

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Tuesday, July 26, 2022

11:00 A.M.

Holiday Inn Sarasota-Airport 8009 15th Street East, Sarasota, FL 34243

Board Members Present were:

Charles Tokarz
Connor Chambers
Kathy Beccia

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Venessa Ripoll
Vivian Carvalho
Andy Cohen
Charlie McKinnies
Rob Bosarge
Gabby Baca

PFM
PFM (via phone)
Perrson, Cohen and Mooney (via phone)
Medallion Homes
Medallion Homes
Medallion Homes

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 11:01 a.m. and confirmed quorum.

Public Comment Period

Ms. Ripoll called for public comments. There were no public comments.

SECOND ORDER OF BUSINESS

Business Matters

Review and Consideration of Landscape Maintenance Agreements

Mr. Cohen explained that the District was approached by Medallion Homes as part of the work they are doing in the community and told that they wanted to place enhanced landscaping and related infrastructure on tracks owned by the District. He proposed that they prepare a licensed agreement, to be executed by the parties involved, that would allow for the placement of the landscaping and infrastructure, memorialize that the maintenance would be the responsibility of the Homeowner's Association, and indemnify the District for any damages to the property. Mr. Cohen explained that the agreement is still being worked on and so requested that the Chair be

granted authority to execute two agreements, as there are two Homeowner's Associations, subject to District staff approval.

Mr. Bosarge mentioned that the total cost of the proposed landscaping and infrastructure is of the Developer, and that the Homeowner's Associations will be responsible for maintaining it in perpetuity, creating no additional burden or responsibility for the District.

Mr. Tokarz asked Mr. Cohen if he believes that the agreement is tight enough that the Homeowner's Associations will be held to the terms. Mr. Cohen responded that he does believe the agreement will hold the Homeowner's Associations to their obligations, but that once the agreement is in its final form Mr. Tokarz is welcome to review it and provide additional comments.

Mr. Cohen stated the current language of the agreement, noting that it does put the responsibility of maintaining the landscaping and infrastructure on the Homeowner's Associations. He requested a motion to authorize the Chair to execute the two license agreements outside of a meeting, subject to District staff approval.

On MOTION by Mr. Chambers, seconded by Ms. Beccia, with all in favor, the Board of Supervisors for the Cross Creek Community Development District authorized the Chair to execute two license landscape maintenance agreements, outside of a meeting, subject to District staff approval.

Discussion of New Tree Buffer for Phase B & C Lots and Creekside Park Drive

Mr. Bosarge noted that this item was previously presented to the Board regarding Red Cedar trees that had died and needed to be replaced. The Developer reached out to Juniper Landscaping and in the interest of saving the District money, asked them to provide a proposal to do the replacements at the same time as the landscape work that was just approved. The total proposed cost of the tree removal and replacement is \$44,400.00, for the removal and replacement of 55 Red Cedar Trees.

The Board discussed how much is currently available in the budget and whether the proposed tree replacement is within budget for the current fiscal year. Mr. Bosarge noted that Juniper will be installing landscaping for 90 days starting 30 days from today, so they would not be done with the work for 120 days. The Board could authorize the proposed tree replacement to occur in October, with the bill being presented in November and the District making the payment in December, to push it into the next fiscal year.

Ms. Champagne noted that as of the June 30, 2022, there are \$35,000.00 left in the landscape improvement budget line item.

The Board discussed the trees and why they died. An audience member commented that the trees have been dead for some time.

Mr. Bosarge noted that the proposal is only good for 30 days and suggested that Medallion Homes go back to Juniper and ask them to guarantee their prices through October 1, 2022, and that they add to the agreement that work will not begin prior to October 1, 2022.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board of Supervisors for the Cross Creek Community Development District approved the proposal from Juniper as discussed pending approval of the Board's terms.

**Review and Consideration of Resolution
2022-07, Rescheduling the Public Hearing
Date for the Preliminary Budget for Fiscal
Year 2023 from August 23, 2022, to
August 30, 2022**

Mr. Cohen noted that after the Public Hearing date was set, staff learned that the location was not available and so are looking to switch the date to fit the availability of the location. He noted that the notices will all reflect the new date.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board of Supervisors for the Cross Creek Community District approved Resolution 2022-07, Rescheduling the Public Hearing date for the Preliminary Budget for Fiscal Year 2023 from August 23, 2022, to August 30, 2022.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.
District Engineer –	Mr. Cohen noted that the District was able to contract an engineer to perform the Stormwater Needs Analysis required by new legislation to be submitted by June 30, 2022.
District Manager –	Ms. Ripoll noted that the next meeting is scheduled for August 30, 2022, at 11:00 a.m., where the Budget Public Hearing will be held.

Supervisor Requests

Mr. Chambers noted the benefit to the District regarding the first item discussed.

Audience Comments

An audience member asked about an item discussed at a previous meeting regarding a piece of land that was being deeded to another party, and whether it could be sold.

Mr. Bosarge noted that because of the location of the land, the District would not have had access to it, and so deeding it away, the District relieved itself of additional responsibility.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Beccia, seconded by Mr. Chambers, with all in favor, the July 26, 2022, Meeting of the Board of Supervisors for the Cross Creek Community Development District was adjourned at 11:24 a.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson