

**MINUTES OF MEETING
BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT**

1 The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors was held
2 on Tuesday, December 9, 2025, and called to order at 6:13 p.m. at the Ventana Clubhouse located at 13013
3 Summerfield Blvd., Riverview, FL 33579.

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5 Present and constituting a quorum were:

- | | | |
|---|----------------------|---------------------------------------|
| 6 | Joshua Kowalke | Board Supervisor, Vice Chair |
| 7 | Susan Blaylock | Board Supervisor, Assistant Secretary |
| 8 | Jesus M. Sosa-burgos | Board Supervisor, Assistant Secretary |
| 9 | Linda McAbee | Board Supervisor, Assistant Secretary |

10
11 Also present, either in person or via Zoom Communication, were:

- | | | |
|----|-------------------------------------|-----------------------------|
| 12 | Samantha Zanoni | District Manager, Inframark |
| 13 | Jessi Milch | Landscape, Pine Lake |
| 14 | John Amarosa | Landscape, Pine Lake |
| 15 | Residents and Members of the Public | |

16
17 *This is not a certified or verbatim transcript but rather represents the context and summary of*
18 *the meeting. The full meeting is available in audio format upon request. Contact the District*
19 *Office for any related costs for an audio copy.*
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21
22 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
23 Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.
24

25 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**
26 Pledge of Allegiance was said.
27

28 **THIRD ORDER OF BUSINESS** **Motion to Approve Agenda**
29

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in 30 favor, motion to approve the December 2, 2025, meeting agenda as 31 presented carried.

32

33 **FOURTH ORDER OF BUSINESS** **Audience Comments**
34 Resident commented on the playground and the remaining crushed asphalt.
35

36 **FIFTH ORDER OF BUSINESS** **Staff Reports**
37 **A. District Accountant**
38 Not present.
39

40 **B. Landscape**
41 Ms. Milch provided updates on landscaping projects to the Board advising that installation of the annuals
42 will be starting next week. Mr. Milch will provide a proposal for compacting the crushed asphalt.
43

Bullfrog Creek CDD

December 9, 2025

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

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

48
49 **ii. Consideration of Pink Lake Sandcord Grass Installation on Flatwood Creek Pond**
50 **Proposal #7178**

51 Proposal tabled.

52
53 **iii. Consideration of Pink Lake Tree Removal Behind Lift Station Proposal #7177**

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

57
58 **C. District Counsel**
59 Not present.

60
61 **D. District Engineer**
62 Not present.

63
64 **E. District Manager**
65 Ms. Zaroni announced that the next board meeting was scheduled for January 13, 2026, at 6:00 p.m.

66
67 **Under Other Cover**

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

71
72 **B. Consideration of Inframark Fence Repair Proposal #057-005-8-25**
73 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor,
74 motion to accept Inframark Fence Repair Proposal #057-005-8-25 carried.

75
76 **C. Consideration of Inframark Dock Stain Proposal #057-005-7-25**
77 On MOTION by Ms. Blaylock, seconded by Mr. Sosa-Burgos, with all in
78 favor, motion to accept Inframark Dock Stain Proposal #057-005-7-25 carried.

79
80 **SIXTH ORDER OF BUSINESS** **Business Items**

81 **A. Ratification of FY2025 Audit Engagement Letter**
82 On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor,
83 motion to ratify FY2025 Audit Engagement Letter carried.

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December 9, 2025

87 **SEVENTH ORDER OF BUSINESS** **Business Administration**

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

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

92

93 **EIGHTH ORDER OF BUSINESS** **Supervisor Request**

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

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96 **NINETH ORDER OF BUSINESS** **Audience Comments**

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

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99 **TENTH ORDER OF BUSINESS** **Adjournment**

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

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Signed by:

SAMANTHA ZANONI

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Secretary / Assistant Secretary

Signed by:

Esther Melwin

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Chairman / Vice Chairman

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