INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bullfrog Creek Community Development District

September 8, 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, Chairperson
Linda McAbee, Vice Chairperson
Jesus M. Sosa-Burgos, Assistant Secretary
Susan Blaylock, Assistant Secretary
Brandy Cambern, Assistant Secretary

District Staff
Samantha Zanoni, 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, September 8, 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
      i. Irrigation Report .... Page 3
      ii. Consideration of Pine Lake Stuck Valve Replacement Proposal #9757 .... Page 5
   B. District Counsel
   C. District Engineer
   D. District Manager
6. **Business Items**
   A. Consideration of Grau & Associates Audit Engagement Letter .... Page 7
   B. Consideration of Resolution 2026-11; Designation of Officers .... Page 12
7. **Consent Agenda**
   A. Consideration of Regular Meeting Minutes of August 11, 2026 .... Page 13
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, October 13, 2026, at 6:00 p.m.

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Bullfrog Creek	Job Number:Clock#1
Technician:Roberto	Node
Date:08/31/26	Clock: Esp-me
	Check Rain Sensor:

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
1	D/s/m	10	A	1					1 micro jet				
2	S	15	A										
3	D	20	A										
4	D	35	A										
5	D	35	A										
6	D	35	A										
7	S	15	A		1S				1 broken spray				
8	R	15	A						2" Stuck valve zone 8				
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													

Start Times: A:12am

Run Days: tues,thurs,sat

Total: $

Customer Approval:____________________Date:__________

1.____
2.____
3.____
4.____

Page # __ 1 of 2

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Bullfrog Creek	Job Number:Clock# 2
Technician:Roberto	Node
Date:08/31/26	Clock: Hunter Node 200
	Check Rain Sensor:

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
1	B	10	A										
2	D/F	15	A										
3													
4													
5													
6													
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24													

Start Times:		Run Days:
5:00 AM	A:Drip	tues,thurs,sat

Total: $

Customer Approval:____________________**Date:**__________

1.____
2.____
3.____
4.____

Page # __ 1 of 2

Proposal #9757

Bullfrog Creek- Stuck Valve Replacement 8-26

Date	9/1/2026
Customer	Samantha Ford (Zanoni) | Inframark | Bullfrog Creek, 313 Campus Street | Celebration, FL 33578
Property	Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

During the August 2026 irrigation inspection, it was determined that zone 8 has a stuck valve that needs to be replaced.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Zone 8 - Replace 2" Valve	1.00	EA	$849.27

Irrigation Enhancement: $849.27

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00

Fuel Surcharge: $8.49

PROJECT TOTAL: **$857.76**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By [signature]	**By** ______________
Garrett Macgregor	**Samantha Ford (Zanoni)**
Date 9/1/2026	**Date** ______________
Pine Lake Services, LLC	**Inframark**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Bullfrog Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Bullfrog Creek Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bullfrog Creek Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $5,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bullfrog Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bullfrog Creek Community Development District.

By: ____

Title: ______________________________________

Date: ______________________________________

FICPA

Florida Institute of Certified Public Accountants

AICPA

Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

RESOLUTION 2026-11

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 Statues; 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
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
___________________	Assistant Secretary
___________________	Assistant Secretary
___________________	Assistant Secretary
___________________	Assistant Secretary
___________________	Assistant Secretary

2. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED** this 8th day of September 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, August 11, 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, Chairperson
Linda McAbee	Board Supervisor, Vice-Chairperson
Jesus M. Sosa-Burgos	Board Supervisor, Assistant Secretary
Susan Blaylock	Board Supervisor, Assistant Secretary
Brandy Cambern	Board Supervisor, Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
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 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. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to approve the August 11, 2026, agenda carried. 4-0

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Consideration of Brandy Cambern's Resume

> On MOTION by Ms. McAbee, seconded by Ms. Blaylock, with all in favor, the motion to appoint Brandy Cambern to the vacant Seat #2 position carried. 4-0

Ms. Cambern read the oath of office on the record and accepted compensation for services.

FIFTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

> On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

There were no public comments on the FY2027 Budget.

B. Consideration of Resolution 2026-06; Adopting FY2027 Budget

> On MOTION by Mr. Kowalke, seconded by Ms. Cambern, with all in favor, the motion to adopt Resolution 2026-06; Adopting FY2027 Budget carried. 5-0

C. Consideration of Resolution 2026-07; Levying O&M Assessments

> On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-07; Levying O&M Assessments carried. 5-0

D. Closing Public Hearing

> On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Report

Mr. Dunbar provided the Board with updates on the community’s landscaping. Discussion ensued regarding the Flush Cuts for tree removal and on the installation of annuals.

i. Consideration of Pine Lake Dead Foxtail Palms Flush Cut Proposal #9289

The Board did not approve this proposal.

B. District Counsel

The District Counsel was not present and no report was provided.

C. District Engineer

The District Engineer was not present and no report was provided.

D. District Manager

Ms. Zanoni updated the Board on the District's current financial status and reminded the Board of the next scheduled meeting on September 8, 2026, at 6:00 p.m.

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-08; Setting FY2027 Meeting Schedule

On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-08; Setting FY2027 Meeting Schedule carried. 5-0

B. Consideration of Resolution 2026-09; Setting Goals & Objectives

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to adopt Resolution 2026-09; Setting Goals & Objectives carried. 5-0

C. Consideration of Inframark Sign Installation Proposal #438

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to approve the Inframark Sign Installation Proposal #438 in the amount of $3,800.00 with renderings matching the current monuments carried. 5-0

If rendering for the signs need to be changed the Board will need to revisit this project at the next meeting.

NINTH ORDER OF BUSINESS Consent Agenda

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

On MOTION by Mr. Kowalke, seconded by Ms. Cambern, with all in favor, the motion to approve the meeting minutes of July 14, 2026, carried. 5-0

TENTH ORDER OF BUSINESS Supervisor Requests

The Board stated they were having issues with accessing their CDD emails.

ELEVENTH ORDER OF BUSINESS Public Comments

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Blaylock, seconded by Ms. Cambern, with all in favor, the meeting was adjourned at 6:26 p.m. 5-0

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Secretary / Assistant Secretary Chairperson / Vice-Chairperson