

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, September 16, 2025, at 10:00 a.m.

**4000 Creekside Park Dr.
Parrish, FL, 34219**

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
John Free	Assistant Secretary
Mike DiPhilippo	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
Dan Lewis	District Counsel – Persson, Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Ryan Eberly	LMP
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

A resident had a comment regarding the Golf Course Road work. It was noted there was a hose going into a CDD pond. Ms. Litwin noted this has been addressed, but the County needs to be called when it is taking place.

There was brief discussion regarding future widening of Golf Course Road.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

**Review and Consideration of the
August 19, 2025, Board of
Supervisors Meeting Minutes**

The Board reviewed the minutes.

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

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the August 19, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Business Matters

Pool Slide Update

Ms. Ripoll noted that all contracts have been executed and reviewed by District Counsel. The vendor has been given access to the property and will be working on the slide piece by piece. As of now, the pool will not need to close.

Ms. Ripoll will work with Mr. Stolarz on obtaining a key for the vendor once needed.

This item will be kept on the agenda.

Discussion of Dog Park

Mr. Lewis gave an update on the Dog Park and noted District staff is awaiting a final answer from Medallion Homes, as to whether the dog park will be turned over.

There was discussion regarding the CDD maintaining that area without owning it. It was recommended to back charge for maintenance and cancel all current vendors for that area. If the area is not maintained, this can be reported to the County.

A resident recommended putting up signage stating that the area is no longer maintained by the CDD. Mr. Stolarz noted the signage can be placed near the Dog Park in common ground.

District Counsel gave an overview of the process related to no longer maintaining the Dog Park.

There was brief discussion regarding working with Medallion Homes.

Ms. Ripoll recommended writing a letter to Medallion Homes notating all costs to maintain the Dog Park, a deadline for response, and giving proper notice that the CDD will no longer be maintaining it.

On MOTION by Mr. Free, seconded by Mr. DiPhilippo with all in favor, the Board approved District Counsel to draft a letter to Medallion regarding the Dog Park maintenance and giving a 30 day response deadline.

Mr. Stolarz gave an overview of the Dog Park fence posts. He noted there were several wobbly areas. This will be tabled until the Dog Park has been transferred to the CDD.

This item will be kept on the agenda.

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

Ms. Ripoll noted these areas have been completed and cut-off.

LMP confirmed all areas have been completed.

There was brief discussion regarding what areas should have been cut-off.

Discussion of New Security System Vendors

Ms. Ripoll noted she is working on acquiring new proposals. The District has run out of fobs at this time, but PFM is now handling all fob distribution. The fobs are \$25.00 each. She is going to work with HOA on obtaining the funds.

There was brief discussion regarding the fob distribution. It was noted there are two fobs allowed per household. Ms. Ripoll noted that District Management is going through training for the fob system.

This item will be kept on the agenda.

Discussion of Lighting Proposal – Fonroche Lighting America

Ms. Ripoll noted that Fonroche Lighting America provided updated proposals for the Board's review.

There was discussion regarding the lighting locations and types of lighting. Mr. Stolarz reviewed the proposed styles of lighting and noted the proposals include more modern lighting than the previous lighting presented.

The Board reviewed the proposed design and financing options. It was noted the basketball court lighting would be for a future project.

There was brief discussion regarding the cost of shipping, installation, and storage. It was also noted the old poles will need to be removed. It was recommended to add the removal to the future project list.

Ms. Ripoll noted she will have the vendor come to the October meeting. It was requested to have a proposal for five lights with the modern lighting option and without.

Discussion of Splash Pad

Ms. Ripoll noted a proposal has been received for the Board's review.

The Board briefly discussed the Splash Pad safety and other improvement projects. It was noted this is a project for the future.

Ms. Ripoll noted that EGIS, the insurance carrier, will be doing site inspections.

This item will be kept on the agenda.

Discussion of Board Members Projected Project Expenses

There was brief discussion regarding the rock installation. Ms. Litwin noted the pool equipment area is not going to be done at this time due to flooding issues. Mr. Stolarz noted the pool company is supposed to be taking care of the issue.

There was also brief discussion regarding the dumpster area cleanup. Ms. Ripoll noted that will be taking place shortly.

Ms. Litwin requested proposals for the replacement of the playground swings on Rye Grass Loop. She also noted there is a dip near the sidewalk and there is flooding. Ms. Ripoll will bring proposals back for the Board's review.

Ms. Litwin noted issues with the water fountains at the playground and the basketball court. The County charges \$40.00 a month for the water, but neither of them works. It was noted the water fountains near the restrooms do not work either. Ms. Litwin recommended having them removed and having the meters turned off. It was also noted there is a water fountain at the Dog Park. Mr. Lewis stated it may be a statutory requirement to have the water fountains based on their locations. District Counsel will follow up. Ms. Ripoll will bring proposals for repair and removal back for the Board's review in October. Ms. Ripoll recommended asking the onsite maintenance person.

There was brief discussion regarding a resident's complaint and request for trees. Mr. Stolarz noted he requested LMP to put trees in that location. It was noted there previously were trees in that location, but they were removed due to hurricane damage. District Counsel gave an overview of the rules in regard to trees owned by the CDD. Ms. Ripoll noted that District Counsel has a memo in regard to this that can be posted on the website. The Board agreed to have this memo completed for the District by District Counsel.

There was discussion regarding the fencing around the dumpster area and the new trash pickup. It was noted the new trucks will not be able to fit in the fencing. Mr. Stolarz recommended waiting to see what takes place with the new pickup before changing anything. It was noted the cleaning service comes three times a week and they could put the trash in the requested location for ease of pickup.

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

Ms. Litwin reviewed the proposal from LMP for the mulch around the entire Amenity Center. Mr. Stolarz noted there may need to be curbing installed in some areas to create a barrier to the grates. There was brief discussion regarding having a concrete barrier versus a plastic barrier and the cost of mulching. It was noted that mulch can be painted. Mr. Eberly noted the proposed mulch is a bit more durable, but recommended installing it in October due to the weather.

Curbing and barriers will be kept on the list for future projects.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin with all in favor, the Board approved the LMP Proposal for \$7,700.00 for Mulching the Bare Areas of the Amenity Center Exterior Areas, with installation in October.

This item will be updated and kept on the agenda.

Review and Consideration of Golf Course Entrance Landscaping

Ms. Ripoll reviewed the updated proposal from LMP, in the amount of \$51,710.66.

The Board reviewed the project.

This will be kept on the list for future projects.

Mr. Eberly gave an overview of Proposal #362307 for removal of dead trees. Mr. Stolarz requested an additional dead Palm to be removed. It was noted stump grinding is not needed.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board approved the LMP Proposal for \$825.00 for dead tree removal and \$250.00 for dead Palm removal.

**Review and Consideration of
Aerator Quote and Monthly
Increase with Advanced Aquatics**

Ms. Ripoll reviewed the aerator quotes and noted there is a \$400.00 monthly increase. There is a recommendation to add aerators.

There was discussion regarding the ponds. Mr. Stolarz noted the pond across from the Dog Park has a lot of brush hanging over it and it smells. He recommended having LMP look at the overhang. Mr. Eberly gave an overview of the project and noted it would be a high cost.

A resident noted that land is a conservation area. There was brief discussion regarding the location. Ms. Litwin noted this can be determined via the County.

It was noted it is high algae season for the ponds right now and fertilizer causes issues in the ponds.

Ms. Ripoll recommended waiting on the aerators at this time. Mr. Stolarz recommended waiting until next year for the aerators.

There was brief discussion regarding the aerators and the increase in monthly fee.

Ms. Litwin noted the District has been through several pond vendors and they are not treated well by the residents.

It was noted Pond 5 has to have an electric aerator due to the size.

District Counsel will review the contract to confirm they are able to increase the monthly fee. An addendum for the fee increase will be drafted for the Board's review.

This will be kept on the list for future projects.

**Ratification of Payment
Authorization Nos. 307 – 310**

The Board reviewed the payment authorizations. Ms. Ripoll noted the Hoover Pumping Station authorization was for the annual fee and the other was for the filters.

There was also brief discussion regarding the LMP payment authorizations. It was noted these were for irrigation repairs.

On MOTION by Mr. Stolarz, seconded by Mr. Free with all in favor, the Board ratified Payment Authorization Nos. 307 – 310.

Review of Districts Financials

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

The Board reviewed the financials.

On MOTION by Mr. Free, seconded by Mr. DiPhilippo 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-

- **Amenity Center Interior Rocks Status**
- **No Fishing Signs**

Ms. Ripoll noted the next Board meeting will take place on October 21, 2025.

There was brief discussion regarding the Amenity Center rock status. Ms. Litwin noted the area behind the wall was not previously approved. Ms. Ripoll will follow up and get a proposal if needed.

Ms. Ripoll noted the signs have been received and will be posted in the same locations as the current ones. There will be a few extra to have on hand if needed.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

It was noted there is a blockage in the women's bathroom again. Mr. Stolarz will snake it out.

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

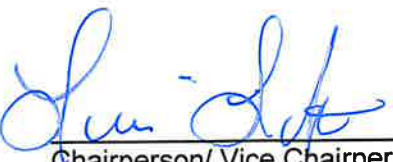
SIXTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board adjourned the September 16, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:45 a.m.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson