

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

1 The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors  
2 was held on Tuesday, January 13, 2026, and called to order at 6:00 p.m. at the Ventana Clubhouse  
3 located at 13013 Summerfield Blvd., Riverview, FL 33579.

4  
5 Present and constituting a quorum were:

- |    |                      |                                       |
|----|----------------------|---------------------------------------|
| 6  | Esther Melvin        | Board Supervisor, Chair               |
| 7  | Joshua Kowalke       | Board Supervisor, Vice Chair          |
| 8  | Susan Blaylock       | Board Supervisor, Assistant Secretary |
| 9  | Jesus M. Sosa-burgos | Board Supervisor, Assistant Secretary |
| 10 | Linda McAbee         | Board Supervisor, Assistant Secretary |

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

- |    |                                     |                             |
|----|-------------------------------------|-----------------------------|
| 13 | Samantha Zaroni                     | District Manager, Inframark |
| 14 | Jessi Milch                         | 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.*  
20

21  
22 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

23 Ms. Zaroni 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 Ms. Melvin, seconded by Mr. Kowalke, with all in favor,  
30 motion to approve the January 13, 2026, agenda as presented carried.  
31

32 **FOURTH ORDER OF BUSINESS** **Audience Comments**

33 There being none, the next order of business followed.  
34

35 **FIFTH ORDER OF BUSINESS** **Staff Reports**

36 **A. Accountant’s Report**

37 Ms. Zaroni provided the Board with updates on where the District sits financially.  
38  
39

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40 **B. Landscape**

41 Ms. Milch provided the Board with updates on landscaping projects and stated it has been a quiet  
42 month. The annuals were planted, a tree behind the lift station was removed, the needles have started  
43 to drop on the bald cypress and Pine Lake will continue to monitor for stunted growth.

44 Ms. Melvin requested that efforts be made to make the walking trail pathway more defined.

45

46 **i. Consideration of Pine Lake Compacting Crushed Asphalt Proposal #7517**

47 Not approved

48

49 **C. District Counsel**

50 Not present

51

52 **D. District Engineer**

53 Not present.

54

55 **E. District Manager**

56 Ms. Zanoni announced that the next meeting was scheduled for February 10, 2026, and  
57 requested that the Board respond to the email for quorum. Ms. Zanoni received updated email  
58 addresses from Board members.

59

60 **SIXTH ORDER OF BUSINESS** **Business Items**

61 **A. Consideration of Resolution 2026-02; Removing and Designating New Treasurer**

62 On MOTION by Mr. Kowalke, seconded by Ms. Melvin, with all in favor,  
63 motion to adopt Resolution 2026-02; Removing and Designating New  
64 Treasurer carried.

65

66 **B. Consideration of Inframark Cleaning Solar Panels Proposal #1023**

67 Not approved.

68

69 **C. Consideration of Inframark Light Pole Installation Proposal #1022**

70 Not approved.

71

72 **D. Consideration of Streetleaf Lighting Proposal**

73 Not approved.

74

75 The Board requested additional options for solar lighting.

76

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77 **SEVENTH ORDER OF BUSINESS** **Business Administration**

78 **A. Consideration of Regular Meeting Minutes of December 9, 2025**

79 On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in  
80 favor, motion to approve the Regular Meeting Minutes of December 9,  
81 2026, carried.

83 **EIGHTH ORDER OF BUSINESS** **Supervisor Request**

84 Ms. Blaylock requested a breakdown of landscaping costs.

85 Mr. Kowalke requested an update on the damage to the monument sign.

86 Mr. Sosa-Burgos requested that the dock planks be inspected for needed repairs and / or  
87 replacement.

89 **NINETH ORDER OF BUSINESS** **Audience Comments**

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

92 **TENTH ORDER OF BUSINESS** **Adjournment**

93 On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor,  
94 meeting was adjourned at 6:30 p.m.

98 Signed by:  
99 *Sam Banoni*  
AZF0A541F9E8494...

Signed by:  
*Josina Kowalke*  
09E7F34EEC2847D...

100 Secretary / Assistant Secretary

Chairman / Vice Chairman