

**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, April 14, 2026, and called to order at 6:00 p.m. at the Ventana Clubhouse
3 located at 13013 Summerfield Blvd., Riverview, FL 33579.

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5 Present and constituting a quorum were:

- 6 Joshua Kowalke Board Supervisor, Vice Chair
- 7 Jesus M. Sosa-Burgos Board Supervisor, Assistant Secretary
- 8 Linda McAbee Board Supervisor, Assistant Secretary

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

- 11 Samantha Zanoni District Manager, Inframark
- 12 Jessi Milch Landscape, Pine Lake
- 13 Residents and Members of the Public

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15 *This is not a certified or verbatim transcript but rather represents the context and summary of*
16 *the meeting. The full meeting is available in audio format upon request. Contact the District*
17 *Office for any related costs for an audio copy.*
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19 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

20 Ms. Zanoni called the meeting to order at 6:00 p.m. and conducted roll call. A quorum was
21 established.

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

24 Pledge of Allegiance was said.

25
26 **THIRD ORDER OF BUSINESS** **Motion to Approve Agenda**

27 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
28 favor, the motion to approve the April 14, 2026, meeting agenda carried.
29 3-0

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

32 There were no audience comments, the Board moved on to the next order of business.

33
34 **FIFTH ORDER OF BUSINESS** **Staff Reports**

35 **A. District Accountant**

36 District Accountant not present. The Board had no questions regarding the District’s financial
37 statements.

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38 **B. Landscape**

39 Ms. Milch provided the Board with updates on the following landscaping projects:

- 40 • Turf weeds near the ponds.
- 41 • Fertilization scheduled as needed.
- 42 • Cypress tree near pond not leaning out and will continue to monitor through June 2026.
- 43 • Annuals will be scheduled in June 2026.
- 44 • Additional mulch in the Jasmine beds need to be removed.
- 45 • Staff needs to find a vendor that specializes in rubber mulch.

46

47 **i. Ratification of Pine Lake Main Line Repair Proposal #8293**

48 On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in
49 favor, motion to ratify the Pine Lake Main Line Repair Proposal #8293 in
50 the amount of \$534.53 carried. 3-0

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52 **ii. Consideration of Prominent View Sabal Palm Removal/Replacement Proposal**
53 **#1212**

54 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
55 favor, the motion to approve the Prominent View Sabal Palm
56 Removal/Replacement Proposal #1212 in the amount of \$850.00 carried.
57 3-0

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59 **iii. Consideration of Prominent View Sabal Palm Removal Proposal #1213**

60 Proposal not approved.

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62 **iv. Consideration of Pine Lake Sabal Palm Cut & Stump Grind Proposal #8116**

63 Proposal not approved.

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65 **C. District Counsel**

66 District Counsel not present. The Board had no questions or concerns at this time.

67

68 **D. District Engineer**

69 District Engineer not present. The Board had no questions or concerns at this time.

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73 **E. District Manager**

74 On MOTION by Mr. Sosa-Burgos, seconded by Ms. McAbee, with all in
75 favor, the motion to purchase six aluminum flag poles and flags carried. 3-
76 0

77
78 **i. Discussion of FY2027 Budget**

79 Ms. Zaroni announced the next board meeting scheduled for May 12, 2026, at 6:00 p.m. and
80 advised that the proposed budget would be voted on at this meeting.

81 The Board appointed Ms. McAbee to review the FY2027 Budget with Ms. Zaroni prior to the
82 May 12, 2026, meeting.

83
84 **SIXTH ORDER OF BUSINESS Business Items**

85 There were no Business Items, the Board moved on to the next order of business.

86
87 **SEVENTH ORDER OF BUSINESS Business Administration**

88 **A. Consideration of Regular Meeting Minutes of March 10, 2026**

89 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
90 favor, the motion to approve the Regular Meeting Minutes of March 10,
91 2026, carried. 3-0

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93 **EIGHTH ORDER OF BUSINESS Supervisor Request**

94 The Board noted that trash was collecting around the ponds and needed to be addressed. The
95 Board requested to review paint colors for the Twin Creek sign.

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

98 There were no audience comments, the Board moved on to the next order of business.

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100 **TENTH ORDER OF BUSINESS Adjournment**

101 On MOTION by Mr. Sosa-Burgos, seconded by Mr. Kowalke, with all in
102 favor, meeting was adjourned at 6:26 p.m. 3-0

105 Signed by:
106 *Sam Zaroni*
AZF0A541F9E8494...
107 Secretary / Assistant Secretary

Signed by:
Esther Melvin
935630085FCE40D...
Chairman / Vice Chairman