

MINUTES OF MEETING

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

**Tuesday, October 21, 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

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
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

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

**Review and Consideration of the
September 16, 2025, Board of
Supervisors Meeting Minutes**

The Board reviewed the minutes.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the September 16, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Business Matters

Pool Slide Update

Ms. Ripoll noted this project is in progress. The contractors have access to everything needed.

Ms. Litwin noted it should take approximately 3 weeks to complete.

There was brief discussion regarding what is needed to complete the project.

This item will be kept on the agenda.

Update on Dog Park

Mr. Cohen, District Counsel, gave an update on the Dog Park. A Title Report was ordered, and the Dog Park is confirmed to be owned by Medallion Homes. It was noted they are not interested in a conveyance at this time. The District is not responsible for maintenance or insurance related to the Dog Park. District Counsel can send any correspondence as requested by the Board.

There was brief discussion regarding the historical background related to the Dog Park and the CDD funds that have been spent on that area. It was noted any CDD owned items can be removed from the Dog Park if the Board so chooses.

A resident noted that when purchasing within the community, the Dog Park was included in the advertised amenities.

There was discussion regarding the Rules and Regulations of maintaining the Dog Park. It was noted the HOA will now be responsible for enforcing the maintenance, as it is a property within Cross Creek.

Mr. Stolarz noted the water needs to be shut off in that location. He will follow up with the County.

It was noted the doggie waste station clean-up service and trash pickup will be canceled, the landscaping will cease, the Cross Creek signage will be removed, and an email blast will be sent out to the residents notifying them of the change. There was brief discussion regarding moving the benches that were bought by the CDD, and a possible new location for a Dog Park. The Board agreed to not move the benches.

Mr. Cohen will send a letter to Medallion Homes confirming their ownership of the Dog Park, and to notify that the CDD is stopping maintenance, stopping insurance, and notifying the residents. There was brief discussion regarding the legalities.

Discussion of New Security System Vendor

Mr. Stolarz received vendor information via email and will get a proposal for the Board's review.

This item will be kept on the agenda.

Discussion of Lighting Proposal – Fonroche Lighting America

The Board reviewed the proposal. It was noted the lighting is more than sufficient for the area.

There was discussion regarding the carrier company and unloading the lighting. It was noted a forklift would be needed.

Fonroche Lighting America reviewed the installation process and cost. He recommended direct burial for the poles. It was noted the vendor can provide installation, but the proposal price will increase. It was noted LMP could provide installation with vendor guidance, or a General Contractor could complete the project.

The Board reviewed the location for the lighting poles and the process for assembly and installation.

It was noted no permits should be needed.

The Board reviewed the scope of the items included in the proposal and cost of installation. It was noted all the various lighting designs were the same cost. The Board agreed on the Essential design.

Ms. Glasgow reviewed the budget and noted \$15,000.00 was allotted for solar lighting. A 50% deposit is required. Ms. Ripoll recommended starting the project in January 2026.

District Counsel will draft the contract agreement. Fonroche Lighting America will submit a new proposal with the Essential lighting design and extension of expiration date to Ms. Ripoll by the end of the week.

There was brief discussion regarding the approval.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$40,000.00 for the Fonroche Lighting America proposal, subject to the execution of the contract and funding for the project, with final authorization by the Chair.

Ms. Ripoll will work on finding a General Contractor. It was recommended to contact Owens Electric for a proposal that includes removal of the old poles and installation of the new poles.

Discussion of Amenity Center Projects

This item was moved to the discussion of Board Members Projected Project Expenses.

Discussion of Tree Trimming and Removal Memorandum

Mr. Cohen gave an overview of the memorandum. The memo reviews resident responsibilities regarding tree trimming and removal. It can be sent out via email blast.

Ms. Ripoll will post on the District's website.

Discussion of Board Members Projected Project Expenses

Mr. Stolarz reviewed the project expenses thus far, and for the future. It was noted the rock installation is complete which reduces the debris in the drains. The pool slide repair is in process.

Ms. Cuesta reviewed the Major Repairs line item within the budget. It was noted that the total amount is \$140,000.00, \$40,000 is for the lighting proposal.

There was brief discussion regarding the major repairs budget. Ms. Litwin recommended the playground to be the next major repair.

This item will be kept on the agenda.

Water Fountains

Mr. Cohen reviewed the water fountain locations. It was noted the water fountains are not required at any of the locations, except for the Amenity Center.

There was brief discussion regarding the Amenity Center water fountains. It was noted both fountains would have to be repaired due to ADA compliance. Ms. Litwin recommended removal of the fountain at Rye Grass Loop and the basketball court.

Ms. Ripoll will email the maintenance vendor for removal and repair as recommended.

There was brief discussion regarding the cost and the possibility of having a fountain with the water bottle option.

Review and Consideration of Playground Proposals

It was noted the mulch will be done by the end of the month.

A resident commented regarding the land near the basketball court and noted the mulch is being washed out. She recommended putting sod against the sidewalk to stop this from happening. LMP will follow up.

The Board reviewed the two proposals. It was noted the Playscape Services proposal did not include pictures of the equipment configuration. However, the proposal did include mulch for the playground.

It was noted the ARC proposal did not include the installation cost.

There was discussion regarding the size and the playground design. It was noted it can be smaller and does not need to be the same equipment.

A resident commented regarding the demographic in Cross Creek CDD.

Ms. Litwin noted the playground area floods and needs to be re-mulched and raised. LMP will follow up and submit a quote for the Board's review. This will happen after the playground redo.

Mr. Berry reviewed the scope of work for playground drainage.

The Board requested pictures from Playscape Services and to remove the tax from the proposal. They also requested a proposal from ARC for a smaller playground with installation cost. The proposals also need to include the removal of the playground.

Mr. Stolarz recommended adding new swings. Ms. Litwin recommended inspecting the swing structure. LMP and Mr. Stolarz will follow up.

There was brief discussion regarding placement of mulch versus sand.

Ms. Litwin recommended a budget of \$35,000.00. The second playground is still usable.

Ms. Ripoll will follow up with the vendors for updated proposals.

There was brief discussion regarding the major projects.

This item will be kept on the agenda.

Discussion of Possible Dog Park

Ms. Litwin noted fencing will be the first cost to investigate.

There was brief discussion regarding having water for the dog park and the location.

This item will be kept on the agenda.

**Review and Consideration of
adding Speed Tables**

Ms. Litwin gave an overview and noted it was previously approved to add speed tables within the community. The County has installed one upgraded speed table for monitoring thus far, but will be changing it to the original design.

The Board reviewed the locations for the speed tables.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board approved the Speed Tables installation within the community and locations as presented.

**Ratification of FY 26 Egis
Insurance Package**

Ms. Ripoll noted this is solely for ratification. This insurance coverage started on October 1, 2025.

There was brief discussion regarding the loss of business income coverage. Ms. Ripoll will follow up.

Mr. Free requested a price for umbrella coverage. There was brief discussion regarding that coverage. It was noted the District has sovereign immunity.

There was also brief discussion regarding the replacement values in the insurance package. It was noted the pool was added in the last couple of years.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board ratified the FY 26 Egis Insurance Package.

**Ratification of Payment
Authorization Nos. 311 – 315**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these are contractual obligations that have already been paid. This is solely for ratification.

LMP noted there will be a payment authorization forthcoming for the zone valve batteries.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board ratified Payment Authorization Nos. 311 – 315.

Review of Districts Financials

There were no District Financials at this time.

Ms. Cuesta will send to the Board to review when available.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No report.

District Engineer- Mr. Sprouse noted the new irrigation permit has been completed.

There was brief discussion regarding irrigation use reporting. It was recommended to reach out to Hoover for the total flow information and to gain access. Ms. Ripoll will follow up to get Mr. Sprouse access.

There was also brief discussion regarding the watering days and times. Ms. Litwin noted the County puts water restrictions in place. Residents need to be able to water as needed.

Ms. Litwin commented regarding the Dog Park information and noted she will forward to the HOA.

District Manager- Ms. Ripoll noted the tree trimming memo is on the District's website. The November Board meeting will be canceled.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz commented regarding the Advance Aquatics contract price. Mr. Cohen noted an addendum has been completed.

Mr. Stolarz commented regarding the timing of watering. It was noted a mainline was broken and therefore sprinklers are not working correctly. This is due to the County construction.

There was brief discussion regarding the construction. It was noted all water has been capped that was going to Medallion locations.

Ms. Litwin will follow up with the doggy waste station clean-up company.

There was brief discussion regarding the pond that is full of debris and overgrown. The Board reviewed the location. Ms. Ripoll noted LMP mows in that location.

Ms. Litwin recommended approval of a not to exceed amount for the playground. She requested cancellation of the November and December meetings.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$40,000 for the Playground, with authorization by the Chair and agreement by District Counsel.

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 Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board adjourned the October 21, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:47 a.m.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson