



Bullfrog Creek Community Development District

April 14, 2026

Agenda Package

Microsoft Teams meeting

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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, April 14, 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. Ratification of Pine Lake Main Line Repair Proposal #8293..... Page 3
 - ii. Consideration of Prominent View Sabal Palm Removal/Replacement Proposal#1212 Page 9
 - iii. Consideration of Prominent View Sabal Palm Removal Proposal #1213 Page 10
 - iv. Consideration of Pine Lake Sabal Palm Cut & Stump Grind Proposal #8116.... Page 11
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - i. Discussion of FY2027 Budget
6. **Business Items**
7. **Business Administration**
 - A. Consideration of Regular Meeting Minutes of March 10, 2026..... Page 17
8. **Supervisor Requests**
9. **Audience Comments – Three (3) Minute Time Limit**
10. **Adjournment**

The next meeting is scheduled for Tuesday, May 12, 2026, at 6:00 p.m.

District Office

Inframark
313 Campus Street
Celebration, FL 34747

Meeting Location:

13013 Summerfield Blvd.
Riverview, FL 33579



Proposal #8293

8293 - Bullfrog Creek - Mainline Repair - March 2026

Date 3/30/2026
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 repair a broken main line at Bullfrog Creek.

2" broken bell in pipe, need to cut 2 more lines 1-1/2" to repair it.



Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1.5"-2"	3.00	EA	\$474.53
Pipe - 5 ft of 2" pipe, 5 ft of 1 1/2" pipe			\$60.00
Labor			
Irrigation Enhancement:			\$534.53
PROJECT TOTAL:			\$534.53

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.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- 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.

E X C L U S I O N S

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

- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Jessi Milch

Date 3/30/2026

Pine Lake Services, LLC

By _____
Samantha Ford (Zanoni)

Date _____

Inframark



ESTIMATE 1212

PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design

PO Box 3101

plant city, FL 33563

(813) 394-2098

BullFrog Creek/Twin Creek
Samantha Zanoni

Estimate #: 1212

Date: 4/1/2026

Description	Quantity	Price	Amount
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Remove 2 dead sabal palms	1.00	\$850.00	\$850.00
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stump grinding included

Project Description

this estimate is to remove 2 dead sabal palms and stump grind.

Subtotal: \$850.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Sales Tax: \$0.00

TOTAL: **\$850.00**



ESTIMATE 1213

PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design

PO Box 3101

plant city, FL 33563

(813) 394-2098

BullFrog Creek/Twin Creek
Samantha Zanoni

Estimate #: 1213

Date: 4/1/2026

Description	Quantity	Price	Amount
Remove 2 dead Sabal Palms root ball removal Included	1.00	\$1,100.00	\$1,100.00
Install 2 Sabal Palms 12-14' staking included	1.00	\$1,100.00	\$1,100.00

Project Description

This estimate is to replace 2 dead sabal palms

Subtotal: \$2,200.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Sales Tax: \$0.00

TOTAL: **\$2,200.00**



Proposal #8116

8116 - Bullfrog Creek - Cut & Stump Grind 2 Dead Sabal Palms - March 2026

Date 3/10/2026

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 cut and stump grind 2 dead Sabal Palms (most likely due to cold damage we experienced in January/February).

Includes off-site disposal.



PALM REMOVALS

CUT, STUMP GRIND, OFF-SITE DISPOSAL

Items	Quantity	Unit
CUT, STUMP GRIND, OFF-SITE DISPOSAL	2.00	EA
CUT, STUMP GRIND, OFF-SITE DISPOSAL:		\$1,430.00
PROJECT TOTAL:		\$1,430.00

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

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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

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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.

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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 form 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.

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By  _____
Jessi Milch
Date 3/10/2026
Pine Lake Services, LLC

By _____
Samantha Ford (Zanoni)
Date _____
Inframark

**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, March 10, 2026, and called to order at 6:01 p.m. at the Ventana Clubhouse
3 located at 13013 Summerfield Blvd., Riverview, FL 33579.

4
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	Residents and Members of the Public	

15

16 *This is not a certified or verbatim transcript but rather represents the context and summary of*
17 *the meeting. The full meeting is available in audio format upon request. Contact the District*
18 *Office for any related costs for an audio copy.*

19

20 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

21 Ms. Zanoni called the meeting to order at 6:01 pm and conducted roll call. A quorum was
22 established.

23

24 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

25 Pledge of Allegiance was said.

26

27 **THIRD ORDER OF BUSINESS** **Motion to Approve Agenda**

28 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
29 favor, the motion to approve the March 10, 2026, meeting agenda carried.

30

31 **FOURTH ORDER OF BUSINESS** **Audience Comments**

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

33

34 **FIFTH ORDER OF BUSINESS** **Staff Reports**

35 **A. District Accountant**

36 Not present. The Board had no questions regarding the District's financial statements.

37

38 **B. Landscape**

39 Ms. Milch provided the Board with updates on landscaping projects. The mulch will be removed

40 from the jasmine, palm trees were trimmed last week, and the turf weeds will be treated this week.

41

42 **i. Consideration of Pine Lake FY 2026 Renewal Proposal**

43 On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with Ms.
44 McAbee opposed, the motion to approve the Pine Lake FY 2026 Renewal
45 Proposal with mulch and trash removed from the contract carried. 3-1

46

47 **ii. Ratification of Pine Lake Spring Annuals Proposal #8069**

48 Proposal tabled.

49

50 **C. District Counsel**

51 Not present. No report.

52

53 **D. District Engineer**

54 Not present. No report.

55

56 **E. District Manager**

57 Ms. Zanoni announced the next board meeting scheduled for April 14, 2026, at 6:00 p.m.

58

59 **SIXTH ORDER OF BUSINESS Business Items**

60 **A. Consideration of Resolution 2026-03; General Election 2026**

61 On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in
62 favor, the motion to adopt Resolution 2026-03; General Election 2026
63 carried.

64

65 **B. Review of Publication Notice of Qualifying Period for 2026 General Election**

66 No questions from the Board.

67

68 **C. Consideration of Inframark Monument Repairs Proposal #131**

69 Ms. Blaylock will gather paint sample colors for this project.

70 On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in
71 favor, the motion to approve the Inframark Monument Repairs Proposal
72 #131 carried.

73

74 **D. Consideration of Inframark Solar Lighting Proposal #133**

75 Proposal not approved by the Board.

76

77 **E. Ratification of Backflow Replacement**

78 On MOTION by Ms. McAbee, seconded by Mr. Sosa-Burgos, with all in
79 favor, the motion to ratify the Backflow Replacement carried.

80 **F. Review of Fiscal Year 2025 Final Audit Report**

81 No questions from the Board.

82

83 **SEVENTH ORDER OF BUSINESS Business Administration**

84 **A. Consideration of Regular Meeting Minutes of January 13, 2026**

85 On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in
86 favor, the motion to approve the Regular Meeting Minutes of January 13,
87 2026, carried.

88

89 **EIGHTH ORDER OF BUSINESS Supervisor Request**

90 The Board noted that the fence and fence caps have not been completed.

91

92 **NINETH ORDER OF BUSINESS Audience Comments**

93 A resident inquired about the annual replacement schedule.

94

95 **TENTH ORDER OF BUSINESS Adjournment**

96 On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in
97 favor, meeting was adjourned at 6:57 p.m.

98

99

100

101

102 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman