

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, November 19, 2024, at 10:00 a.m.

4000 Creekside Park Dr.

Parrish, FL, 34219

Board Members Present were:

Lianna Litwin
Bruce Stolarz
John Free
Mike DiPhilippo

Assistant Secretary
Assistant Secretary
Board Member
Board Member

Also present were:

Venessa Ripoll
Kwame Jackson
Rachel Proctor
Andy Cohen

District Manager - PFM
Assistant District Manager- PFM – Via phone
Accountant- PFM – Via phone
District Counsel - Persson Cohen & Mooney, P.A.

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:03 a.m. and confirmed quorum.

Mr. Cohen explained the Sunshine Law and Board member role to the new Board members.

Public Comment Period

There were no public comments.

Administer Oath of Office to Newly Elected Board of Supervisors

Mr. John Free and Mr. Mike DiPhilippo were sworn in prior to the start of the meeting.

Mr. John Free and Mr. Mike DiPhilippo both waived compensations.

Consideration of Resolution 2025- 01, Election of Officers

Ms. Ripoll reviewed the current slate of officers to the Board. She stated the Board must elect a Chairperson, a Vice Chairperson, and the remaining supervisors will be Assistant Secretaries.

On MOTION by Mr. DiPhilippo, seconded by Mr. Free, with all in favor, the Board approved the appointment of Ms. Lianna Litwin as Chairperson.

On MOTION by Mr. Free, seconded by Mr. DiPhilippo, with all in favor, the Board approved the appointment of Mr. Bruce Stolarz as Vice Chairperson.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2025-01, Election of Officers with Lianna Litwin as Chairperson, Bruce Stolarz as Vice Chairperson, Venessa Ripoll as Secretary, Vivian Carvalho, John Free, Mike DiPhilippo, and Kwame Jackson as Assistant Secretaries, Amanda Lane as Treasurer, and Jennifer Glasgow, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

Public Comment Period

Ms. Gale Cline asked about the District using Solar lights as an alternative.

Mr. Bruce Hickman asked when will the District start to take care of the property behind his home. He stated he asked the landscapers to clean up after the hurricane but that has not been taken care of.

A resident asked when will the tree limbs that are leaning toward her house be trimmed.

Mr. Cohen stated homeowners are allowed to trim tree limbs that may be leaning into their properties along the vertical plane of the property line, but they cannot trim in the CDD preserve area.

A resident asked when will homeowners be allowed to take down the wooden Medallion Homes signs.

A resident asked about a dividing mechanism between the District property and a neighboring property.

There was a brief discussion regarding the difference between the CDD and HOA.

A resident asked what the footprint of the CDD is.

A resident asked about the irrigation in the common areas.

A resident asked will the District get a footprint of the pipes going to other communities and is there a plan in place to get rid of those pipes.

A resident asked if the District just received a new pump why does the pond still look bad.

Ms. Litwin gave an overview of the process of the water levels.

A resident asked has anyone checked with the county to see how much it will cost to get rid of Medallion Homes piping.

A resident asked can homeowners be provided with the plans of pump 1C.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of the Minutes of the August 27, 2024, Board of Supervisors' Meeting

The Board reviewed the minutes of the August 27, 2024, Board of Supervisors' Meeting.

Mr. Cohen had one edit to the date that the officers will assume office.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the August 27, 2024, Board of Supervisors' meeting with edits from counsel.

Consideration of Resolution 2024-02, Annual Appropriations and Adopting the Revised Budget for Fiscal Year 2024

Ms. Ripoll explained that the reason the District is bringing this item before the Board, per statute if the District goes over a specific line item by 10% the District has to amend the adopted budget for Fiscal Year 2024. She stated the District did go over a line item which she included the details in the agenda packet.

Mr. Cohen provide an overview of the amended budget process.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board approved Resolution 2024-02, Annual Appropriations and Adopting the Revised Budget for Fiscal Year 2024.

**Discussion of PRECO
Meters/Lights**

Mr. Stolaz provided background on the history of the lights in the community. He stated that he put his name on the list with the county to be notified when the county will start with the area in which the District is located. He noted the hope is for the District to get compensation or that the county would take over the lights.

Ms. Litwin stated she spoke with one of the Commissioners and was told that he may be able to get more information to provide to the District. She noted the District name is not on the accounts for the lights so right now the District has to wait to see what Medallion Homes will turn on.

A resident asked that the Board look into getting flood lights temporarily in the areas of the community where it is really dark.

Discussion regarding BBQ Grill and Vent

Ms. Litwin stated the cost to replace the Grill is \$15,000.00. She noted the feedback from residents was to get rid of the grill and replace it with a countertop. She stated an option of having grills could be to place the small charcoal grills around the community for residents who would like to use them.

Mr. Stolarz stated he can get quotes on replacing the grill with a countertop.

Ms. Ripoll noted the District also pays monthly for propane.

Discussion ensued regarding reaching out to the company to remove the propane tanks.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the surplus of property for the Grill and Firepit.

Discussion of Hurricane Damages Repair

Ms. Litwin stated there are some items in the community that need work, the fence around the garbage bins, the gates to the playground, the pool fence needs to be reset, items in the amenity center, and trees around the community. She noted LMP is getting around to the trees.

Mr. Cohen noted the gate at the fence will need to take priority because that is a safety issue.

Discussion ensued regarding debris pickup in front of the residents' homes.

Discussion of Southwest Florida Water Management District Well Reporting

Ms. Litwin stated the District is now responsible for doing the reporting on the Well. She noted she was told by Medallion Homes representatives that the Well reporting was being done but she was told by Southwest Florida Management that a report hadn't been filed and the District was very delinquent. She noted there will need to be some research into what was actually done in regard to the permit and reporting.

Mr. Cohen suggested that the District do a RFQ for a District engineer at some point. He noted the District engineer would be able give advice on things of this nature.

Ms. Litwin asked can the District start the process now so that everything is ready for the January meeting.

Mr. Cohen stated his firm can have this ready for review at the January meeting.

Mr. Cohen gave an overview of the role of a District engineer.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved District Counsel to prepare the RFQ for District Engineer.

**Ratification of Payment
Authorization Nos. 248 – 274**

Ms. Ripoll stated these are contractual. She noted after this Board meeting the District will be using an online system that the Chair can go in and approve these Payment Authorizations.

Discussion ensued reading the process of Payment Authorizations being approved.

A Board member asked if he could review District documents so he can understand the policies and coverages.

Mr. Stolarz asked what the replacements on the irrigation control valves were.

Mr. Berry stated those are the control valves that are in the box that controls the entire system.

Mr. Stolarz asked about the District Counsel invoice and the invoice for insurance.

Ms. Litwin explained that amenities in the District that were not previously covered have been added to the insurance.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board ratified Payment Authorization Nos. 248 – 274.

Review of Districts Financials

The Board reviewed the financials.

Mr. Stolarz asked when do the county funds come in.

Ms. Ripoll stated the District received \$8,000.00 so far from the county.

Mr. Stolarz asked about the \$41,000.000 credit revenue on the October statement.

Ms. Proctor stated those funds are an adjustment from a prior year audit. She noted the October statement hasn't been reviewed and there can be changes. She stated she will have these reviewed and send them to the District manager.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

Mr. Cohen stated that Tim Knowles reached out to him with regards to Medallion Homes to put together an agreement regarding the entrance way. He explained Mr. Knowles had sent him a form of an agreement in which Mr. Cohen had comments but he has not heard back from Mr. Knowles after multiple attempts.

Ms. Litwin provided an overview of the events that occurred between the District and Medallion Homes. She noted the District does not have the Bill of sale or any important documents related to this transition.

Ms. Litwin asked what can the District do to obtain these documents.

Mr. Cohen stated the District needs those documents to move forward. He noted he can prepare a demand letter to Mr. Knowles.

Mr. Cohen stated a document was prepared showing the respective properties.

Discussion ensued regarding next steps to protect the interest of the District in regards to Medallion Homes.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilipppo, with all in favor, the Board approved District Counsel to prepare a Demand Letter to Medallion Homes Counsel.

Ms. Ripoll reminded the Board members to complete the four-hour ethics training.

Mr. Cohen stated for the new Board members this won't apply because they joined the Board after March 15th, their training will need to be completed before December 31, 2025.

District Engineer- Not present.

District Manager- Ms. Ripoll stated the District needs volunteer insurance and the amount for the year is \$850.00.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Districts Volunteer insurance in the amount of \$850.00.

Ms. Ripoll stated the next meeting is scheduled for December 17, 2024.

Ms. Litwin asked that this meeting be cancelled, and the Board meet again at the next scheduled meeting on January 21, 2025, at 10:00 a.m.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz asked about the sprinklers that are still watering Medallion Homes property?

Ms. Litwin asked that the cap be put on so that no valves can be turned on for 1C, 1B, the Willows and Laurels and the front entrances.

Mr. Berry stated they would need the irrigation plans so they can see if that cap is possible.

Ms. Litwin asked how can the District obtain those documents.

Mr. Cohen stated District staff can request those documents.

Ms. Litwin provided an overview of the different sections of the community that pay for their water through the HOA. She noted for operations and maintenance fees every homeowner pays the same amount.

Discussion ensued regarding the irrigation pumps and schedule, and how to obtain the plans.

Ms. Litwin asked can the Medallion Homes signage be removed from CDD property.

Mr. Cohen stated that the District should provide a time frame for Medallion Homes to remove their signage, if Medallion doesn't comply then the District would move forward with getting them removed.

Ms. Litwin asked that the direction signs be removed so that people who aren't residents don't mistake that the amenities are open to the public.

A resident asked could there be a gate with a code added to the dog park.

Ms. Litwin stated the dog park should be split into two areas to separate the small dogs and larger dogs. She noted the Board will have to look at the budget.

District staff will obtain quotes.

Ms. Ripoll stated the speed bumps are still in process.

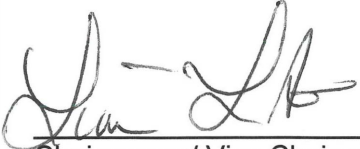
FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board adjourned the November 19, 2024, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:51 A.M.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson