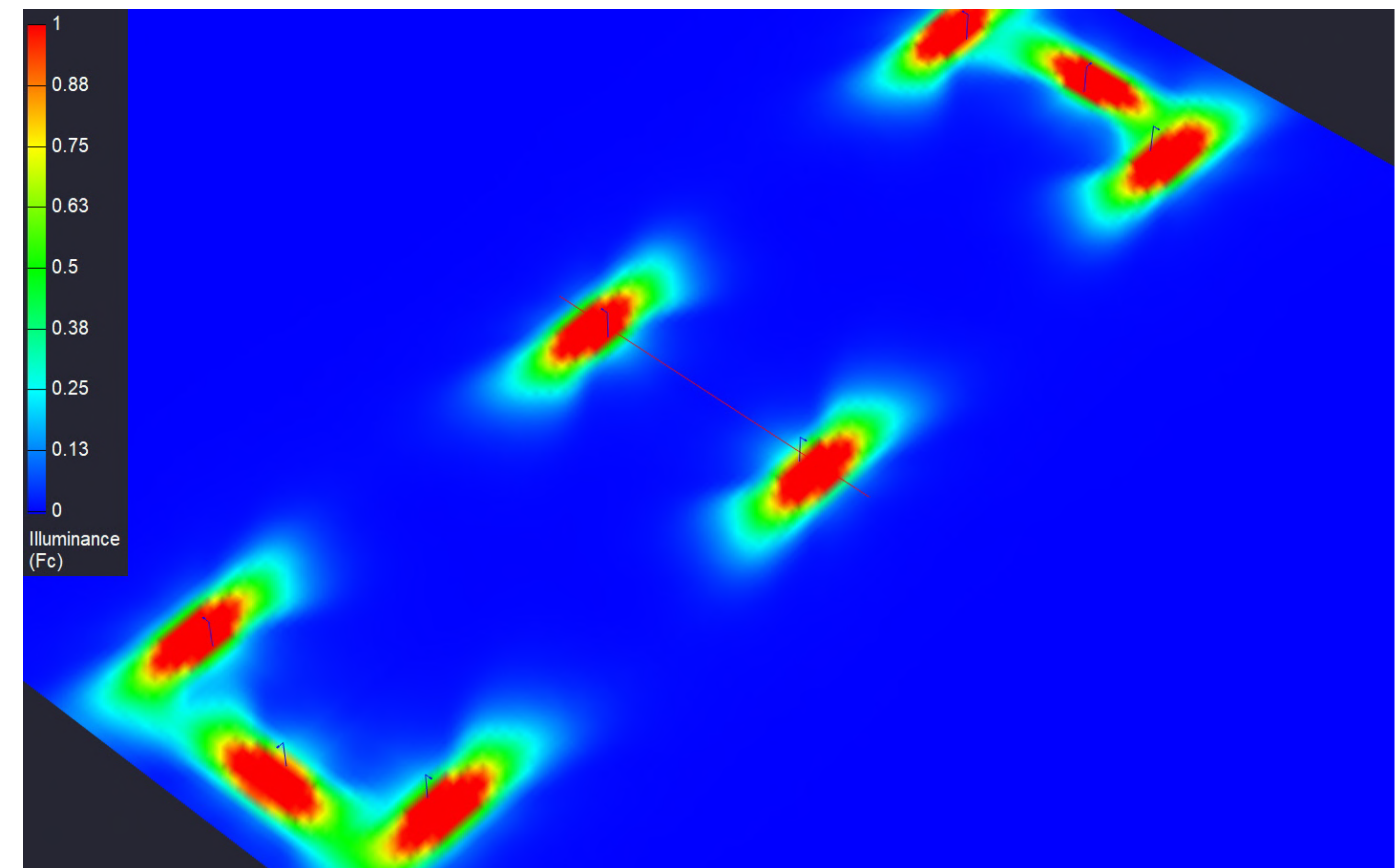
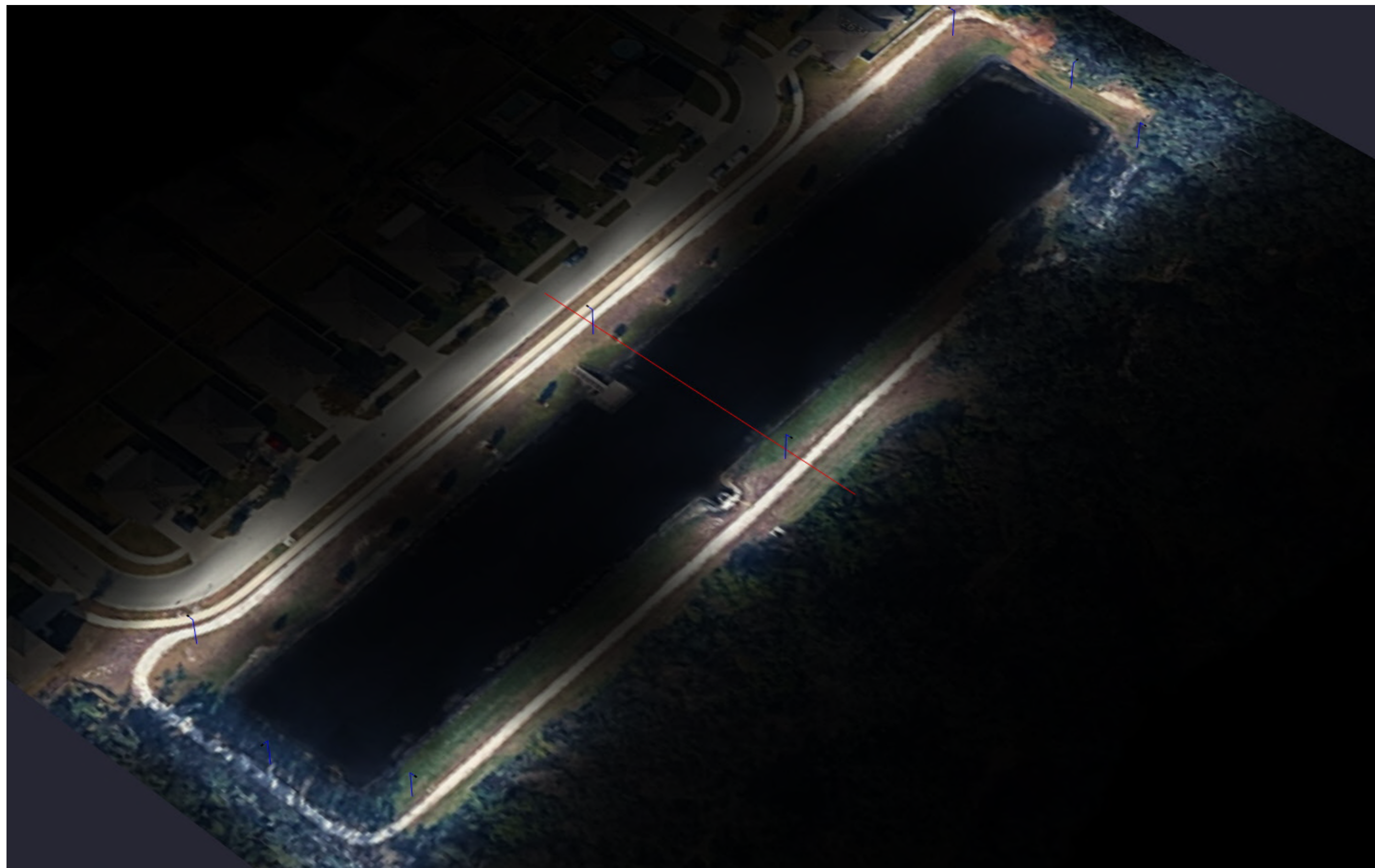
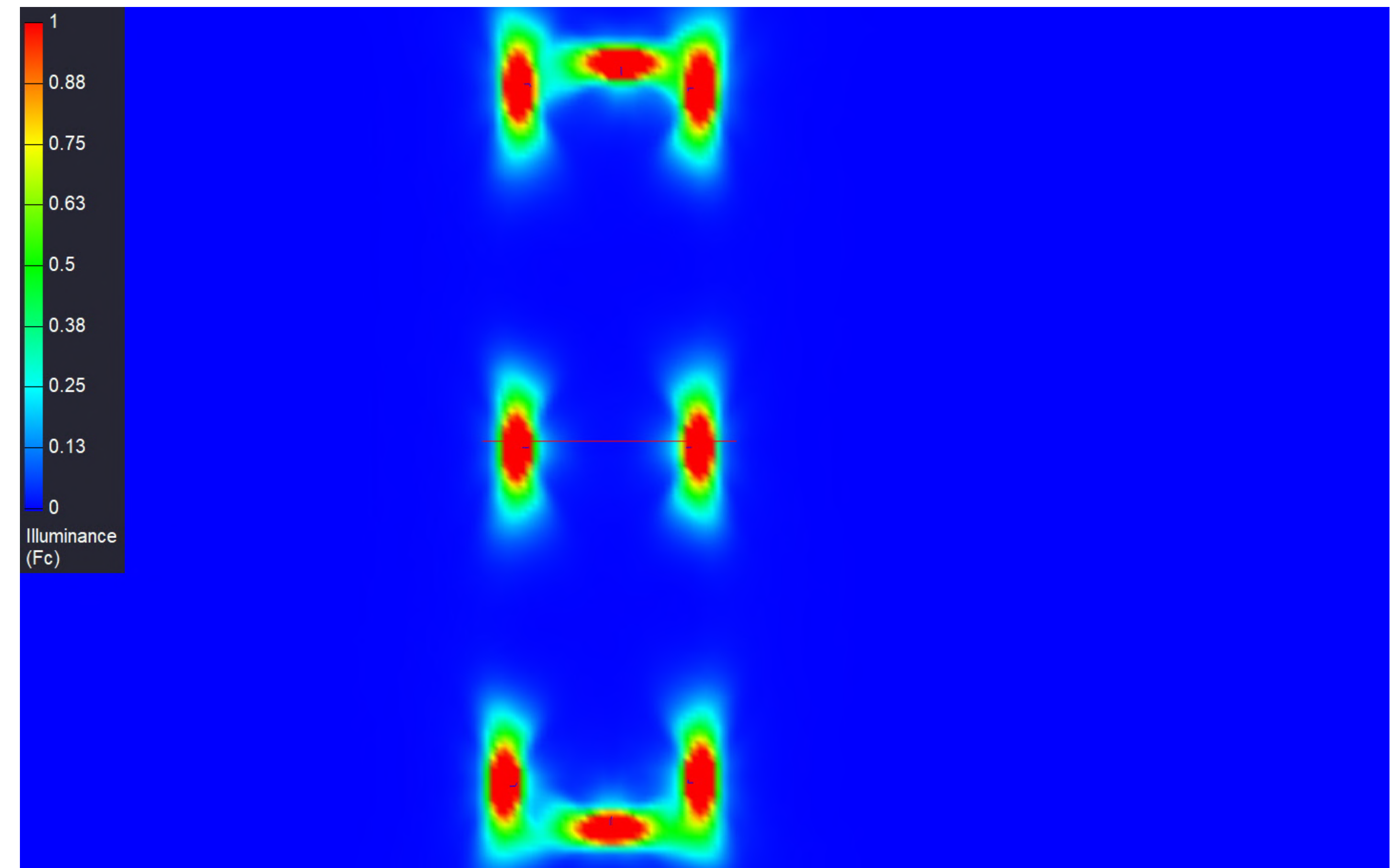
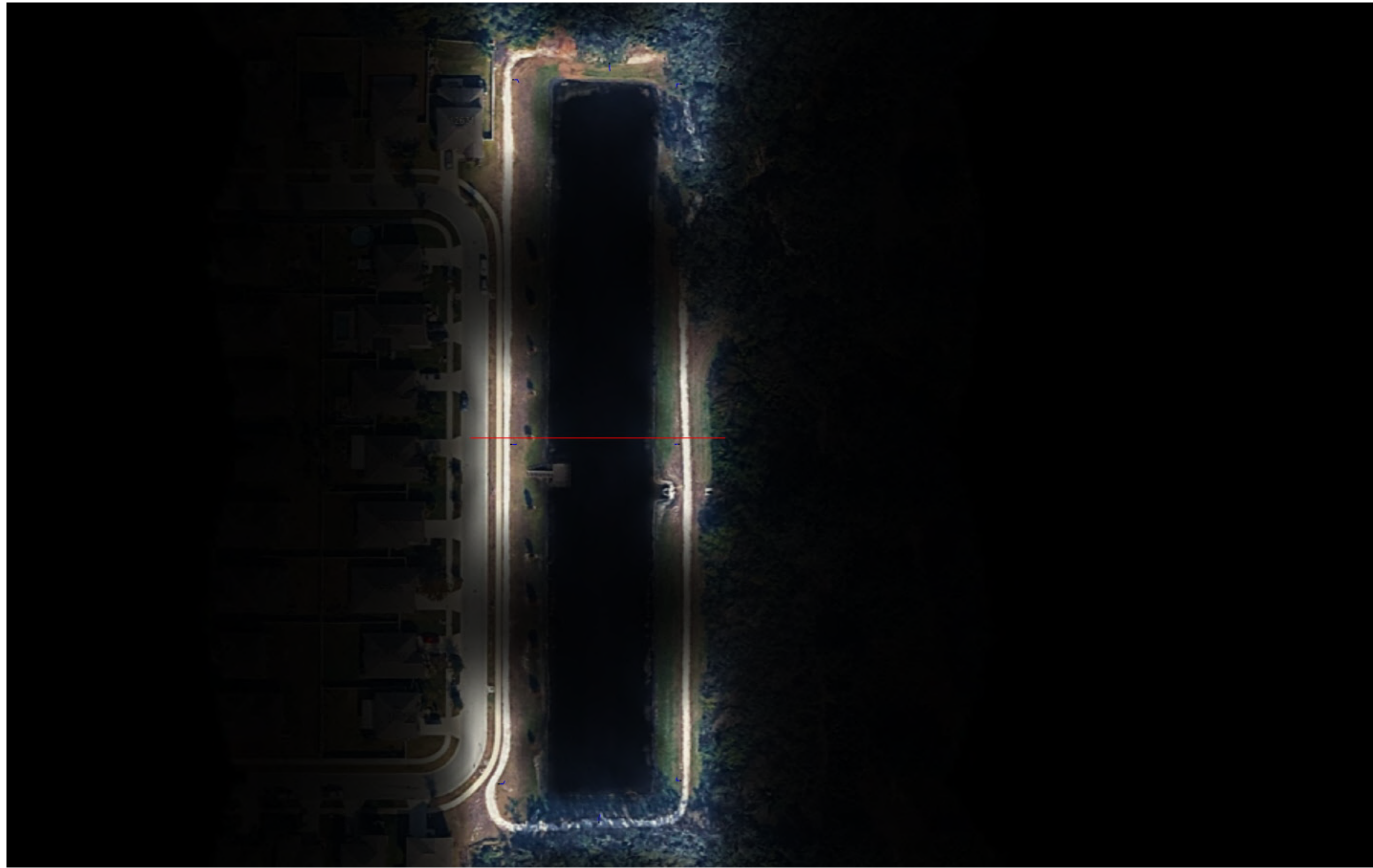
Target Requirement:
NA

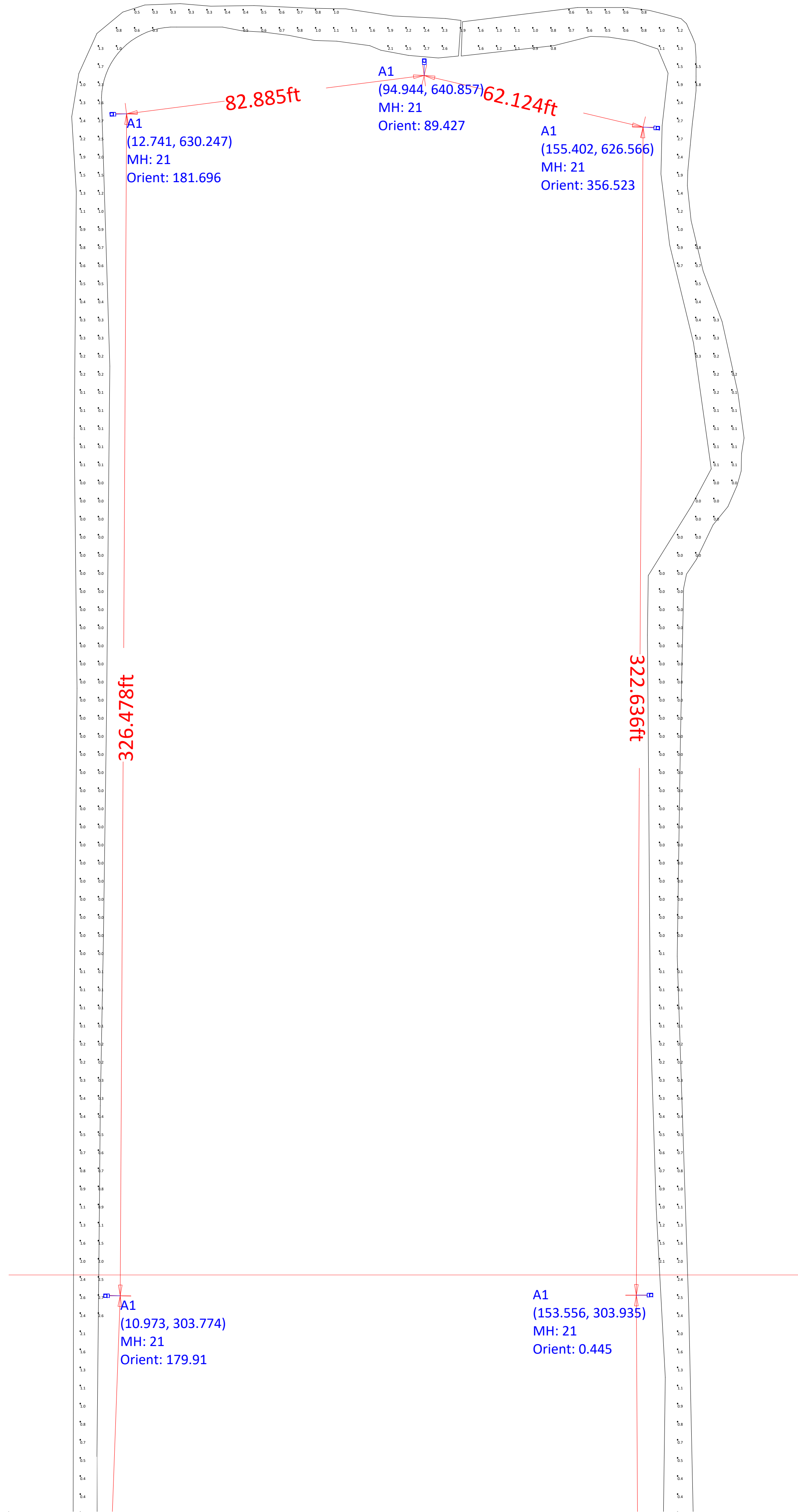
LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	A1	8	Single	0.900	AVE-T2-SL-30W-3000K	30.034	5161	21

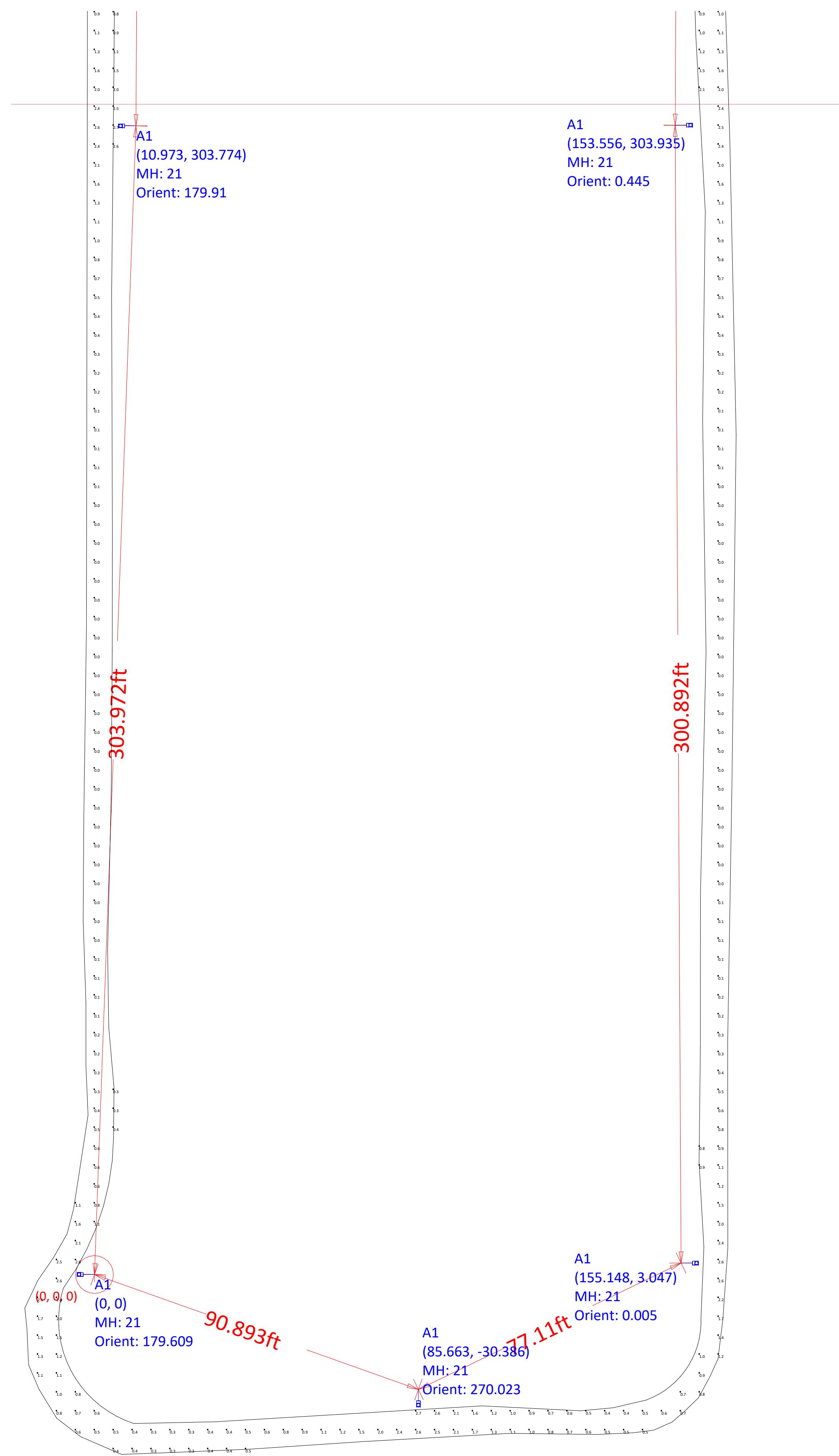
Calculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb	
Bullfrog Creek CDD	Fc	0.64	2.7	0.0	N.A.	N.A.	0	5	5	

RENDER VIEWS





Scale: 1 inch= 20 Ft.



Scale: 1 inch= 20 Ft.

**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, December 9, 2025, and called to order at 6:13 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 Zanoni	District Manager, Inframark
Jessi Milch	Landscape, Pine Lake
John Amarosa	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 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 the December 2, 2025, meeting agenda as presented carried.

FOURTH ORDER OF BUSINESS

Audience Comments

Resident commented on the playground and the remaining crushed asphalt.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Not present.

B. Landscape

Ms. Milch provided updates on landscaping projects to the Board advising that installation of the annuals will be starting next week. Mr. Milch will provide a proposal for compacting the crushed asphalt.

i. Ratification of Pine Lake Remaining Crushed Asphalt Proposal #7235

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to ratify Pine Lake Remaining Crushed Asphalt Proposal #7235 carried.

ii. Consideration of Pink Lake Sandcord Grass Installation on Flatwood Creek Pond Proposal #7178

Proposal tabled.

iii. Consideration of Pink Lake Tree Removal Behind Lift Station Proposal #7177

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, motion to accept Pine Lake Tree Removal Behind Lift Station Proposal #7177 carried.

C. District Counsel

Not present.

D. District Engineer

Not present.

E. District Manager

Ms. Zanoni announced that the next board meeting was scheduled for January 13, 2026, at 6:00 p.m.

Under Other Cover

A. Consideration of Pine Lake Jasmine In-Fills at Flatwood Creek & Bullfrog Creek Rd Entrance Proposal #7492

Proposal tabled.

B. Consideration of Inframark Fence Repair Proposal #057-005-8-25

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, motion to accept Inframark Fence Repair Proposal #057-005-8-25 carried.

C. Consideration of Inframark Dock Stain Proposal #057-005-7-25

On MOTION by Ms. Blaylock, seconded by Mr. Sosa-Burgos, with all in favor, motion to accept Inframark Dock Stain Proposal #057-005-7-25 carried.

SIXTH ORDER OF BUSINESS

Business Items

A. Ratification of FY2025 Audit Engagement Letter

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to ratify FY2025 Audit Engagement Letter carried.

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Regular Meeting Minutes from October 14, 2025

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to accept Regular Meeting Minutes from October 14, 2025 carried.

EIGHTH ORDER OF BUSINESS **Supervisor Request**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, meeting adjourned at 6:55 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman