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 Zanoni	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. Zanoni 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

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

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

NINTH ORDER OF BUSINESS **Audience Comments**

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

TENTH ORDER OF BUSINESS **Adjournment**

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

Joshua Kowalke

Secretary / Assistant Secretary

Joshua Kowalke

Chairman / Vice Chairman