MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, July 15, 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
Jennifer Glasgow	Accountant – PFM – Via phone
Kiara Cuesta	Accountant – PFM – Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Chris Berry	LMP
Robert Lindsey	Vermana – Via phone
David Bairdi	Vermana – Via phone

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 10:01 a.m. and confirmed quorum.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS **Administrative Matters**

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

The Board reviewed the minutes.

Ms. Ripoll noted the minutes are available on the District's website.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the minutes of the May 20, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS **Business Matters**

Discussion of Dog Park

Mr. Cohen gave an update on the dog park. He noted that Medallion has no objection, and they have agreed that the property needs to be transferred properly. He has prepared the proposed deed and an affidavit of no liens. He will be sending this to Medallion Homes, the Chair, and District Management for review.

Update on Suburban Propane Account

Mr. Stolarz gave an update. According to the local office, there is no balance owed to the CDD.

Review and Consideration of Pool Slide Quote

Ms. Ripoll noted that the District Engineer inspected the pool slide, along with Vermana. They have provided a quote for the repair. Vermana gave an overview of the issues with the slide and the proposal. It was noted the lower part of the slide needs the most repair.

There was discussion regarding the removal of the slide, the items included in the proposal, and the condition of the slide. Ms. Litwin noted there has been a lack of maintenance that has caused the current issues. Consistent maintenance is needed for the seals and joints, which will be an ongoing cost. Vermana stated they have a maintenance service program as well.

It was noted the slide would need to be re-sanded and refinished in a couple of years, which would cost approximately $15,000.00 - $20,000.00. Discussion continued on the actual use of the slide and the cost of the proposal.

It was noted the basketball court is already cracked as it was a temporary fix. The slide being fixed would have the same issue. Several residents commented on using funds for luxury versus necessity. Vermana noted that the slide being repaired would make it fully functional and would only require normal maintenance.

It was noted there should be a priority project list for the Board to reference. Ms. Litwin noted the safety of the slide is a priority. She noted that slide removal would take multiple vendors and layers of repair as well, including plumbers, electricians, etc. There was discussion regarding the removal.

The repair proposal from Vermana was for $55,000.00. They can provide a maintenance overview with a timeline and the costs associated with it. Vermana can also provide a quote for complete removal. There was discussion on the repair cost and how that would affect residents.

Mr. Stolarz reviewed several projects that the Board has discussed in the past. This included security, the splash pad, rocks in the community, and the playground. It was noted that security should be more of a priority than the slide. There was discussion on the projects and the priority list. Ms. Ripoll recommended having a workshop to discuss and create a 5-year plan.

Ms. Litwin requested a removal quote from Vermana in order to compare the repair cost. It was noted that any open areas and electrical will have to be capped. There will also have to be discussion on how this will affect pool circulation and chemicals.

There was continued discussion on the census of the residents to keep or remove the slide. Mr. Cohen recommended holding a workshop for the Board to create a priority list, and a second workshop for residents to provide their feedback on the list. A resident recommended creating an online poll or sending an email survey via the HOA.

Ms. Litwin recommended repairing the slide and noted it is a selling point for homes in the community.

Vermana will send an annual maintenance cost, the cost of waxing and repainting in a few years, and the proposal for removal. This will be sent by the end of the week.

There was continued discussion regarding what projects the Board is trying to take care of and the priority list.

This will be kept on the agenda for the next meeting on August 19, 2025, at 10:00 a.m., at the same location.

Mr. Cohen noted what other Districts have done for major projects. He stated the District could do a bond issuance if desired.

Mr. Sprouse gave an overview of the issues he found with the slide and the process of removal.

There was discussion regarding the ongoing maintenance costs and possible future repair costs associated with the slide. This included brief discussion on what was included in the current repair proposal.

Ms. Ripoll noted there have been notices posted and there is caution tape in the area. Once the Vermana quotes are received, she will send them out to the Board.

There was brief discussion regarding setting up the workshops and the cost of giving notice for those workshops.

A resident had a question regarding the District's reserves for unexpected repairs or projects. Ms. Litwin gave an overview of the budget line items and noted the District does not carry reserves at this time. She noted that preventative maintenance plans are being added to items as the Board reviews.

Mr. Sprouse gave an update regarding the irrigation issues with Medallion. He has provided an estimate to cap the valve completely that was previously discussed. This estimate has been approved.

A resident had a comment regarding 1C. It was noted that 1C is owned by Cross Creek Irrigation, not the CDD. There was brief discussion regarding the valves in that area.

There was discussion regarding the areas of CDD irrigation and Medallion Homes irrigation. This included how to control those areas. A schematic of the irrigation system will be provided to the Board.

There was also brief discussion regarding the meeting with Southwest Florida Management District and the irrigation reporting. It was noted that Southwest Florida Management District stated everything looked good. Ms. Litwin noted she has received emails regarding the permitting. Ms. Ripoll stated any emails regarding permitting can be sent to Mr. Sprouse. The permitting will allow everything to be separated.

There was discussion regarding the valves in the 1A and 1C areas. The Board requested the valve be capped in that area.

Another resident had a comment regarding the reserves. Mr. Cohen noted that a CDD can have reserves, but it is not a requirement. The District can decide to do a reserve study for future projects. There was brief discussion regarding contingency and reserves. It was noted the Board is trying to not raise assessments.

There was also a comment regarding the decorative street signs and Ms. Litwin noted the County is taking care of them, along with the cost.

It was recommended to put a Master Reserve plan on the project list. Ms. Litwin noted the Repairs and Maintenance line item acts as the reserves. Ms. Ripoll gave an overview of the process of doing a reserve study which creates the project list. It was noted there is no plan to do a special assessment at this time.

Discussion on Installing Lending Library Book Box

A homeowner gave an overview of her request for a lending library book box. This would be for residents to take a book and/or leave a book. She noted the price options and would take care of painting and installing. The total price was approximately $160.00. She will gather donations. This would not require any additional fees to the District.

The Board agreed it would be good to place near the Amenity Center and mailboxes.

Ms. Litwin recommended working with Mr. DiPhillipo on the location.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Installing of the Lending Library Book Box.

Ratification of Payment Authorization Nos. 295 – 299

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.

There was brief discussion regarding the common area maintenance payment authorization. Ms. Litwin gave an overview. She noted she would like a quote from LMP to take over the landscaping in that area. She also gave an overview of the pond maintenance issue in that area, as it is owned mostly by Medallion Homes. Mr. Sprouse noted it is a requirement for whoever has ownership to do proper maintenance and trash disposal. Mr. Cohen recommended following up with Southwest Florida Management District to find out who the operation and maintenance entity is for that pond.

Ms. Ripoll will get the quote from LMP to maintain the area that belongs to the CDD. She stated that Kenny has been advised his services are not up to standard.

It was noted the rocks have not been installed. There was brief discussion regarding the location of the rocks and getting other quotes. Mr. Berry recommended installing concrete curbing instead.

Mr. Stolarz gave an update on the grate cleaning. He noted some of them have roots inside. Mr. Berry noted he can take a look at the drainage and the insulation could be changed, if desired, to make cleaning and maintenance easier.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo with all in favor, the Board ratified Payment Authorization Nos. 295 – 299.

Review of Districts Financials

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

The Board reviewed the financials. Ms. Glasgow gave an overview of the District's bank balance.

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

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- Mr. Cohen noted that the Public Hearing will be held in August, and the required advertisement has been placed.

District Engineer- Ms. Litwin will forward the permitting emails from Southwest Florida Management District to Mr. Sprouse.

There was brief discussion regarding what areas are CDD property and how the work on Fort Hamer will affect the CDD. Mr. Cohen recommended having the District Engineer create a boundary map.

There was discussion regarding the electricity at the monuments. Ms. Litwin noted there are no meters, but solar lighting can be used.

District Manager- Ms. Ripoll noted the next meeting is August 19, 2025, at the same location, which will be the budget meeting.

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

Mr. Stolarz gave an update on the District projects. He requested an update on Safe Touch and the termination clause. Mr. Cohen stated he had not heard back from them. He noted other Districts have had issues with that vendor. Ms. Ripoll is working on other vendors and quotes.

Ms. Ripoll will follow up with the lighting company for an updated quote for the poles on basketball court and removal of additional poles.

Ms. Ripoll noted the original fencing security deposit check went to the wrong location as they have moved. It has since been updated and sent to the correct address.

Mr. Stolarz gave an update on the BBQ grill area. He noted that the wall granite has been taken off, the base has been updated, and it has been repaired. He will paint the areas that need to be touched up.

Mr. Stolarz noted the grate cleaning came to $300.00.

Ms. Ripoll will send the quotes for the rocks to Mr. Stolarz.

The workshop dates will be discussed at the next meeting.

There was brief discussion regarding the new trash collection. It was noted it should not affect the residents. It was also noted the location may have to be moved based on the truck. This will be looked at when building the new enclosure.

There were no further supervisor requests or audience comments.

SIXTH ORDER OF BUSINESS **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board adjourned the July 15, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:55 a.m.

Vanessa Ripoll
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson