

**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 p.m. 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.
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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

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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.

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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.

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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.

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100 Signed by:
101 *Sam Banoni*
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Signed by:
Joshua Kowalke
09E7F34EEC2847D...

102 Secretary / Assistant Secretary

Chairman / Vice Chairman