

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

Present and constituting a quorum were:

Joshua Kowalke	Board Supervisor, Vice-Chair (<i>via Teams</i>)
Linda McAbee	Board Supervisor, Assistant Secretary
Jesus M. Sosa-burgos	Board Supervisor, Assistant Secretary
Susan Blaylock	Board Supervisor, Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
Epifanio Carvajal	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 and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Motion to Approve Agenda

On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, the motion to approve the July 14, 2026, carried. 4-0

FOURTH ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscape

Mr. Carvajal provided the Board with updates on the community's landscaping. He stated that the dead palms at the entrance will be flush cut and that the holly trees along Bullfrog Creek will be trimmed more uniformly in size.

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UNDER OTHER COVER

i. Pine Lake Flush Cut Palm Proposal #9265

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to approve the Pine Lake Flush Cut Palm Proposal #9265 in the amount of \$447.93 carried. 4-0

B. District Counsel

District Counsel was not present. No report.

C. District Engineer

District Engineer was not present. No report.

D. District Manager

i. Discussion of Strongroom View-Only Access for Board Members

Ms. Zanoni discussed the view-only access for Board Members in the Strongroom system. All Board Members agreed they would like access to function.

Ms. Zanoni announced the next board meeting scheduled for August 11, 2026, at 6:00 p.m. and confirmed quorum for this meeting, advising the Board that this will be the hearing to adopt the FY2027 budget.

SIXTH ORDER OF BUSINESS Business Items

A. Review of Esther Melvin's Letter of Resignation

The Board accepted Esther Melvin's letter of resignation.

B. Consideration of Resolution 2026-05; Designation of Officers

On MOTION by Ms. McAbee, seconded by Mr. Sosa-Burgos, with all in favor, the motion to adopt Resolution 2026-05; Designation of Officers carried. 4-0

On MOTION by Ms. McAbee, seconded by Ms. Blaylock, with all in favor, the motion to appoint Mr. Kowalke to the position of Board Chair carried. 4-0

On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, the motion to appoint Ms. McAbee to the position of Board Vice-Chair carried. 4-0

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62 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

63 **A. Consideration of Regular Meeting Minutes of May 12, 2026**

On MOTION by Ms. McAbee, seconded by Mr. Sosa-Burgos, with all in favor, the motion to approve the meeting minutes of May 12, 2026, carried. 4-0

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65 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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

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68 **NINTH ORDER OF BUSINESS** **Public Comments**

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

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71 **TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, the meeting was adjourned at 6:18 p.m. 4-0

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75 Signed by:

Sam Banoni

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77 Secretary / Assistant Secretary

Signed by:

Joshua Kowalke

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Chairman / Vice Chairman