MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Monday, August 23, 2021
11:00 A.M.
1651 Whitfield Avenue, Suite 200,
Sarasota, FL 34243

Board Members Present via speaker phone or in person:

Charlie Tokarz	Chairperson
Connor Chambers	Vice Chairperson
Kathy Beccia	Assistant Secretary
Samantha Cortese	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	(via WebEx)
Venessa Ripoll	Assistant District Manager- PFM Group Consulting, LLC	
Amy Champagne	Account Manager- PFM Group Consulting, LLC	(via WebEx)
Andy Cohen	District Counsel- Persson, Cohen & Mooney, P.A.	(via WebEx)
Chris Chavez	Medallion Home	
Tabitha Callis	Medallion Home	
Charlie McKinnies	Medallion Home	(via WebEx)
Various Audience Members		

<u>FIRST ORDER OF BUSINESS</u> **Organizational Matters**

Call to Order and Roll Call

The meeting was called to order at 11:37 a.m. and Ms. Ripoll, proceeded with roll call. Board Members, Charlie Tokarz, Connor Chambers, Kathy Beccia, and Samantha Cortese were present constituting a quorum.

Public Comment Period

There were no Public Comments at this time.

Consideration of the Minutes of the June 1, 2021 Board of Supervisors' Meeting

The Board reviewed the Minutes from the June 1, 2021 Board of Supervisors Meeting. Mr. Cohen provided edits to the minutes.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the June 1, 2021 Board of Supervisors Meeting, as amended.

SECOND ORDER OF BUSINESS **Business Matters**

Review & Acceptance of Fiscal Year 2020 Audit Report

The Board reviewed the Fiscal Year 2020 Audit Report. It weas reviewed by the Chair and District Counsel. It will be posted on the District website after this meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board accepted the Fiscal Year 2021 Audit Report.

Public Hearing on the Adoption of the District's Annual Budget & Imposition of Special Assessment

a) Public Comments and Testimony
b) Board Comments
c) Consideration of Resolution 2021-08, Adopting the Fiscal Year 2022 Budget and Appropriating Funds

Ms. Ripoll requested a motion to open the Public Hearing.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board opened the Public Hearing.

Mr. Cohen stated the Board will take comments from the public on any issue related to the Budget or the imposition of Special Assessments. There were no public comments. Ms. Ripoll requested a motion to close the Public Hearing.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board closed the Public Hearing.

Ms. Ripoll requested a motion to approve Resolution 2021-03.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-08, Adopting the Fiscal Year 2021 Budget and Appropriating Funds, as amended.

Consideration of Resolution 2021-09, Imposing Special Assessments and Certifying an Assessment Roll

The Board reviewed Resolution 2021-09.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-09, Imposing Special Assessments and Certifying an Assessment Roll.

Consideration of Resolution 2021-10, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022

Ms. Ripoll stated the Meeting Schedule coincides with last year. This is a monthly meeting. She will work with the Chair on any future cancellations if a meeting is not needed for that month.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-10, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022.

Ratification of Termination Letter to Longboat Aquatics, Corp.

The Board reviewed the Termination Letter to Longboat Aquatics, Corp. Ms. Ripoll drafted the letter which was reviewed by Mr. Chavez. It was sent overnight via FedEx to Mr. Zimmerman and emailed to him as well. Ms. Ripoll requested a ratification from the Board of the Termination Letter.

On MOTION by Mr. Tokarz, seconded by Ms. Cortese, with all in favor, the Board ratified the Termination Letter to Longboat Aquatics, Corp.

Ratification of the Lake Doctors Inc. Proposal

Mr. Cohen stated his Law Partner; David Jackson prepared the contract for the services to be provided by Lake Doctors. Mr. Cohen pointed out the contract was originally prepared with $2 Millions collars of auto coverage and there is only $1 Million Dollars listed in the contract in the agenda package so there is a revision. It is a contract for one year starting September 1, 2021 to August 31, 2022 with a 30 day termination clause for convenience and immediate termination for cause. The Vendor has a 60 day termination clause for convenience.

On MOTION by Mr. Chambers, seconded by Ms. Cortese, with all in favor, the Board ratified the Lake Doctors Inc. Proposal and Contract as amended.

Ratification of Payment Authorizations 112-121

The Board reviewed Payment Authorizations 112-121.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified Payment Authorizations 112-121.

Review of District's Financial Statements

The Board reviewed the District Financial Statements as of July 31, 2021.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel- Mr. Cohen stated the Board previously authorized a contraction of the District to remove some land from the District Boundaries which is proceeding well. It is with Manatee County and staff has already done their report. It was sent to the County Attorney's office and it should be on a County Agenda soon with Manatee County Commission. Before the contraction can be completed, the A Bond

Debt on that property will need to be paid off. Medallion has been working with Mr. Cohen, PFM, and the Trustee and they have a call tomorrow to discuss.

The District in the past for the Management of its Amenities had worked with Access Property Management through a direct contract or through the HOA. Access Property Management has been terminated. The plan moving forward is to have the HOA manage the CDD Amenities with whatever vendor they end up utilizing. He requested a motion from the Board to ratify the Termination of Access Property Management and authorize preparation of an agreement with the HOA for management of the CDD Amenities.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified the Termination of Access Property Management and authorize preparation of an agreement with the HOA for management of the CDD Amenities.

Ms. Ripoll stated the District should send a letter out on behalf of the CDD unless it got sent out of behalf of Medallion. She asked if Mr. Cohen would like her to draft a letter for the record. Mr. Cohen said yes.

District Engineer- N/A

District Manager- Ms. Ripoll will send the Fiscal Year 2021 Meeting Schedule to the Distribution List and work with the Chair if any meeting cancellations need to occur. Ms. Ripoll will draft the letter to the HOA Company and have Mr. Cohen review it and send it to Access Management for the record.

FOURTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

There were no audience comments or Supervisor requests.

FIFTH ORDER OF BUSINESS **Adjournment**

There was no other business to discuss, Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Beccia, seconded by Ms. Cortese, with all in favor, the Board adjourned the August 23, 2021 Board of Supervisors Meeting for Cross Creek Community Development District at 11:50 a.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson