MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, May 20, 2025, at 10:00 a.m.
4000 Creekside Park Dr.
Parrish, FL, 34219

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
Mike DiPhilippo	Assistant Secretary
John Free	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Amy Champagne	Accountant – PFM – Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Javier Rosario	Safe Touch
Michael Zermani	Fonroche Lighting America

Various Residents in audience and via phone

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:00 a.m. and confirmed quorum.

Public Comment Period

A resident requested an update on the rock installation. It was noted it will be done by the middle of June.

Consideration of Safe Touch Proposal for Security Services

Mr. Rosario gave an overview of the proposal. The proposal was to remove and upgrade the Envera system. He noted the system includes monitoring, speaker voice system, upgrading the access control, upgrading the readers for Bluetooth access, and Mag lock replacement. He also reviewed the optional choices which included: access control for the rear entry, video monitoring, management of the credentialing, and a repair plan. There are lease options for the system as well.

There was brief discussion regarding the process of access credentialing and the cost of the current fobs. Each home gets two access credentials for their phone via Bluetooth. Access is linked to each device. Any device change is an additional charge.

It was noted the minimum monitoring time commitment is 36 months. There can be a performance clause placed in the agreement, unless it is a lease option. There can be further discussion on the terms of the agreement.

Mr. Rosario gave an overview of the optional credentialing service and what it includes. This included discussion on the process of mobile credentialing. Mr. Rosario highly recommended the repair plan.

There was a brief discussion on the location of the access panel. Mr. Rosario recommended adding an additional camera and speaker for that location.

There was continued discussion on what the proposal included and the cost. He noted it would take around 4 weeks to complete the project.

There was a discussion regarding the preparation of the agreement. Ms. Ripoll requested Mr. Rosario to research the options for a termination/performance clause. It was noted the equipment is not proprietary once purchased.

Mr. Rosario noted that there is a service request form to be filled out when special events take place in order to change the monitoring after hours service. There will be a point of contact for that.

Mr. Rosario also noted that the performance of the cameras is monitored for any service issues and all cameras are hard wired.

There was discussion regarding vendor access. Mr. Rosario recommended a fob or card for vendors. There are multiple access options such as a pin pad code, fob, card, or Bluetooth access.

Mr. Rosario noted Del Webb communities would be a good referral contact as Safe Touch does all their systems. He also noted they could add a guest Wi-Fi network. This could be used for events and gatherings.

There was a brief discussion on the location of the cameras and gates. This included discussion about turning one of the gates into an exit gate only.

Lighting Presentation with Fonroche Lighting America

Mr. Zermani gave an overview of the proposal and the company. He noted the company produces autonomous LED streetlights. He noted the proposal is for a pole for pole comparison and is about $3,000 a pole. There are leasing options available. He recommended half the number of poles that are currently there and would have his engineers come out and redo a proposal for a corrected number of poles. The labor and material have an 8 year warranty.

Mr. Zermani gave an overview of the Lumineers and the programming. He noted the lights would be on full strength until 11:00 p.m., and on dim from 11:00 p.m. to sunrise. There is no light pollution. This project would take about 4 weeks to complete if all of the equipment is in stock. Installation can vary in cost, but the current quote is $64,000.00. The District can use their own contractors if that is the direction of the Board with guidance from Lighting America.

There was brief discussion regarding the cost and the installation process which included discussion on the need for the lighting. There is a possibility of retrofitting the current poles. However, that might be more than installing a whole new system. Mr. Zermani noted that installation is fairly simple.

Mr. Zermani gave an overview of the lighting batteries and panels. He also noted some of the communities that Fonroche Lighting America has installed lighting for. The poles will hold up to hurricane weather and only 35% of the battery is ever used. This means even when there is no sun, there will still be solar power for an additional 5 days.

Ms. Litwin requested adding lighting for the entrance walls and basketball court lighting to the proposal. The court lighting would go off at 11:00 p.m.

Mr. Zermani will have a new proposal for the Board within the week.

There was an additional lighting proposal received. Mr. Stolarz gave an overview of the proposal and the budget expenses. He noted the lighting may not be able to be done in this fiscal year, with all the other intended projects. He is also going to be receiving a third proposal, which he will bring to the Board for review.

The Board discussed the projects and the costs for those projects. All proposals should be received in order to prioritize. It was noted the security should be the first priority. The Board also discussed the capital assets and Medallion issues.

The Board also discussed the type of lighting included in the Fonroche Lighting America proposal. The two proposals can be compared and discussed with the engineer. Although it is not the Districts responsibility to light a county road, residents do complain about it being too dark. There was continued discussion regarding the proposal and the electric bill cost.

Mr. Stolarz noted the fence needs repair and the BBQ grill needs to be completed. He has spoken with Fully Equipped Handyman LLC to do the BBQ grill work. Mr. Stolarz gave an overview of the proposal for the BBQ. The venting will be left as is.

The Board will review the final proposals once received. This will be kept on the agenda for the next meeting.

Letter from Supervisor of Elections – Manatee County

Ms. Ripoll noted that as of April 15, 2025, there are registered 692 voters in the District per the Letter from the Supervisor of Elections – Manatee County.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of the Minutes of the April 15, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes of the April 15, 2025, Board of Supervisors' Meeting.

Ms. Ripoll stated once approved, the minutes are placed on the District website. She also noted there will be a new website up and running in the next 10 days.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the April 15, 2025, Board of Supervisors' meeting.

Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Ms. Ripoll recommended August 19, 2025, at 10:00 a.m., at the same location, for the Public Hearing date. She noted the budget has been reviewed by the Chair and District Staff.

The Board reviewed the preliminary budget.

There was discussion regarding the carryforward and assessments. Ms. Champagne noted this is the same amount of carryforward as last year. It is surplus money or utilizing unused revenue. She noted that if the carryforward is taken out, assessments would increase $50.00 per person.

The Board agreed on the budget as presented. It was noted the Major Repairs and Maintenance would include the budget for the major projects.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for August 19, 2025, at 10:00 a.m., at 4000 Creekside Park Dr. Parrish, FL, 34219.

Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees

Mr. Cohen gave an overview of the CPI attorney fees and noted there is a 2.3% increase this year. This is approximately a $370.00 impact to the budget.

> On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Persson, Cohen, Mooney, Fernandez, and Jackson P.A., CPI Attorney Fees.

Review and Consideration of PFM Fee Increase letter

Ms. Ripoll noted there has not been an increase in several years. The request is for an increase to $36,300.00.

> On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the PFM Fee Increase Letter.

Ratification of Pool Repair Proposal with Mend and Manage LLC

Ms. Ripoll gave an overview of the proposal. She noted the vendor that came out to pressure wash also saw that there were cracks by the entrance to the pool. These were causing injuries to guests at the pool. The vendor repaired the cracks and sent before and after pictures.

> On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board ratified the Pool Repair Proposal with Mend and Manage LLC.

Discussion of Lift station

Ms. Ripoll noted this is regarding the lift station across the street. She is awaiting response from the County to find out who is responsible for cleaning the inside of the gate. The District does not have access at this time, although owned by the CDD. There has been a request to have a covering for the lift station. Ms. Ripoll will request a quote.

Ms. Kerr noted that a response was received from the County, and they do maintain that area. A representative will come out this week to follow up.

Discussion Regarding the Playground and Splashpad Estimate

Ms. Litwin gave an overview of the estimate received. She noted that currently the ground is concrete in that area, and it needs to be updated to rubber matting for safety and sanitary purposes. The estimate for the Splash Pad is approximately $20,000. Rocks have been installed under the water slide. The playground flooring is peeling and needs replacement, which is an additional $20,000. Replacement of the playground equipment is approximately $20,000 - $25,000. The Rye Grass Loop playground would be approximately $40,000. The Board discussed the safety and the use of these areas. It was noted that one of the playgrounds may be able to be removed and that could be an area for grills and seating.

Ms. Ripoll noted this is something the insurance may note as needing to be completed. This will be kept on the agenda.

Ratification of Payment Authorization Nos. 293 – 294

Ms. Ripoll stated these are contractual obligations and have been reviewed and signed off by the Chairperson and the accountant. These are solely for ratification.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo with all in favor, the Board ratified Payment Authorization Nos. 293 – 294.

Review of Districts Financials

Ms. Ripoll stated the District Financials are through April 2025 and once approved will be posted on the District website.

The Board reviewed the financials.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- Mr. Cohen will follow up on the dog park area. The conveyance has not been completed as of yet.

District Engineer- Mr. Sprouse gave an overview of the map that was provided to the Board. All irrigation pumps, valves, and wells that have been found are notated on the map. He noted there is one connector to Willows that is unknown. This would need to be dug up to find.

There was discussion on the adjacent communities using the CDD's system. There is no agreement in place for this use. Ms. Ripoll recommended capping the line to segregate the system from the outer communities. Mr. Sprouse noted it would take shutting off a valve and disconnecting the pipe to proceed. He will send out his overview to Ms. Ripoll to share with the Board.

Ms. Litwin reviewed the areas that belong to the CDD and what pumps they are connected to. There was discussion on the process of getting the line capped. Ms. Ripoll will communicate with Mr. Sprouse to discuss the next steps on this and the permitting and report back to the Board.

District Manager- Ms. Ripoll reminded the Board of the Form 1 being due on July 1, 2025, and the required annual 4 hour Ethics Training. New Board members' training is not due until December 2025. Ms. Ripoll will send out links for the training. She stated the next meeting is scheduled for July 15, 2025, at 10:00 a.m., at the same location.

Ms. Ripoll requested a motion to cancel the June Board meeting.

On MOTION by Mr. Free, seconded by Ms. Litwin with all in favor, the Board canceled the June 17, 2025, Board of Supervisors' Meeting.

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

There were no supervisor requests or audience comments.

FIFTH ORDER OF BUSINESS **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of the May 20, 2025,
Board of Supervisors Meeting Minutes

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board adjourned the May 20, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:47 A.M.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson