



Bullfrog Creek Community Development District

July 14, 2026

Agenda Package

313 CAMPUS STREET
CELEBRATION, FL 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Bullfrog Creek Community Development District

Board of Supervisors

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
Jason Liggett, Field Services Director
Hanna Yi, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, July 14, 2026, - 6:00pm

The Regular Meeting of the **Bullfrog Creek of District Community Development District** will be held at **13013 Summerfield Blvd. Riverview, FL 33579**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 232 831 277 252 4 **Passcode:** tZ38fx2P

THE REGULAR MEETING OF THE BOAR OF SUPERVISORS

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Motion to Approve Agenda**
4. **Public Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. **Staff Reports**

- A. Landscape
- B. District Counsel
- C. District Engineer
- D. District Manager
 - i. Discussion of Strongroom View-Only Access for Board Members

6. **Business Items**

- A. Review of Esther Melvin's Letter of Resignation..... Page 3
- B. Resolution 2026-05; Designation of Officers Page 4

7. **Consent Agenda**

- A. Consideration of Regular Meeting Minutes of May 12, 2026 Page 5

8. **Supervisor Requests**

9. **Public Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

10. **Adjournment**

The next meeting is scheduled for Tuesday, August 11, 2026, at 6:00 p.m.

From: Esther Melvin <bfcseat2@gmail.com>
Sent: Thursday, May 14, 2026 9:48 AM
To: Zanoni, Samantha <Samantha.Zanoni@inframark.com>
Subject: Resignation from Board of Supervisors

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Members of the Bullfrog Creek Preserve CDD Board of Directors,
Please accept this letter as my formal resignation from my position as a Supervisor on the Bullfrog Creek Preserve Community Development District Board, effective May 15, 2026. It has been an honor to serve the community in this role, and I am sincerely grateful for the opportunity to contribute to the work of the Board. I appreciate the collaboration, dedication, and commitment shown by my fellow Board members in supporting the residents and the continued development of the district. I wish the Board continued success in its future efforts and remain confident that the district will continue to thrive.
Thank you again for the opportunity to serve.
Sincerely,
Esther Melvin

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Bullfrog Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Samantha Zanoni</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption. **PASSED AND ADOPTED** this 14th day of July 2026.

ATTEST:

**BULLFROG CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

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

The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors was held on Tuesday, May 12, 2026, and called to order at 6:05 p.m. at the Ventana Clubhouse located at 13013 Summerfield Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

Esther Melvin	Board Supervisor, Chair
Joshua Kowalke	Board Supervisor, Vice Chair
Susan Blaylock	Board Supervisor, Assistant Secretary
Jesus M. Sosa-Burgos	Board Supervisor, Assistant Secretary
Linda McAbee	Board Supervisor, Assistant Secretary

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

Samantha Zaroni	District Manager, Inframark
Epifanio Carvajal	Landscape, Pine Lake
Michael Dunbar	Landscape, Pine Lake
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Zaroni called the meeting to order at 6:05 p.m. and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Pledge of Allegiance was said.

THIRD ORDER OF BUSINESS Motion to Approve Agenda

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, the motion to approve the May 12, 2026, meeting agenda carried. 5-0
--

FOURTH ORDER OF BUSINESS Audience Comments

There being no audience comments, the Board continued to the next order of business.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscape

Mr. Carvajal provided the following landscape updates to the Board.

- Annuals will be installed next month
- Mulch was removed from the Jasmine. There are still some bare spots, a proposal to fill in those spots will be provided at the next meeting.

B. District Counsel

District Counsel was not present. There was no report.

C. District Engineer

District Engineer was not present. There was no report.

D. District Manager

i. Registered Voters Count (733)

Ms. Zanoni reviewed the registered voters count of 733 with the Board and there were no questions.

Ms. Zanoni announced the next board meeting scheduled for June 9, 2026, at 6:00 p.m.

Ms. Zanoni presented the Board an Inframark Aquatic Contract.

On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to approve the Inframark Aquatic Contract, carried. 5-0

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing carried. 5-0

i. Exhibit A – FY2026-2027 Proposed Budget

Ms. Zanoni reviewed the FY2026-2027 Proposed Budget with the Board. There were no questions, and there was no assessment increase.

SEVENTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Regular Meeting Minutes of April 14, 2026

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to approve the Regular Meeting Minutes of April 14, 2026, carried. 5-0

74 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

75 Ms. Melvin announced that she will be resigning from the Board.

76

77 **NINTH ORDER OF BUSINESS** **Audience Comments**

78 A resident asked about the process for filling the vacant seat.

79

80 **TENTH ORDER OF BUSINESS** **Adjournment**

81 On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor,
82 the meeting was adjourned at 6:20 p.m. 5-0

83

84

85

86

87

88 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman