

MINUTES OF MEETING

**CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

**Tuesday, February 27, 2026, 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

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
Amy Farrington	District Counsel – Persson, Cohen & Mooney, P.A.

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 10:09 a.m. and confirmed quorum.

Public Comment Period

Ms. Domer, a resident, commented on the Dog Park deed, but noted it is an agenda item to be discussed.

There was brief discussion regarding the transfer of the Dog Park. It was noted District Counsel has been researching this item. Although the Dog Park is in the Developer's name, the County has it noted as being a part of the CDD. District Counsel recommended working with a real estate lawyer to determine the final obligation.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

**Review and Consideration of the
October 21, 2025, Board of
Supervisors Meeting Minutes**

The Board reviewed the minutes.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board accepted the minutes of the October 21, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Business Matters

Pool Slide Update

Ms. Ripoll noted that Mr. Stolarz met with the vendor, Vermana.

Mr. Stolarz gave an update and noted he had reviewed all additional work needed with the vendor. He gave an overview of the work needed and noted there will be a proposal forthcoming for an additional U-frame.

It was noted the District Engineer and Vermana have viewed the pool slide and confirmed it is safe to use.

Update on Dog Park

Ms. Ripoll noted the recommendation is to move forward with a real estate attorney contingent on cost, in order to determine the deed to the Dog Park.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the hiring of a real estate attorney, contingent on cost being provided, in order to determine deed clarification for the Dog Park.

**Update Regarding Lighting
Proposal - Fonroche Lighting
America**

Ms. Litwin gave an update.

Ms. Ripoll gave an overview and noted the lighting vendor did not provide satisfactory customer service or communication. Fonroche Lighting America will be paying for half of the forklift cost due to their unsatisfactory service. It was noted that the lights have been delivered. Another vendor will be installing the lights next Saturday.

Mr. Stolarz will meet the vendor for installation.

The Board reviewed and confirmed the lighting locations.

Discussion of Board Members Projected Project Expenses

Mr. Stolarz gave an overview of projected project expenses.

Mr. Free recommended adding a priority column.

There was discussion regarding the proposals for pressure washing and paver sealing. It was noted there is a breakdown of price for each location.

A resident commented regarding pavers around the pond on Creekside Drive. It was noted this area will need a quote.

The vendor gave an overview of the process for paver sealing.

Ms. Ripoll gave an overview of the budget for this project.

Ms. Litwin recommended working on the most prevalent safety issues first.

It was noted the second proposal only includes the walls and Amenity Center/Pool area.

There was discussion regarding comparison of the proposals, pricing, and current budget.

Ms. Glasgow gave an overview of the budget. She noted the District can use the Major Repairs and Replacements line item. After the lighting project and partial pressure washing, it was noted this should leave around \$70,000.00 in that line item.

Mr. Stolarz gave an overview of expenses thus far.

There was brief discussion regarding the scope of work.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$22,000.00, from Billingsley, for the pressure washing and paver sealing Sections 2-5, with focus on the most prevalent safety issues, and final agreement review by District Counsel.

It was noted the other sections can be approved in Fiscal Year 2027. The Board requested a quote for the walls, bathroom floors and additional paver section around the pond from Billingsley.

Mr. Stolarz will replace the missing electrical outlet covers.

Water Fountains Update

Mr. Stolarz gave an update and noted the water fountain at the park was removed, the area was patched and the fountain was capped.

It was noted the basketball court water fountain was also capped.

There was a recommendation to have a water dispenser, but additional plumbing and maintenance might have been required.

Mr. Stolarz noted the two requested water fountains have been replaced.

Playground Discussion

Ms. Ripoll noted the expense is well beyond the budget.

Ms. Litwin noted the chosen play structure's cost was \$25,000.00, but also requires a \$28,000.00 installation cost. Vermana is going to view the playground area to offer a proposal for clean-up of any hazards, repairs, and replacement of areas needed.

There was brief discussion regarding the playground structure and needed repairs.

Ms. Litwin noted the swings can be replaced immediately and are within the budget. Mr. Stolarz will follow up with the type of swing needed.

Ms. Ripoll noted that Mr. DiPhilippo is against spending money on fixing the playground.

It was noted the playground is a safety hazard and needs repair or removal.

There was brief discussion regarding the playground options and locations.

This item will be kept on the agenda.

Review and Consideration of the Landscape and Maintenance Contract Renewal with Juniper Landscaping of Florida LLC

Ms. Ripoll gave an overview and noted that Juniper Landscaping of Florida LLC purchased LMP. They originally stated that the contract and scope of work would not change. However, Juniper Landscaping of Florida LLC immediately sent a new contract with a 5% increase.

There was brief discussion regarding Juniper's staff, point of contact, and services. It was noted Juniper also works with Medallion.

Ms. Ripoll noted the District is on a month to month agreement currently.

There have been issues with Juniper removing the pond caps that were put in place to stop Medallion Homes from tapping into the District's water.

It was noted the watering days will need to be changed due to new watering limitations.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board did not approve the renewal contract with Juniper Landscaping of Florida, LLC.

On MOTION by Ms., Litwin, seconded by Mr. Free, with all in favor, the Board approved the termination of the current month to month contract with Juniper Landscaping of Florida, LLC.

Review and Consideration of the Landscape and Maintenance Proposals

- **Grant's Gardens SRG LLC**
- **Yellowstone Landscape**
- **Impact Landscaping & Irrigation**

Ms. Ripoll gave an overview of the proposals and noted these are under the cap. It was noted the previous LMP staff now work for Grant's Gardens SRG LLC and it is the same cost as the current landscaping. Mr. Chris Berry works for this vendor.

A resident commented on Impact Landscaping and Irrigation.

Ms. Ripoll noted that each vendor was provided with a current District landscaping map.

Mr. Stolarz reviewed the online ratings of the vendors and noted Grant's Gardens increase is 3.5%.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the Grant's Gardens SRG LLC Landscape and Maintenance Proposal.

There was brief discussion regarding the scope of work and adjusting the water irrigation days.

A resident recommended doing a fire ant treatment. Ms. Litwin noted it is very expensive, but spot treatments are included in the normal landscaping. Ms. Ripoll will follow up with a quote.

Review and Consideration of the Engagement Letter for Rebate Services, Series 2016A&B with GNP Services

Ms. Ripoll noted this is an annual requirement for the District for auditing purposes.

There was brief discussion regarding the balance sheet and the bonds payable. Ms. Glasgow gave an overview.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved the Engagement Letter for Rebate Services, Series 2016A&B with GNP Services.

Ratification of Payment Authorization Nos. 316 – 327

The Board reviewed the payment authorizations.

It was noted there are a few pending authorizations from the District Engineer who has agreed to reduce the amounts.

There was brief discussion regarding the authorizations.

Ms. Litwin gave an update on the District Engineer and noted they will not be at the Board meetings unless requested to do so.

A resident commented on the security system. Ms. Litwin noted this will be addressed in the new fiscal year budget.

There was brief discussion regarding water usage. Ms. Litwin noted there was a broken sprinkler head in the preserve. This has since been capped.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board ratified Payment Authorization Nos. 316 – 327.

Review of Districts Financials

The Board reviewed the District Financials through January 2026.

There was brief discussion regarding the cleaning company and bathrooms. Ms. Ripoll noted the cleaning company is only replacing half of the paper towels as they are being vandalized. Mr. Stolarz noted the locks to the men's bathroom needs to be redone. Ms. Ripoll will follow up with a quote from Envera.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the January 2026 District Financials.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel-** Condolences were extended to Mr. Cohen on the loss of his father.
- District Engineer-** Not present.
- District Manager-** Ms. Ripoll noted the next meeting is scheduled for March 17, 2026, at the same location.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz commented on the speed tables and recommended one for Silkwood Avenue.

Ms. Litwin noted the speed tables require a traffic study completed by the County. Ms. Ripoll gave an overview of the process and noted she will follow up.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board approved a traffic study to be completed on Silkwood Avenue in Cross Creek CDD by the County.

There was brief discussion regarding the timing of the traffic study.

Ms. Litwin gave an update on the new watering schedule and noted watering can only take place once a week per house. This is in effect until July 1, 2026. It was noted the watering on Saturdays and Sundays needs to be eliminated at this time. Ms. Litwin and Ms. Ripoll will work on a new watering schedule and access for the landscaping vendor.

A resident commented regarding the electrical lighting installation. Ms. Ripoll will follow up with the vendor.

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

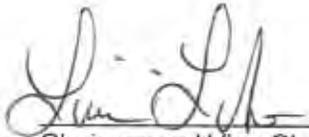
SIXTH ORDER OF BUSINESS

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 February 27, 2026, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:53 a.m.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson