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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, September 8, 2026, and called to order at 6:06 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
Linda McAbee	Board Supervisor, Assistant Secretary
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
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**

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 Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the motion to approve the September 8, 2026, meeting agenda carried. 5-0

FOURTH ORDER OF BUSINESS **Public Comments**

A resident stated that the pier has a broken rail. Also that the landscapers are doing a great job.

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FIFTHORDER OF BUSINESS Staff Reports

A. Landscape

Mr. Carvajal informed the Board of the removal of the old flowers today and stated that the new flowers will be installed on Friday. Him spoke on the shaping of the trees, taking a little time and that they completed the trimming of the palms. The previous area by the pool that was missed has been corrected.

i. Irrigation Report

The Board reviewed the irrigation report and had no questions.

ii. Consideration of Pine Lake Stuck Valve Replacement Proposal #9757

Discussion ensued regarding proposal #9757 and the amount. The Board requested a more thorough breakdown.

> On MOTION by Ms. McAbee, seconded by Mr. Sosa-Burgos, with all in favor, the motion to set an NTE of $857.76 and appointing Mr. Kowalke working with staff outside of a meeting for approval carried. 5-0

B. District Counsel

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

C. District Engineer

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

D. District Manager

Mr. Perez re-introduced himself to the Board and advised that he will be acting as District Manager going forward.

Mr. Kowalke stated that the Board requested a proposal for palm tree replacement and he will work with Mr. Perez outside of a meeting on this project.

Ms. Blaylock stated she believes the prices for landscaping items are higher than necessary. Discussion ensued regarding landscaping prices.

Ms. Cambern inquired about the monument sign repairs. Mr. Perez will follow up with the vendor and report back to the Board.

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SIXTH ORDER OF BUSINESS **Business Items**

A. Consideration of Grau & Associates Audit Engagement Letter

> On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in favor, the motion to approve Grau & Associates Audit Engagement Letter, carried. 5-0

B. Consideration of Resolution 2026-11; Designation of Officers

> On MOTION by Mr. Kowalke, seconded by Ms. Cambern, with all in favor, the motion to adopt Resolution 2026-11; Designation of Officers carried. 5-0

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Regular Meeting Minutes of August 11, 2026

> On MOTION by Ms. McAbee, seconded by Mr. Sosa-Burgos, with all in favor, the motion to approve the meeting minutes of August 11, 2026, carried. 5-0

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Public Comments**

A resident inquired about the valve details and the cost again. Mr. Perez confirmed that he will investigate the valve details and provided a range of what has been done.

TENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Kowalke, seconded by Mr. Blay, with all in favor, the meeting was adjourned at 6:30 p.m. 5-0

Signed by: Michael Perez 91DF3688364C4BA...
Secretary / Assistant Secretary

Signed by: Joshua Kowalke 09E7F34EEC2847D...
Chairman / Vice Chairman