

**Cross Creek
Community Development District**

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

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, August 27, 2024, at 11:00 a.m.

**Double Tree by Hilton Sarasota Bradenton Airport, 8009 15th Street East
Sarasota, FL, 34243**

Board Members Present were:

Charlie Tokarz
Kathy Beccia
Bruce Stolarz
Lianna Litwin

Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Venessa Ripoll
Kwame Jackson
Andy Cohen
Chris Chavez
Chris Berry

District Manager - PFM Group Consulting LLC
Assistant District Manager - PFM Group Consulting
District Counsel - Persson Cohen & Mooney, P.A.
Medallion Homes
LMP

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 11:55 a.m. and confirmed quorum.

Public Comment Period

There were no public comments.

Consideration of the Minutes of the May 22, 2024, Board of Supervisors' Meeting

The Board reviewed the minutes of the May 22, 2024, Board of Supervisors' Meeting.

On MOTION by Ms. Litwin, seconded by Ms. Beccia, with all in favor, the Board accepted the minutes of the May 22, 2024, Board of Supervisors' meeting with edits.

SECOND ORDER OF BUSINESS

Business Matters

**Public Hearing on the Adoption of
the District's Annual Budget**

- a. Public Comments and
Testimony**
- b. Board Comments**
- c. Consideration of
Resolution 2024-05,
Adopting the Fiscal Year
2025 Budget and
Appropriating Funds**

On MOTION by Ms. Litwin, seconded by Mr. Tokarz, with all in favor, the Board opened the public hearing.

Mr. Cohen stated this public hearing is for the adoption of the District's Annual Budget and the imposition of special assessments. He noted there was no increase to the budget.

Mr. Stolarz questioned why some lots are reflecting zero for the assessment amount.

Ms. Ripoll explained some lots are not subject to public record for their privacy. She noted District staff receives these as confidential from the Tax Collector's office. She noted that lots sold recently may not be reflecting on the documents that District staff has, and once the budget is approved District staff will receive the final form.

On MOTION by Mr. Tokarz, seconded by Ms. Beccia, with all in favor, the Board closed the public hearing.

On MOTION by Ms. Litwin, seconded by Mr. Tokarz, with all in favor, the Board approved Resolution 2024-05, Adopting the Fiscal Year 2025 Budget and Appropriating Funds.

**Public Hearing on the Imposition
of Special Assessments**

- a. Public Comments and
Testimony**
- b. Board Comments**
- c. Consideration of
Resolution 2024-06,
Imposing Special**

**Assessments and
Certifying an Assessment
Roll**

Mr. Cohen stated this resolution adopts the assessments that support the budget and gives the authority to District staff that's necessary for certifying the assessment roll.

On MOTION by Ms. Litwin, seconded by Mr. Tokarz, with all in favor, the Board approved Resolution 2024-06, Imposing Special Assessments and Certifying an Assessment Roll.

Consideration of Resolution 2024-07, Adopting the Annual Meeting Schedule for Fiscal Year 2024-2025

Ms. Ripoll stated the recommendation is to move the meetings to the Cross Creek CDD Amenity Center on the third Tuesday of each month at 10:00 a.m.

On MOTION by Ms. Litwin, seconded by Mr. Tokarz, with all in favor, the Board approved Resolution 2024-07, Adopting the Annual Meeting Schedule for Fiscal Year 2024-2025, moving the meeting to the Cross Creek CDD Amenity Center, 4000 Creekside Park Dr, Parrish, FL 34219 on the third Tuesday of the month at 10:00 a.m.

Consideration of Resolution 2024-08, Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; And Providing and Effective Date

Ms. Ripoll explained this resolution is regarding a new Florida Statute, stating each District has to bring this item before the Board and adopt the goals and objectives by October 1, 2024. She noted that many of the standards listed reflect what the District is already doing. After the Fiscal Year ends and the goals and objectives have been monitored and reported, the District is required to post an annual report of the goals and objectives on the District website by December 1, 2025.

On MOTION by Mr. Tokarz, seconded by Ms. Litwin, with all in favor, the Board approved Resolution 2024-08, Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; And Providing and Effective Date .

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel-** Mr. Cohen stated that following the November 5 general election, the new Board members will assume office on November 19, 2024, and will be sworn in at the November 19, 2024, Board meeting.
- District Engineer-** Not present.
- District Manager-** Ms. Ripoll noted that for the purpose of official record, within the agenda is a document stating that she, Venessa Ripoll, the Secretary of the District, is also Custodian of Public Records for the District and the District's Records Liaison Officer.

On MOTION by Ms. Litwin, seconded by Mr. Tokarz, with all in favor, the Board approved Venessa Ripoll as the Custodian of Public Records for the District and the District's Records Liaison Officer.

Ms. Ripoll received an appraisal regarding the front entrance which she presented to the Board.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor Requests.

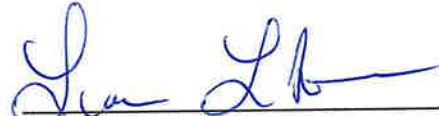
FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. Tokarz, seconded by Ms. Litwin, with all in favor, the Board adjourned the August 27, 2024, Board of Supervisors' Meeting for Cross Creek Community Development District at 12:13 PM.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson