

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, August 19, 2025, at 10:00 a.m.

4000 Creekside Park Dr.

Parrish, FL, 34219

Board Members Present were:

Lianna Litwin
Bruce Stolarz
Mike DiPhilippo

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Venessa Ripoll
Gazmin Kerr
Jennifer Glasgow
Kiara Cuesta
Andy Cohen

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

Jeff Sprouse
Chris Berry
Fabiana Solarte
David Bairdi

District Engineer – Alliant Engineering
LMP
Vermana – Via phone
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 10:00 a.m. and confirmed quorum.

Public Comment Period

A resident had comments regarding the pool slide, the splash pad, and the reserve study.

There was a discussion regarding the quotes and the proposed costs. Ms. Glasgow noted the pool slide cost is included in the FY 2026 budget. The resident noted the refinishing and re-sanding of the slide should be completed as recommended, if the money is put in to repair the slide. She noted she would send further questions to District Management.

It was noted the splash pad is not an immediate needed upgrade. It was also noted the reserve study would be further in the future.

A resident had a comment regarding the timing of the meeting and the removal of the water slide. She noted if the slide is removed, other kid-friendly items in the community need to be upgraded and repaired, such as the splash pad and playgrounds. She also

noted there are multiple issues with the maintenance of the community. It was noted that Medallion did not want to spend money when they were in control of the Board.

A resident had a comment regarding the dog park posts and noted they are not sturdy. Mr. Stolarz will follow up. The resident also had a comment regarding the usage of the pool and pool slide.

A resident had a comment regarding the usage of the pool slide. She noted the Board needs to look at usage versus cost. She also noted that the streetlights have not worked for years, which is a safety issue. It was also noted the timing of the meetings are not convenient for residents to attend. She also commented regarding having resident input via voting.

Ms. Litwin noted there has to be quorum and District Staff in attendance for the meetings, which does not usually allow for meetings to be held after business hours. There has been discussion about holding workshops in the evenings for residents. It was also noted the Board just took over from Medallion Homes in November and attained a District Engineer a couple of months ago.

Several residents noted they are in favor of the pool slide as there have been upgrades to other areas in the community, which attract younger families.

A resident had a comment regarding safety issues being a priority. He recommended trying to raise the funds for repairing the slide.

Several residents had comments regarding the amenities and noted that is what drew them to the community, especially the slide. One resident noted the parks and slide are not in good condition and need repair.

A resident had a comment regarding the mowed grass being pushed into the ponds. He recommended signage. He also commented regarding sprinkler maintenance, noting it needs to be cleaned and filtered in order for debris not to clog the system. Ms. Litwin noted the pond filters were just replaced, and they are done on an annual basis. There was discussion regarding the issues, it was noted they are being addressed with the District Engineer and the landscaping vendor. Mr. Berry gave an overview of the mowing process around the ponds.

A resident noted her agreement in keeping the slide. She commented regarding the BBQ grill area removal. Ms. Litwin gave an overview of the issues with the BBQ grill area and noted that the liability insurance was going to be cancelled if the BBQ was not fixed. She noted there has been discussion regarding having an area for charcoal stand up grills. She noted she would like to have a community cleanup day and options for the grill area are a continuing discussion.

A resident commented regarding resurfacing the streets, the addition of the speed hump, the streetlights being out and the possibility of them being solar powered, the possibility of entrance gates, and the budget for camera monitoring. Mr. Cohen gave an overview of the gates for CDD communities, he noted that CDD cannot have gates across County roads. There was brief discussion regarding the camera monitoring. Ms. Litwin noted the Board is reviewing options for a new monitoring company.

It was noted the pool slide cost is coming out of the CDD major repairs budget. Ms. Litwin gave an overview of the budget process. It was noted that the assessments are remaining the same for this fiscal year.

A resident had a comment regarding the streetlights. Ms. Litwin gave an overview of the maintenance responsibility for the streetlights. She noted it is not a requirement of the CDD to have the lights and the County has not expanded into the community yet.

Ms. Litwin gave an overview of the RFP process for the pool slide for the residents. There was discussion regarding the guidelines for expenditures and the RFP process. Mr. Cohen gave an overview of the statutory requirements for the CDD as it relates to RFQ and RFP.

A resident had a comment regarding the cost for the pool slide repair versus removal. He noted it is important for the Board to do what is fiscally responsible. Ms. Litwin noted that there will be discussion with the pool slide vendor later in the meeting. She also noted it is a public pool, which falls under the rules and regulations of Manatee County.

A resident had a comment regarding the lighting and noted it is very important for security purposes. Ms. Litwin noted this is a continuing topic of discussion.

A resident noted there are five major concerns within the community that include the lighting, the pool, the streets, beautification, and having gates. She noted there are many solicitors in the community and there needs to be something done to protect the residents. She also noted the first priority should be the safety of the children in the neighborhood.

A resident noted the continuing safety and beautification issues in the community.

A resident noted he had emailed a list to the Board and Ms. Ripoll of all his concerns. He commented regarding the run-down nature of the community and the liability of the slide. He also noted that the Board needs to take care of the community in a fiscally responsible way. The community needs to take care of the community. Safety and security should be top priorities. There was also discussion regarding obtaining free mulch for the community.

A resident commented regarding the pool slide usage. He noted the pool slide attracts people to the pool. He also commented regarding the maintenance of the ponds. He also had a comment regarding Phase 1C being put on to the main pump. Ms. Litwin noted Phase 1B and 1C is locked into a contract with the HOA. The resident noted the lighting in the community is not needed.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Discussion of Pool Slide

Mr. Bairdi gave an overview of the proposals for the pool slide. One proposal is for the repair of the slide and the other is for removal. He recommended the annual maintenance program for \$3,000.00. He gave an overview of what that program includes. He also recommended having the pool slide chute stripped, re-gelled and rewaxed, in two to five years, depending on usage.

Mr. Bairdi gave an overview of the removal of the slide. He noted that part of the demo would be to remove the collector tank, which would require an excavator. He also noted the pump that is pushing the water to the slide is also part of the total circulation of the pool.

There was brief discussion regarding the possibility of filling the tank and pit and leaving it there. It was noted it should be done properly, upon discussion with the District Engineer.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with Mr. DiPhilippo opposed, the Board approved the Vermana Proposal to Repair the Pool Slide.

Review and Consideration of the July 15, 2025, Board of Supervisors Meeting Minutes

The Board reviewed the minutes. There were a few clarifications made on page five.

Ms. Ripoll noted the final minutes will be available on the District's website.

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

Public Hearing on the Adoption of the District's Annual Budget and the Imposition of Special Assessments

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution 2025-04, Adopting the Fiscal Year 2025 Budget and Appropriating Funds
- d) Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying the Assessment Roll

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no further public comments at this time.

It was noted this is the same overall budget that was previously reviewed by the Board and the assessments are remaining the same.

There were no further Board comments at this time.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2025-04, Adopting the Fiscal Year 2025 Budget and Appropriating Funds.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2025-05, Imposing Special Assessments and Certifying the Assessment Roll.

Consideration of Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Ripoll reviewed the Annual Meeting schedule and noted there will be workshops in 2026.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

Consideration of Resolution 2025-07, Adopting Goals, Objectives, And Performance Measures And Standards; Providing A Severability Clause; And Providing an Effective Date

Ms. Ripoll noted this is a statutory requirement for the District that was implemented last year. These are all items the District currently does on a regular basis.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board approved Resolution 2025-07, Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause, and Providing an Effective Date.

THIRD ORDER OF BUSINESS

Business Matters

Discussion of Dog Park

District counsel will meet with the Developer and discuss with the Board at the next scheduled meeting.

Irrigation System Cut-Off Status to Non-CC CDD Areas

This item will be kept on the agenda.

Discussion of New Security System Vendor

This item will be kept on the agenda.

Discussion of Lighting Proposal – Fonroche Lighting America

This item will be kept on the agenda.

Discussion of Splash Pad

This item will be kept on the agenda.

Discussion of Board Members Projected Project Expenses

This item will be kept on the agenda.

Discussion of Amenity Center Projects

- Power Wash
- Paint Interior and Exterior of Amenity Center
- Repair Amenity Center Kitchen
- Amenity Center Exterior Areas Rocks or Mulch Bare Areas
- Landscaping Interior and Exterior Areas
- Sidewalks Repairs Around the Amenity Center
- Basketball Court Repair

This item will be kept on the agenda.

Ratification of Payment Authorization Nos. 300 – 306

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. DiPhilipppo with all in favor, the Board ratified Payment Authorization Nos. 300 – 306.

Review of Districts Financials

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

The Board reviewed the financials.

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

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No report.

District Engineer- No report.

District Manager-

- LMP Quote
- No Fishing Signs
- Amenity Center Interior Rocks Status

No report. All items will be kept on the agenda.

FIFTH ORDER OF BUSINESS

Supervisor Requests and
Audience Comments

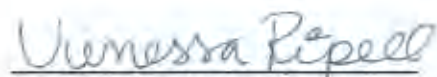
There were no Supervisor requests or audience comments at this time.

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 August 19, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 12:19 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson