INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bullfrog Creek Community Development District

November 10, 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
Michael Perez, 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, November 10, 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: 267 134 995 422 767 **Passcode:** yH22FQ9k

Dial in by phone: +1 314-798-1835, 288075024#

THE REGULAR MEETING OF THE BOARD 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 Report ..... Page 3
     - **i.** Consideration of Pine Lake Jasmine Fill-In at Bullfrog Creek Rd Entrance Proposal #9985 ..... Page 4
     - **ii.** Consideration of Pine Lake Vegetation Overgrowth Proposal #10319 ..... Page 9
   - **B.** District Counsel
   - **C.** District Engineer
   - **D.** District Manager
6. **Business Items**
   - **A.** Consideration of Inframark Vinyl Fence Repair Proposal #654 ..... Page 12
7. **Consent Agenda**
   - **A.** Consideration of Meeting Minutes: October 13, 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, December 15, 2026, at 6:00 p.m.

PINE LAKE COMPANIES
DISCOVER THE DIFFERENCE

WEEKLY LANDSCAPE UPDATE

Property maintenance | Irrigation | Proposals

PROPERTY / ACCOUNT	WEEK OF
Bull Frog Creek	10-26

• WEEKLY UPDATE

Good morning Michael

this month servce went all as planned. did meet with home owner that was in the meeting last time and went over hes concerns on mowing. 1. regarding the mowing around a pond, spoke to Epi and that area is part of our contract. moving foward it will be done. next month with temps starting to drop we will focus on removing any dead bushes and lifting trees around property that are in height from the ground. ex: inpeding walkways or roadways.

• IRRIGATION

Mainline leak before both valves, with the pre approval this has been scheduled and fixed.
2 heads were also replaced and lowered.

• PROPOSALS

#10213 - plant fill-in - completed
#10319 - Vegetation push back behide 12701 Lemon Pepper DR - $2816.76
#9985 - Jasmine fill-in - price reduced to $1460.00 from $1730.00

• FOLLOW-UP / NEXT STEPS

Fert will be done in Nov

Proposal #9985

Bullfrog Creek CDD - Jasmine Fill-In at Bullfrog Creek Rd Entrance-5/26

Date 10/14/2026

Customer Samantha Ford (Zanoni) | Inframark | Bullfrog Creek, 313 Campus Street | Celebration, FL 33578

Property Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install 100 1gal Asiatic Jasmine at front entrance to fill in gaps.

Inspect irrigation, make adjustments as needed for new plant installation.

Asiatic Jasmine Install

Install 100 1gal Asiatic Jasmine

Items	Quantity	Unit
Install 100 1gal Asiatic Jasmine	100.00	EA
Freight	1.00	EA

Install 100 1gal Asiatic Jasmine: $1,460.00

PROJECT TOTAL: **$1,460.00**

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding $5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon

completion of job.

Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client’s property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client’s expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By		**By**	
	Raul Sanchez Gonzalez		**Samantha Ford (Zanoni)**
Date	10/14/2026	**Date**	
	Pine Lake Services, LLC		**Inframark**

Proposal #10319

Bullfrog creek - vegetation overgrowth 10-21-26

Date 10/21/2026

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.



Push back over growth of vegatation be hide 12701 Lemon Pepper DR

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA

Demo and Prep: $2,770.50

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $46.26

PROJECT TOTAL: **$2,816.76**

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		**By**	
	Raul Sanchez Gonzalez		**Samantha Ford (Zanoni)**
Date	10/21/2026	**Date**	
	Pine Lake Services, LLC		**Inframark**

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infraMark.com |
www.inframark.com/maintenance

RECIPIENT:

Michael Perez
12704 Flatwood Creek Dr
Gibsonton, Florida 33534

Estimate #654

Sent on	Oct 27, 2026
Total	**$1,150.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Prepared By: James Butler Property: Bullfrog Creek CDD Project: Vinyl Fence Repairs Along Bullfrog Creek Road Repair three sections of vinyl fencing along Bullfrog Creek Road. Remove and reinstall two fence panels to allow for ground leveling and grading adjustments so panels can be properly aligned and sit flush. Install missing post caps after fence sections have been leveled and secured. Remove and reinstall one additional fence panel requiring stump removal/grinding to eliminate obstruction. Level and secure the fence section after stump removal to ensure proper fit, appearance, and stability. Perform final adjustments and inspection to verify all repaired sections are secure and aligned.	1	$1,150.00	$1,150.00

Total **$1,150.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

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, October 13, 2026, and called to order at 6:01 p.m. at the Ventana Clubhouse located at 13013 Summerfield Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

Joshua Kowalke	Board Supervisor, Chairman
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:

Michael Perez	District Manager, Inframark
Raul Gonzalez	Landscaping, 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**

Mr. Perez 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 Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, the motion to approve the October 13, 2026, agenda as presented carried. (4-0)

FOURTH ORDER OF BUSINESS **Public Comments**

A resident discussed landscaping items and confirmed that Raul will be managing the landscaping teams for the District.

FIFTHORDER OF BUSINESS **Staff Reports**

A. Aquatics

Mr. Perez reviewed the aquatics report with the Board.

B. Landscape

Mr. Perez introduced Mr. Gonzalez of Pine Lake Landscaping.

Mr. Gonzalez reviewed current landscaping projects and provided two proposals for consideration.

> On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to approve Pine Lake Front Entrance Planting Proposal #10213 in the amount of $421.59 carried. (4-0)

i. Pine Lake Irrigation Pre-Approval Form

Mr. Gonzalez discussed the irrigation repairs that were completed.

ii. Consideration of Pine Lake Jasmine Proposal #9985

The Board tabled this proposal.

Mr. Gonzalez discussed the cost of the palm tree replacement project.

> On MOTION by Mr. Sosa-Burgos, seconded by Ms. Cambern, with all in favor, the motion to establish a NTE of $800.00 for palm tree replacement and authorizing Mr. Kowalke to approve outside of a meeting carried. (4-0)

C. District Counsel

The District Counsel was not present and had no updates for the Board.

D. District Engineer

The District Engineer was not present and had no updates for the Board.

E. District Manager

Mr. Perez reported that the new fiscal year began on October 1, 2026.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of FY2026 Completed Goals and Objectives

> On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to approve the Completed FY2026 Goals and Objectives carried. (4-0)

B. Ratification of FIA Egis Insurance Proposal

> On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the motion to ratify the FIA Egis Insurance Proposal carried. (4-0)

SEVENTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Regular Meeting Minutes of September 8, 2026

> On MOTION by Mr. Sosa-Burgos, seconded by Ms. Blaylock, with all in favor, the motion to approve the meeting minutes of September 8, 2026, carried. (4-0)

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Kowalke discussed the uneven sections of the perimeter fence around Bullfrog Creek. Discussion ensued regarding the possibility of resetting or replacing the affected panels.

NINTH ORDER OF BUSINESS Public Comments

A resident stated they would like to see the Bullfrog Creek neighborhood to compare the upkeep to his own neighborhood.

TENTH ORDER OF BUSINESS Adjournment

> On MOTION by Ms. Blaylock, seconded by Mr. Kowalke, with all in favor, the motion to adjourn the meeting at 6:18 p.m. carried. (4-0)

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman