

Cross Creek Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

Phone: 407-723-5900, Fax: 407-723-5901

www.crosscreekcdd.org

The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, September 16, 2025, at 10:00 a.m. at the 4000 Creekside Park Dr, Parrish, Florida 34219.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

Join from the meeting link

<https://pfmcdd.webex.com/meet/ripollv>

NOTE: If you are calling into the meeting by phone or Webex, please MUTE your line!

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- **Call to Order**
- **Roll Call**
- **Public Comment Period** (*where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person*)

Administrative Matter

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

Old Business Matters

2. Pool Slide Update
3. Discussion of Dog Park
4. Irrigation System Cut-Off Status to Non-CC CDD Areas
5. Discussion of New Security System Vendor
6. Discussion of Lighting Proposal – Fonroche Lighting America
7. Discussion of Splash Pad

New Business Matters

8. Discussion of Board Members Projected Project Expenses
9. 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
 - Sidewalk Repairs Around the Amenity Center
 - Basketball Court Repair
10. Review and Consideration of Golf Course Entrance Landscaping

11. Review and Consideration of Aerator Quote and Monthly Increase with Advanced Aquatics
12. Ratification of Payment Authorization Nos. 307-310
13. Review of District Financial Statements (*provided under separate cover*)

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - No Fishing Signs
 - Amenity Center Interior Rocks Status

Supervisor Requests & Comments

- CDD Priorities

Adjournment



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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	Chairperson
Bruce Stolarz	Vice Chairperson
Mike DiPhilippo	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Jennifer Glasgow	Accountant – PFM
Kiara Cuesta	Accountant – PFM
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A. – Via Phone
Jeff Sprouse	District Engineer – Alliant Engineering
Chris Berry	LMP
Fabiana Solarte	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 10:00 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. DiPhilippo 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. 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-

- **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



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Pool Slide Update



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Dog Park



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

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



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of New Security System Vendor



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Lighting Proposal – Fonroche
Lighting America

Opportunity Owner	Michael Montenaro	Quote Number	00086369
Payment Terms	50% deposit, 50% Net 30 from Ship Date-contingent on credit approval	Quote Name	G9887-ParrishFL-CreeksideParkDriveRdEntranc
Shipping Terms	Prices are FOB Origin	Quote Date	8/12/2025
Notes to the customer	Systems run at full power until 1:00 PM then dim to 50% for the rest of the night.	Quote Expiration Date	11/12/2025
		Est. Lead Time	Within 6 Weeks
		Ship To Name	Manatee County Community Development District
		Ship To	United States

Shipping estimated; final cost determined on day of shipping and added to invoice.

Shipping fees do not include offloading at the delivery site. It is the customer's responsibility to arrange for any necessary equipment or personnel to unload the shipment upon arrival.

Beware of Fraud: Any advance payment request will only be made on the basis of a proforma invoice sent by Fonroche Lighting America.

Fonroche Model Number	Fonroche Product Description	Price System	Quantity	Amount
[Belle-3K-T4] [P190F-2P]HW-MC-Fixture Color: TBD POLE: 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color: TBD	SmartLight Assembly with 624Wh-24V NiMH Battery , special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Belle Epoque Fixture 3K Color Temp.-Type 4-Fixture Color: TBD - . System color is black. Mount: High wind and enhanced marine coating. 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color is TBD 8 Year Warranty All Night Lighting 365 Days a Year - Full Battery Replacement Assumes No Shading Assumes little or no snow 10 Degrees Tilt 100% =23 Watts worst case conditions.T-PM: 6 hrs. @100% T-N (Balance of night) @50% T-AM: 0 hrs. @100%	USD 3,857.00	2.00	USD 7,714.00
[Belle-3K-T4] [P190F-3P]HW-MC-Fixture Color: TBD POLE: 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color: TBD	SmartLight Assembly with 936Wh-24V NiMH Battery , special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Belle Epoque Fixture 3K Color Temp.-Type 4-Fixture Color: TBD - . System color is black. Mount: High wind and enhanced marine coating. 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color is TBD 8 Year Warranty All Night Lighting 365 Days a Year - Full Battery Replacement Assumes No Shading Assumes little or no snow 10 Degrees Tilt 100% =23 Watts worst case conditions.T-PM: 6 hrs. @100% T-N (Balance of night) @50% T-AM: 0 hrs. @100%	USD 4,336.00	1.00	USD 4,336.00
GATEWAY	Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or more	USD	1.00	USD

SmartLight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.	1,377.00	1,377.00
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Total Line Items	USD 13,427.00
Shipping and Handling	USD 3,150.00
Quote Total	USD 16,577.00

This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference. Seller's Terms and Conditions of Sale may be viewed at <https://www.fonrochesolarlighting.com/about-us/terms/>.

Pricing is based on Fonroche Lighting America's Standard Terms & Conditions and any additional terms stipulated herein. It is the Representative's responsibility to convey these terms to the customer. Without prior written approval from Fonroche Lighting America's Sales Director, any deviation from these terms may constitute a change in this pricing at the time of order.

APPLICATION DESIGN

Crosscreek Creekside Park Drive Road - Intersections Parrish, FL



Project Number: G9886
Date: 8/12/2025
Written by: Michael ZERMANI
Version : A



The global leader in solar lighting



Fonroche Lighting America is proud to be part of Fonroche Lighting, the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the State Treasury in Salem, Oregon to the West African Republic of Senegal. Over 150,000 Fonroche SmartLight systems have been deployed worldwide.

With five offices in the USA and installations across the country, Fonroche is never far away. Some solution providers enter the solar lighting market—then move on. We're a reliable partner that sticks around. You get the responsive support and smart answers that you need now—and the confidence that we'll be here for you far in the future. And we can take on projects of any size, from local to national. That's why so many municipalities, military and federal facilities, tribes, commercial properties, and developers trust us to deliver the full promise of solar lighting.



The **3** key benefits for your project

OFF GRID

100% solar, not connected to the utility grid. No outages.

365 nights of light a year guaranteed.

POWERFUL

Powerful illumination, on a par with grid connected systems.

COST EFFICIENT

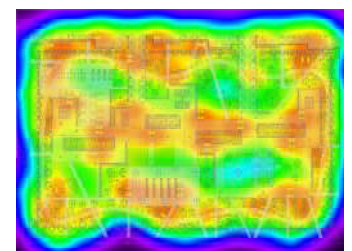
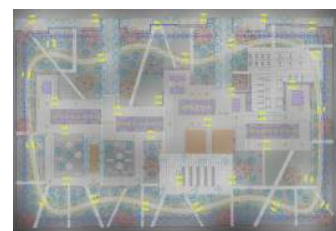
No maintenance for the first 10 years. Rapid installation. No operating costs.

Feasibility of your solar lighting project

To guarantee powerful, cost-effective off-grid lighting, Fonroche operates its own **design offices**.

We assess the feasibility of each project in four stages:

- 1.** First, we define your **lighting requirements**.
- 2.** Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.
- 3.** On this basis, we **calculate** what size and how many products we need to install.
- 4.** Finally, our sales team draws up a **cost estimate**.



1 Project = 1 Study



1



10-Year Analysis of local weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

2



Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

3



Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

4



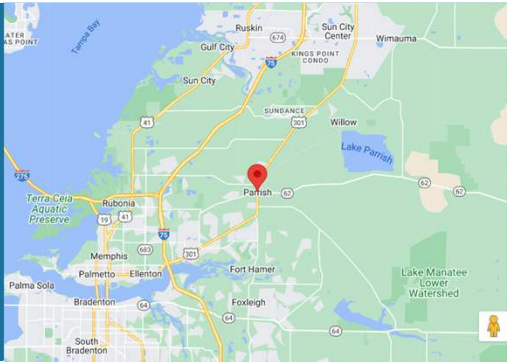
Results

Based on our experience, we propose the **optimal solution** in terms of lighting performance and cost effectiveness.

Autonomy of
365
nights of lighting /year

Analyzing your lighting project

Your Project location



Parrish, FL

USA

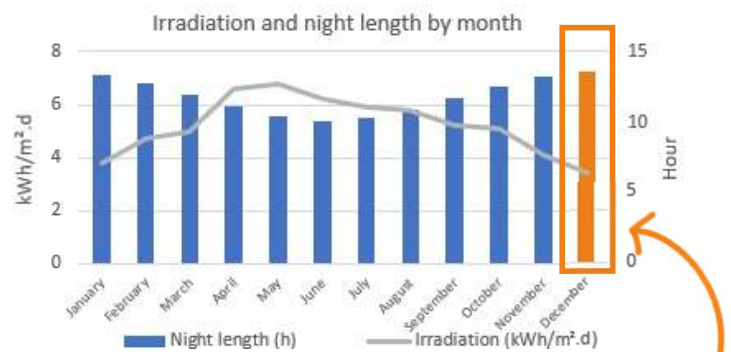
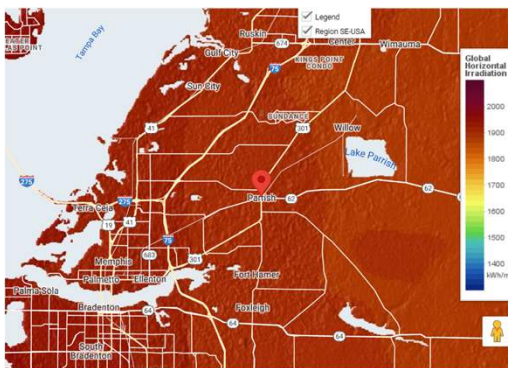
GPS COORDINATES

Latitude: 27.5877° N

Longitude: 82.4255° E

Your Solar Potential

We have analyzed the weather data for the last 10 years at your project location so that we can guarantee constant lighting every night of the year.



Average annual irradiation : .21kWh/m².d

Sizing takes account of the month with the lowest irradiation and the longest night.

Your Lighting Application



Residential Development Streets

Compliance with public lighting standards

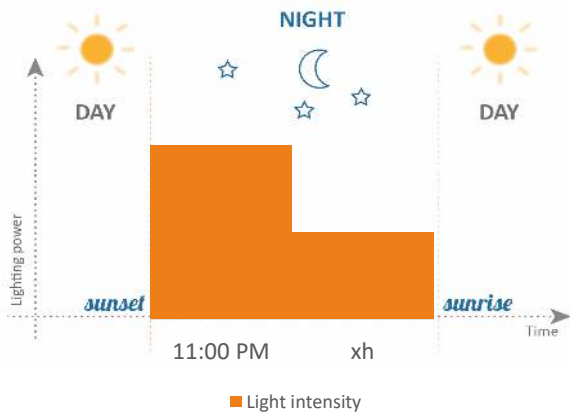
Your project has been designed in compliance with:
AASHTO standard



Belle Epoque

Inspired by “traditional” lighting, the BELLE EPOQUE lantern for solar streetlights aims to echo the past by keeping the shape of the lanterns of yesteryear. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while keeping a refined and distinctive shape.

SmartLight System Configuration



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	624 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	

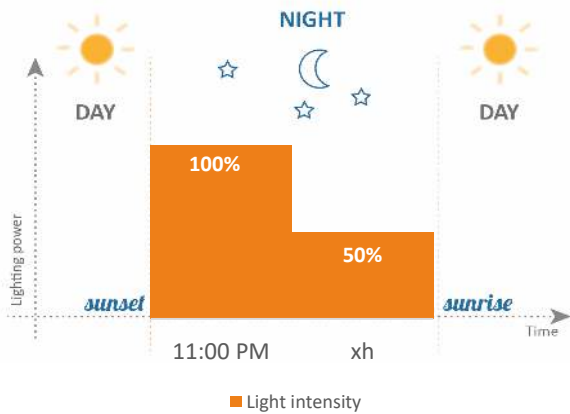


Grapevine, TX

Belle Epoque

Inspired by “traditional” lighting, the BELLE EPOQUE lantern for solar streetlights aims to echo the past by keeping the shape of the lanterns of yesteryear. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while keeping a refined and distinctive shape.

SmartLight System Configuration Gateway Unit



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	936 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	



Grapevine, TX

Photometric survey results

Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Quantity
3 Way Intersections	0.54	*0.1	5.40	NA	2
4 Way Intersections	0.52	*0.1	5.20	NA	6
TOTAL					8

Design Targets: 300' spacing between poles on the street
Photometric results above are based on the 3-pole template below.
*0.0 fc spots removed

Eco-friendly lighting

Choose Fonroche — and we will reduce your environmental footprint.

A standard streetlight consumes in average 80 W during 4200 h per year which represents 0.08x4200 x number of solar streetlight = X kWh of energy saving.

Once installed, solar lighting reduces
CO₂ emissions by 1kWh = 0.99 lbs CO₂
compared to a grid-connected installation. (<https://www.eia.gov/>)



Recycling our components

Long product service life and component recyclability are key aspects of Fonroche Lighting's environmental commitments. Our solar streetlights are over 90% recyclable.

Unlike lead-acid batteries, **NiMH batteries** do not contain any toxic chemicals. They are 98% recyclable — the nickel is extracted and used to make various materials, mostly stainless steel.

The **solar panels** have an extremely long service life. Even after 25 years, they will still be producing at least 80% of their initial peak power. So they can continue to be used. Alternatively, about 96% of their component materials can be recycled to make new panels.

PHOTOMETRIC STUDY

**Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

Parrish, FL - Creekside Park Drive Rd - Intersections



2224 SE Loop 820, Building C
 Fort Worth, TX 76140
 Phone Number: (339) 225 4530
 www.fonrochesolarlighting.com

Lighting Plan Rev A

Project Number: G9886

By: Michael Zermani
 michael.zermani@fonroche.us
 Date:8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	8	T4-BEpoque-3000K-23W	SINGLE	4140

Parrish, FL - Creekside Park Drive Rd - Intersections



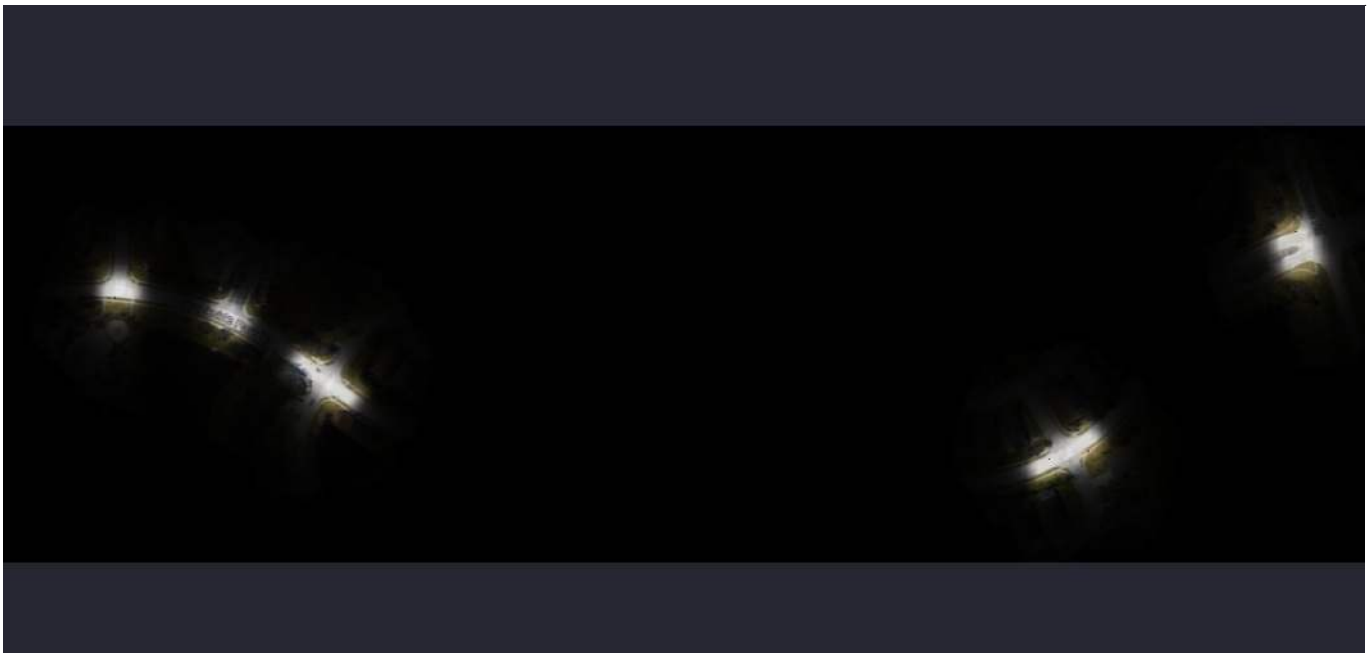
FONROCHE
lighting AMERICA

Lighting Plan Rev A

Project Number: G9886

By: Michael Zermani
michael.zermani@fonroche.us
Date: 8/12/2025

2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



Parrish, FL - Creekside Park Drive Rd - Intersections



FONROCHE
lighting AMERICA

Lighting Plan Rev A

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Parrish, FL - Creekside Park Drive Rd - Intersections

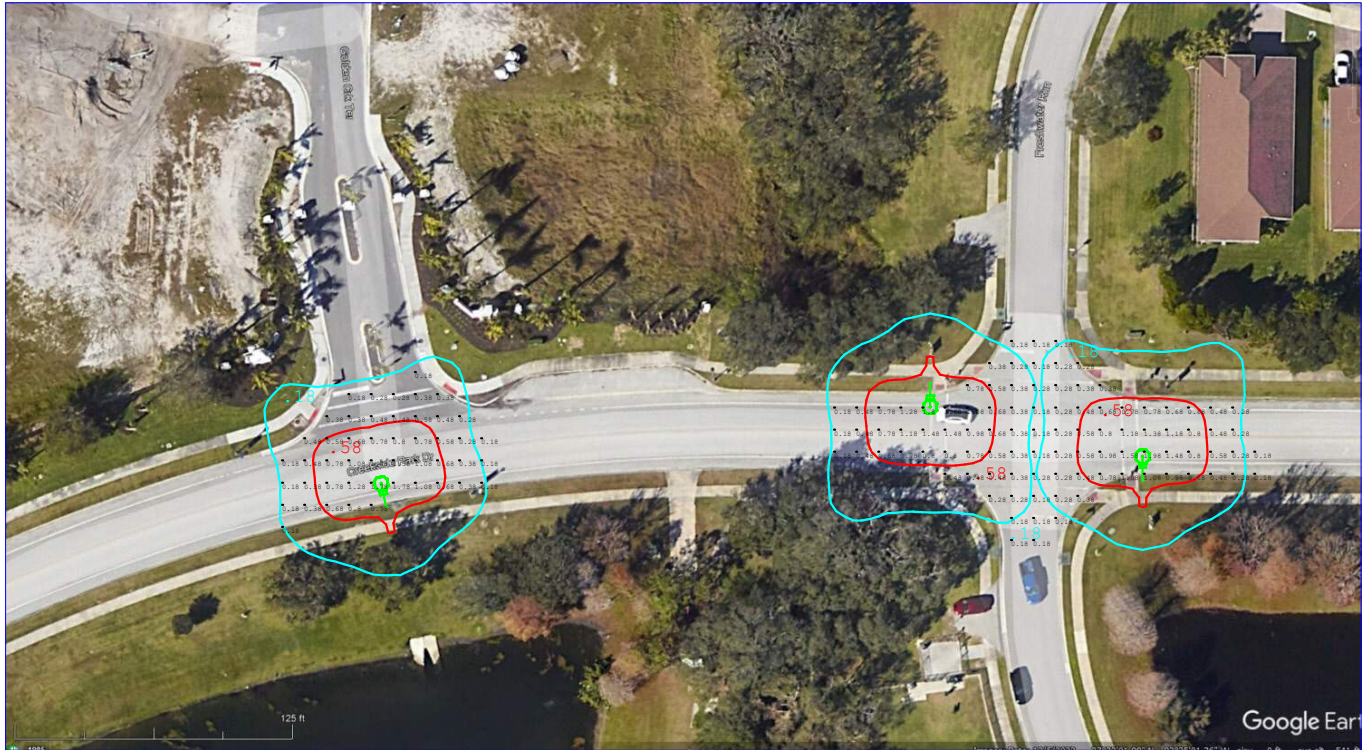


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By: Michael Zermani
 michael.zermani@fonroche.us
 Date: 8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	3	T4-BEpoque-3000K-23W	SINGLE	4140

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
3-Way Intersection	Illuminance	Fc	0.54	1.7	0.1	5.40	17.00
4-Way Intersection	Illuminance	Fc	0.52	1.9	0.1	5.20	19.00

A few examples





Solar lighting

Your commitment to sustainability

Contact us

Michael Montenaro

Regional Manager

P: (339) 225-4530 x217

E: michael.montenaro@fonroche.us

FIND OUT MORE AT

www.FonrocheSolarLighting.com

FONROCHE LIGHTING AMERICA | 2224 SE Loop 820 Building C

Fort Worth TX 76140

Telephone : 339 225 4530

APPLICATION DESIGN

Crosscreek Creekside Park Drive Road V2

Parrish, FL



Project Number:	<u>G9885</u>
Date:	8/12/2025
Written by:	Michael ZERMANI
Version :	A



The global leader in solar lighting



Fonroche Lighting America is proud to be part of Fonroche Lighting, the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the State Treasury in Salem, Oregon to the West African Republic of Senegal. Over 150,000 Fonroche SmartLight systems have been deployed worldwide.

With five offices in the USA and installations across the country, Fonroche is never far away. Some solution providers enter the solar lighting market—then move on. We're a reliable partner that sticks around. You get the responsive support and smart answers that you need now—and the confidence that we'll be here for you far in the future. And we can take on projects of any size, from local to national. That's why so many municipalities, military and federal facilities, tribes, commercial properties, and developers trust us to deliver the full promise of solar lighting.



The **3** key benefits for your project

OFF GRID

100% solar, not connected to the utility grid. No outages.

365 nights of light a year guaranteed.

POWERFUL

Powerful illumination, on a par with grid connected systems.

COST EFFICIENT

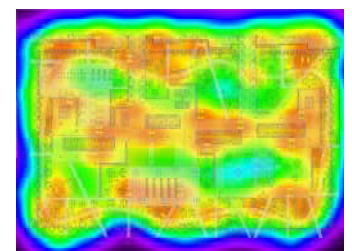
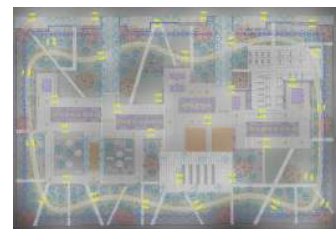
No maintenance for the first 10 years. Rapid installation. No operating costs.

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3. On this basis, we **calculate** what size and how many products we need to install.
4. Finally, our sales team draws up a **cost estimate**.



1 Project = 1 Study



1



10-Year Analysis of local weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

2



Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

3



Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

4



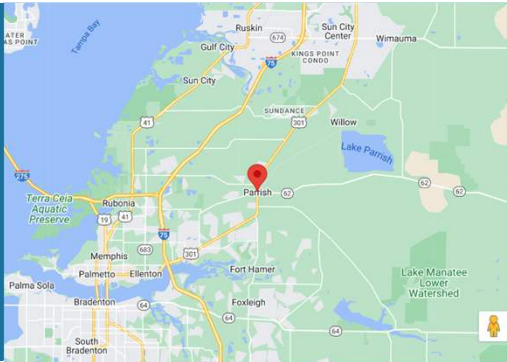
Results

Based on our experience, we propose the **optimal solution** in terms of lighting **performance** and **cost effectiveness**.

Autonomy of
365
nights of lighting /year

Analyzing your lighting project

Your Project location



Parrish, FL

USA

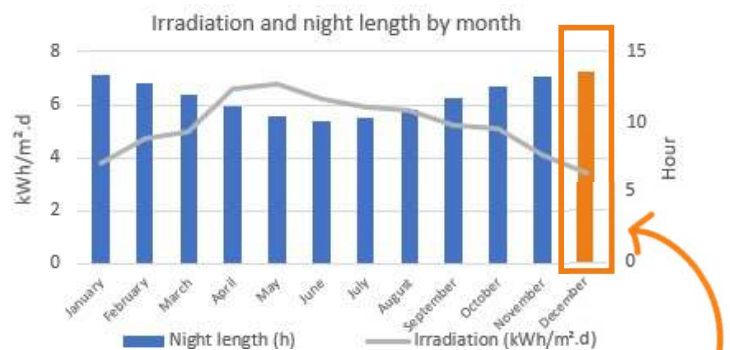
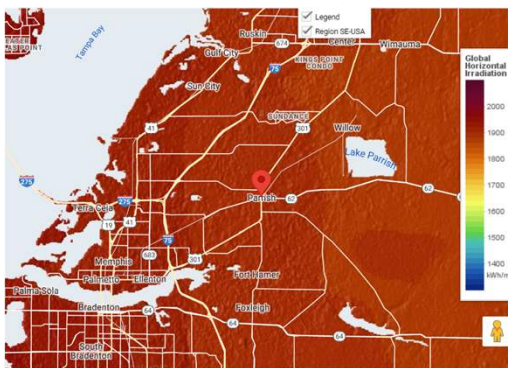
GPS COORDINATES

Latitude: 27.5877° N

Longitude: 82.4255° E

Your Solar Potential

We have analyzed the weather data for the last 10 years at your project location so that we can guarantee constant lighting every night of the year.



Average annual irradiation : .21kWh/m².d

Sizing takes account of the month with the lowest irradiation and the longest night.

Your Lighting Application



Residential Development Streets

Compliance with public lighting standards

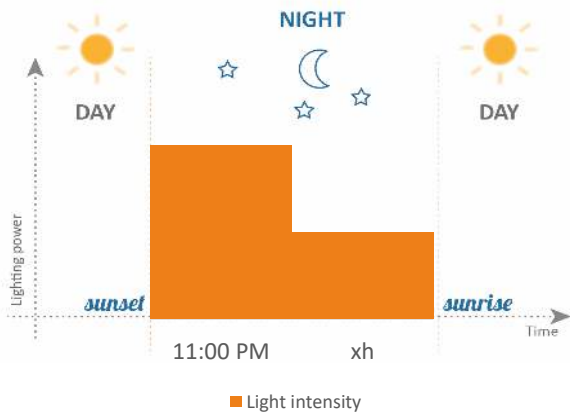
Your project has been designed in compliance with:
AASHTO standard



Belle Epoque

Inspired by “traditional” lighting, the BELLE EPOQUE lantern for solar streetlights aims to echo the past by keeping the shape of the lanterns of yesteryear. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while keeping a refined and distinctive shape.

SmartLight System Configuration



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	624 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 187 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	

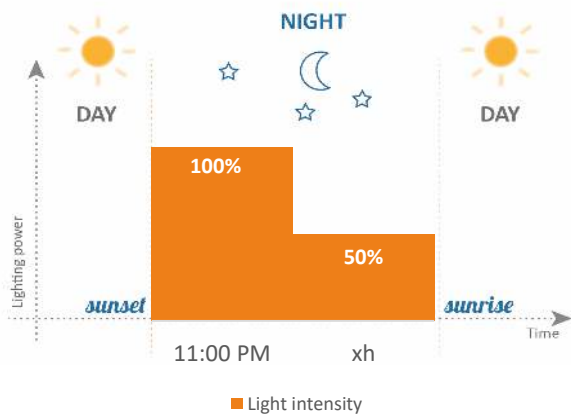


Grapevine, TX

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SmartLight System Configuration Gateway Unit



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	936 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 187 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	



Grapevine, TX

Photometric survey results

Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Quantity
Creekside Park Drive Rd	0.31	0.0	NA	300' between poles	13
TOTAL					13

Design Targets: 300' spacing between poles on the street
Photometric results above are based on the 2-pole template below.

Eco-friendly lighting

Choose Fonroche — and we will reduce your environmental footprint.

A standard streetlight consumes in average 80 W during 4200 h per year which represents 0.08x4200 x number of solar streetlight = X kWh of energy saving.

Once installed, solar lighting reduces
CO₂ emissions by 1kWh = 0.99 lbs CO₂
compared to a grid-connected installation. (<https://www.eia.gov/>)



Recycling our components

Long product service life and component recyclability are key aspects of Fonroche Lighting's environmental commitments. Our solar streetlights are over 90% recyclable.

Unlike lead-acid batteries, **NiMH batteries** do not contain any toxic chemicals. They are 98% recyclable — the nickel is extracted and used to make various materials, mostly stainless steel.

The **solar panels** have an extremely long service life. Even after 25 years, they will still be producing at least 80% of their initial peak power. So they can continue to be used. Alternatively, about 96% of their component materials can be recycled to make new panels.

PHOTOMETRIC STUDY

**Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

Parrish, FL - Creekside Park Drive Rd v2 - Full



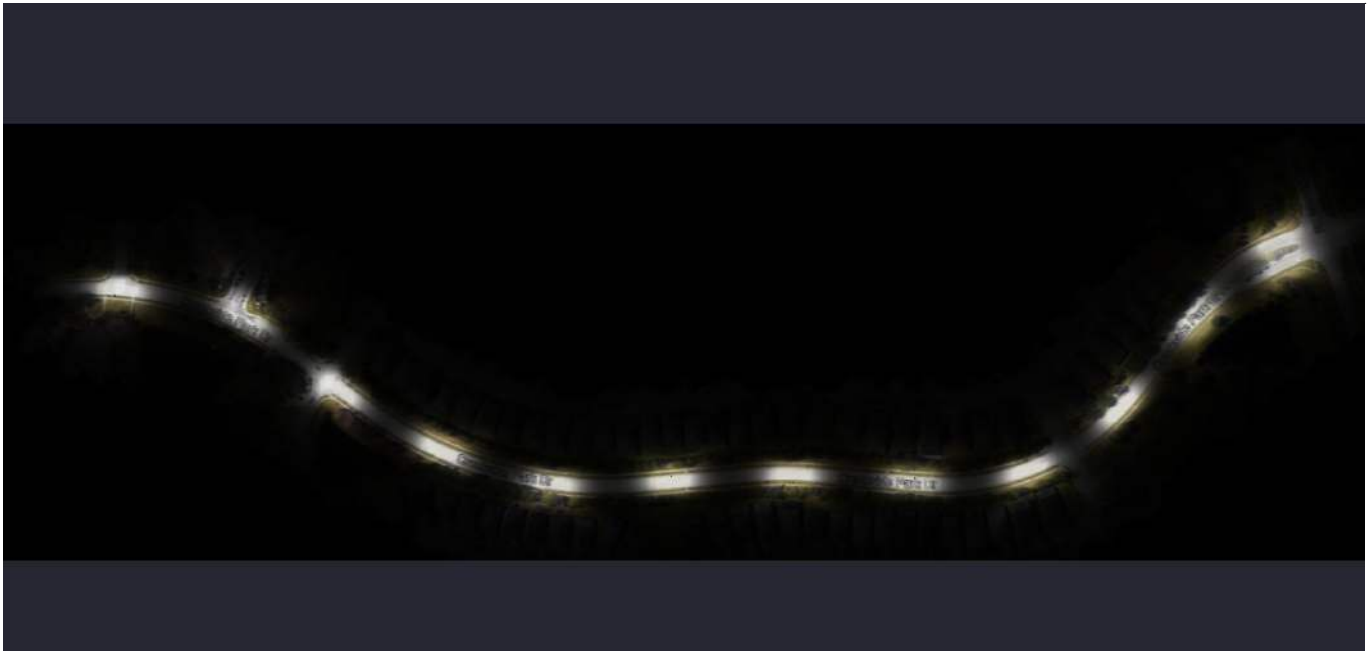
FONROCHE
lighting AMERICA

Lighting Plan Rev A

Project Number: G9885

By: Michael Zermani
michael.zermani@fonroche.us
Date: 8/12/2025

2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



Parrish, FL - Creekside Park Drive Rd v2 - Full



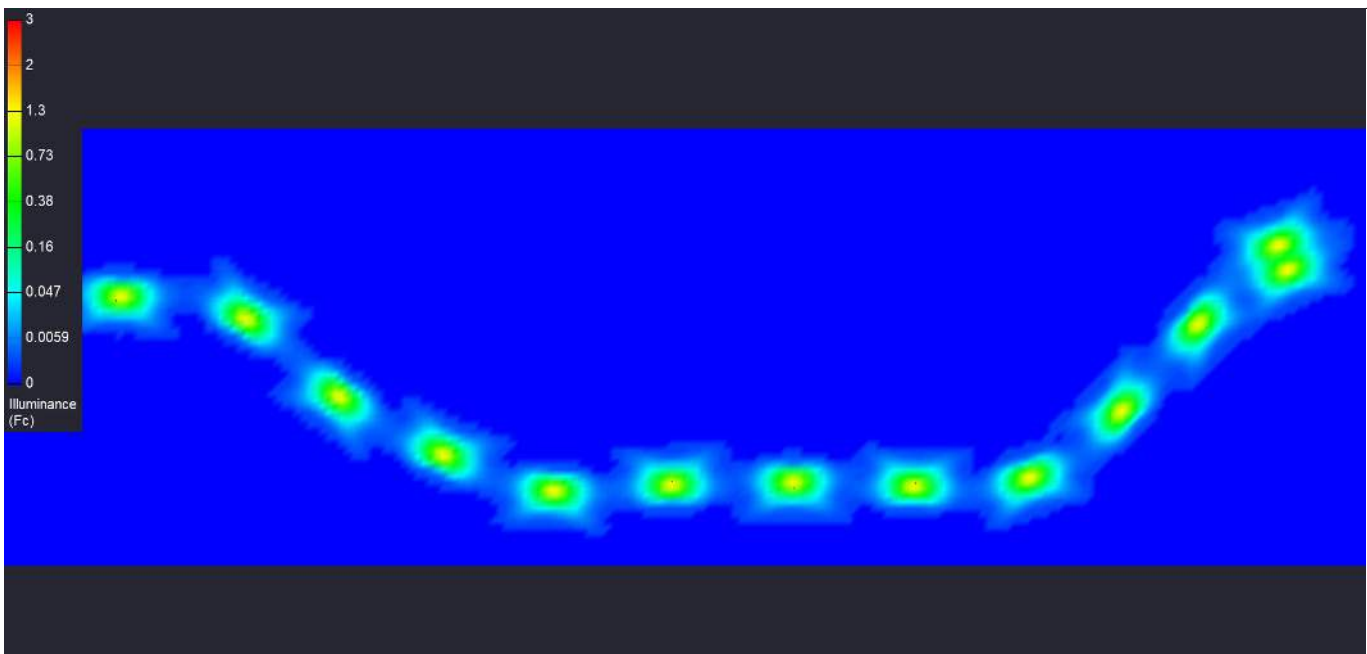
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Parrish, FL - Creekside Park Drive Rd V2 - Template



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By: Michael Zermani
 michael.zermani@fonroche.us
 Date: 8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	2	T3-BEpoque-3000K-23W	SINGLE	4301

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Template	Illuminance	Fc	0.31	2.2	0.0	N.A.

A few examples





Solar lighting

Your commitment to sustainability

Contact us

Michael Montenaro

Regional Manager

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Fort Worth TX 76140

Telephone : 339 225 4530

APPLICATION DESIGN

Crosscreek Creekside Park Drive Road - Entrances Parrish, FL



Project Number: G9887
Date: 8/12/2025
Written by: Michael ZERMANI
Version : A



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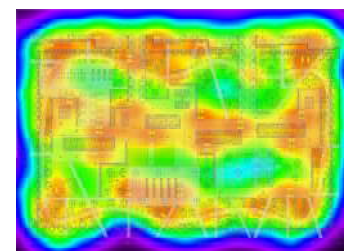
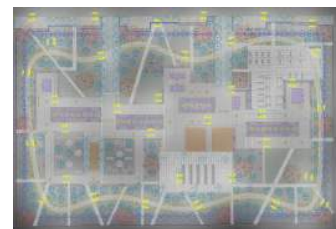
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1 Project = 1 Study



1



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We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

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- Comparative analysis of energy generated by the panel vs. energy used by the system
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4



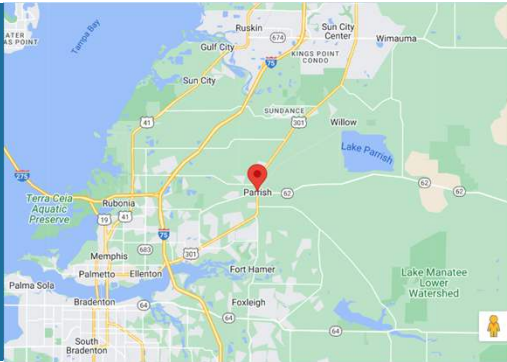
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Autonomy of
365
nights of lighting /year

Analyzing your lighting project

Your Project location



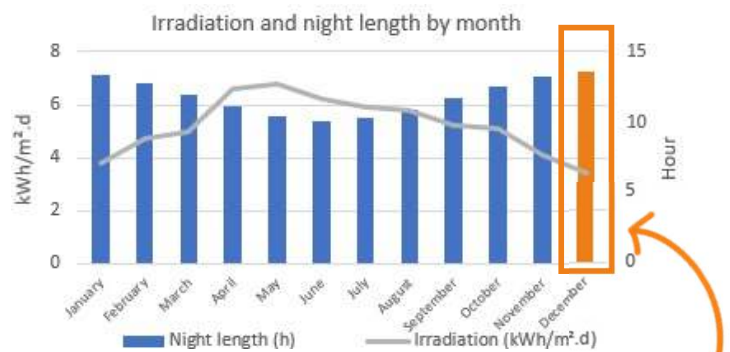
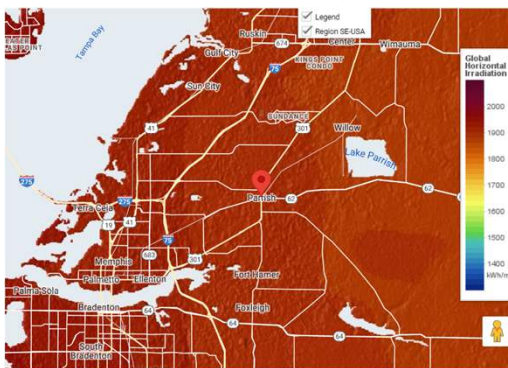
Parrish, FL

USA

GPS COORDINATES
Latitude: 27.5877° N
Longitude: 82.4255° E

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Your Lighting Application



Residential Development Streets

Compliance with public lighting standards

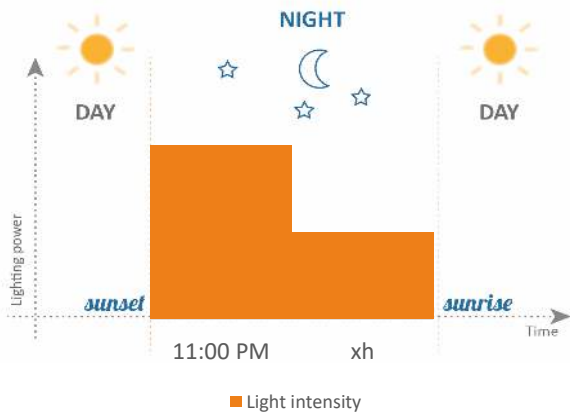
Your project has been designed in compliance with:
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SmartLight System Configuration



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	624 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	

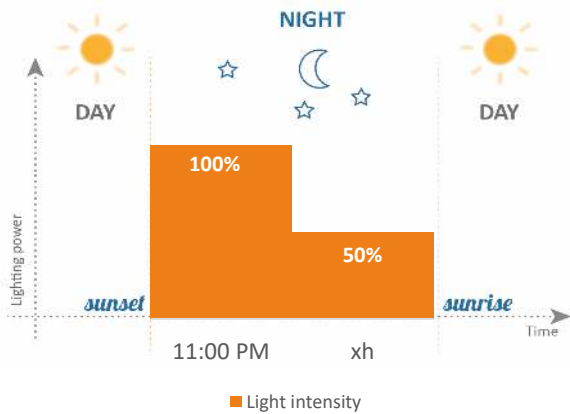


Grapevine, TX

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SmartLight System Configuration Gateway Unit



Photovoltaic Module		30 years SERVICE LIFE
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	10 years SERVICE LIFE
Power 365: Smart Storage and Management		
Battery Capacity	936 Wh	
LED Luminaire		20 years SERVICE LIFE
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	



Grapevine, TX

Photometric survey results

Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Quantity
Silkwood	0.49	*0.1	4.90	NA	1
Golf Course	0.57	*0.1	5.70	NA	2
TOTAL					3

Design Targets: 1 pole at Silkwood entrance and 2 poles at Golf Course entrance.

Photometric results above are based on the 2 templates below.

*0.0 fc spots removed

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A standard streetlight consumes in average 80 W during 4200 h per year which represents 0.08x4200 x number of solar streetlight = X kWh of energy saving.

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compared to a grid-connected installation. (<https://www.eia.gov/>)



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PHOTOMETRIC STUDY

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***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

Parrish, FL - Creekside Park Drive Rd - Entrances



2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

Lighting Plan Rev A

Project Number: G9887

By: Michael Zermani
michael.zermani@fonroche.us
Date:8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	3	T4-BEpoque-3000K-23W	SINGLE	4140

Parrish, FL - Creekside Park Drive Rd - Entrances



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Parrish, FL - Creekside Park Drive Rd - Entrances



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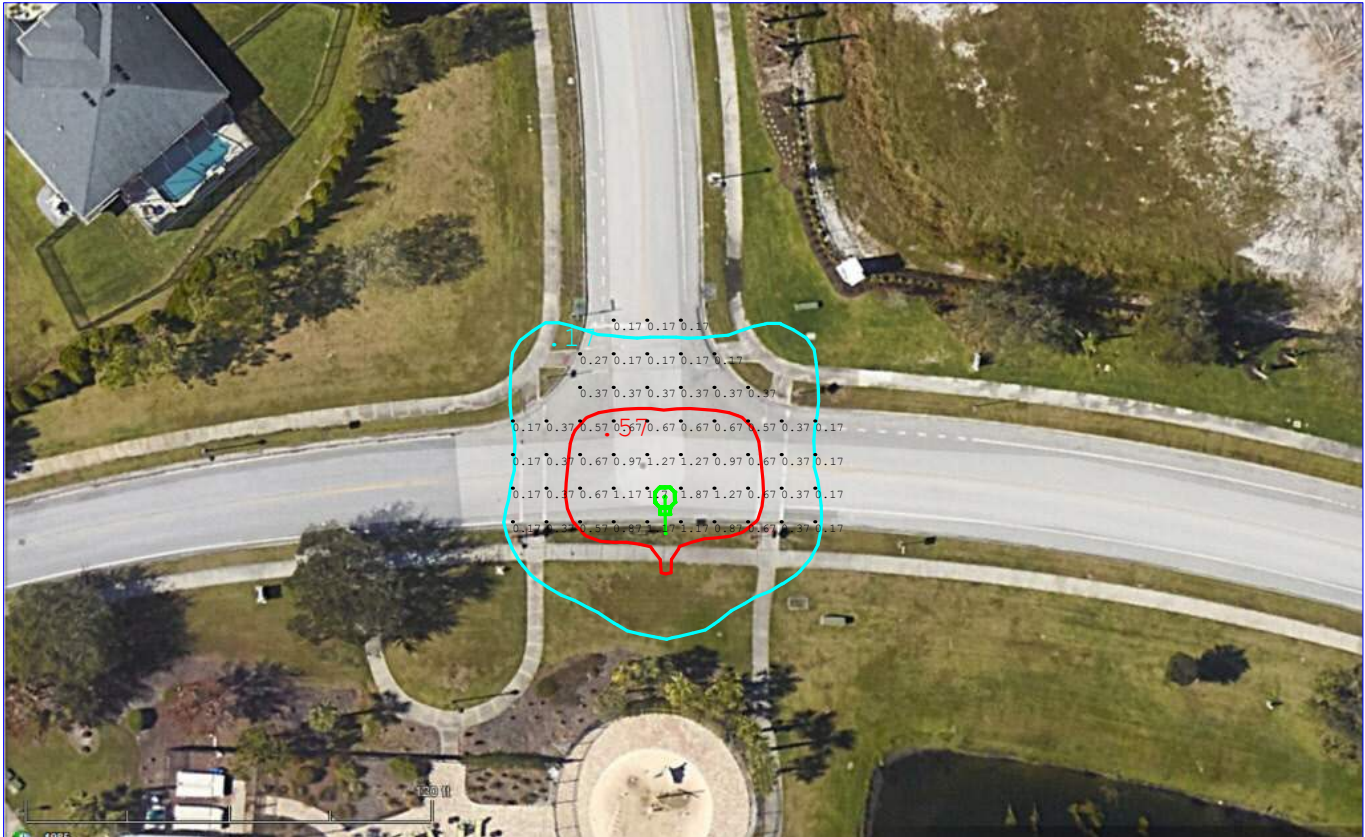
Parrish, FL - Creekside Park Drive Rd - Entrances - Silkwood



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 Fort Worth, TX 76140
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 Project Number: G9887

By: Michael Zermani
 michael.zermani@fonroche.us
 Date: 8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	1	T4-BEpoque-3000K-23W	SINGLE	4140

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Silkwood	Illuminance	Fc	0.49	1.8	0.1	4.90	18.00

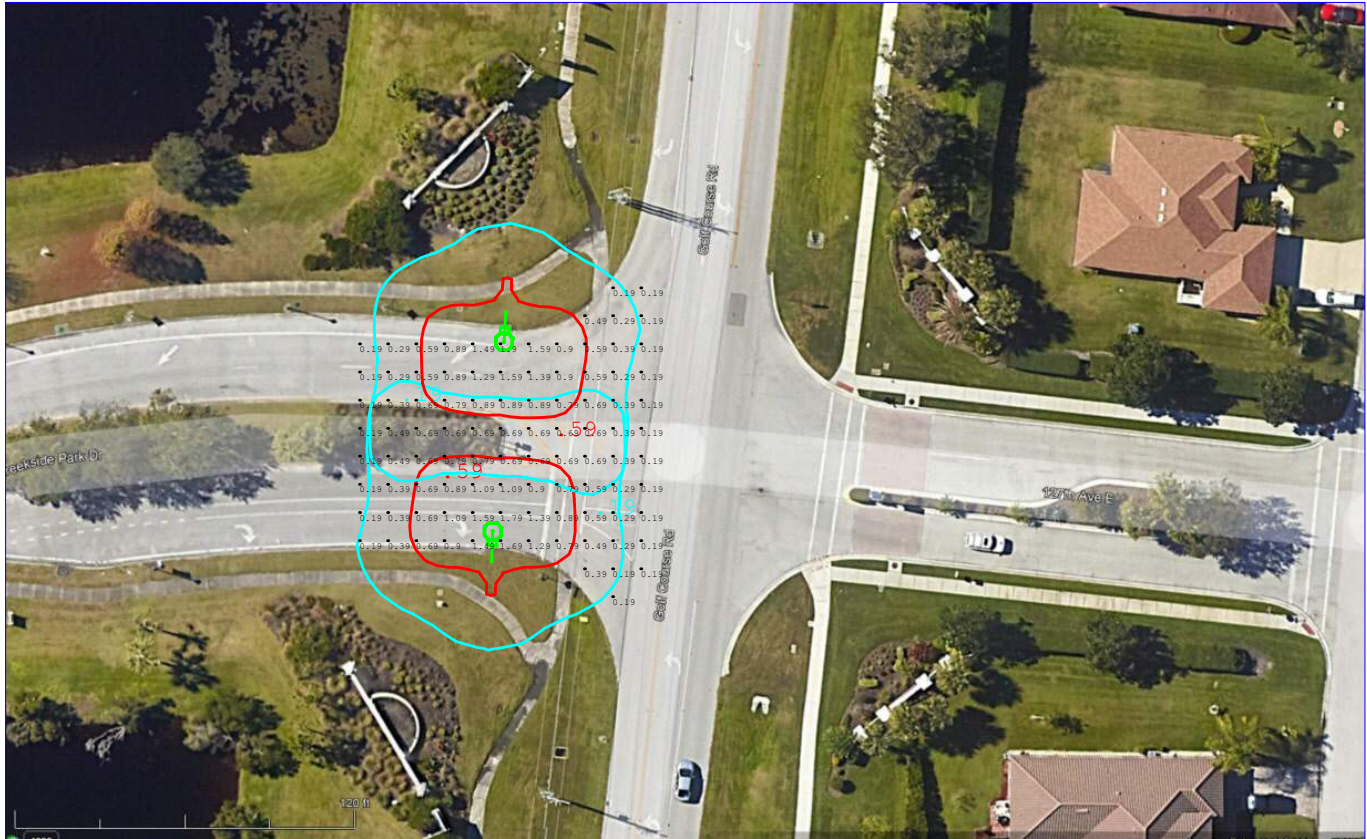
Parrish, FL - Creekside Park Drive Rd - Entrances - Golf Course



2224 SE Loop 820, Building C
 Fort Worth, TX 76140
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 www.fonrochesolarlighting.com

Lighting Plan Rev A
 Project Number: G9887

By: Michael Zermani
 michael.zermani@fonroche.us
 Date:8/12/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	2	T4-BEpoque-3000K-23W	SINGLE	4140

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Golf Course	Illuminance	Fc	0.57	1.9	0.1	5.70	19.00

A few examples





Solar lighting

Your commitment to sustainability

Contact us

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Regional Manager

P: (339) 225-4530 x217

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FONROCHE LIGHTING AMERICA | 2224 SE Loop 820 Building C

Fort Worth TX 76140

Telephone : 339 225 4530



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Splash Pad



Softroc of Ocala

Lianna Litwin
Cross Creek Community
4100 Creekside Park Dr
Parrish, FL 34219

☎ (941) 544-6779
✉ llitwincrosscreekcdd@gmail.com

ESTIMATE #560
ESTIMATE DATE May 21, 2024

CONTACT US

5130 S Pine Ave
Ocala, FL 34480

☎ (352) 261-1102
✉ ocala@softroc.com

ESTIMATE

Splash Pad

Services	amount
Uncategorized - Softroc EPDM Installation EPDM Installation Location: Splash Pad 1,332sqft Surface Preparation and Installation of Rubber Safety Surfacing Material. Colors: Client can Choose up to Three (3) Colors to Mix. UV Resin UV Primer	\$19,314.00
Softroc - Supply and Disposal Fee Supply and Disposal Fee	\$500.00
Uncategorized - Material Tax	\$502.51
Services subtotal: \$20,316.51	

Subtotal \$20,316.51

Tax (Ocala Sales Tax 7%) \$0.00

Total \$20,316.51

Playground

Services	amount
----------	--------

Uncategorized - Softroc EPDM Installation \$19,600.00
EPDM Installation

Location: Playground Park 1,225sqft

Surface Preparation and Installation of Rubber Safety Surfacing Material at 1/2in Thickness over Existing Black SBR Buffing's.

Colors: Client can Choose up to Three (3) Colors to Mix.

UV Resin

UV Primer

Softroc - Supply and Disposal Fee \$500.00
Supply and Disposal Fee

Uncategorized - Material Tax \$486.77

Services subtotal: \$20,586.77

Subtotal \$20,586.77

Tax (Ocala Sales Tax 7%) \$0.00

Total \$20,586.77

Under Waterslide

Services	amount
----------	--------

Uncategorized - Softroc SBR Installation \$15,070.00

SBR Installation

Location: Under Water Slide 1,507sqft

Surface Preparation and Installation of Rubber Safety Surfacing Material at 1/2in Thickness to Create a Substrate to Install EPDM Rubber.

Colors: Black SBR 100% to Fill Dirt Area to Build Base

Standard Resin

Standard Primer

Uncategorized - Softroc EPDM Installation	\$21,098.00
---	-------------

EPDM Installation

Location: Under Waterslide 1,507sqft

Surface Preparation and Installation of Rubber Safety Surfacing Material.

Colors: Client can Choose up to Three (3) Colors to Mix.

UV Resin

UV Primer

Softroc - Supply and Disposal Fee	\$500.00
-----------------------------------	----------

Supply and Disposal Fee

Uncategorized - Material Tax	\$850.56
------------------------------	----------

Services subtotal: \$37,518.56

Subtotal	\$37,518.56
----------	-------------

Tax (Ocala Sales Tax 7%)	\$0.00
-----------------------------	--------

Total	\$37,518.56
--------------	--------------------



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Board Members Projected
Expenses

Cross Creek CDD Project Projected Expenses	
as of August 2025	
Description	Amount
LMP Tree Dead Tree Removal by Resident's Home (Approved 04/15/25)	\$ 2,500.00
Safe Touch or Similar Security Company Cameras, Gates, etc.	27,097.75
Softroc Splash Pad Surfacing Material	20,316.50
Softroc Playground Park Surfacing Material Amenity Center	20,586.77
Dumpster Fencing - ADK (Approved 04/15/25)	12,000.00
Shrubs Request - Homeowner Scott (Plant Two Trees In Place of Shrubs)	2,000.00
Rocks - Hagood's Landscaping LLC (Est 0086 Back Area)	2,819.85
Rocks - Hagood's Landscaping LLC (Est 0087 Playground & Splash Pad Area)	2,429.85
Rocks - Hagood's Landscaping LLC (Est 0083 Fire Pit Area)	2,429.85
Rocks - Hagood's Landscaping LLC (Est 0084 Office & Middle Palms Area)	2,299.85
Rocks - Hagood's Landscaping LLC (Est 0085 Left Side Area)	2,768.26
Rocks - Hagood's Landscaping LLC (Est 0088 Pool Equipment Area) (Done?)	1,472.40
Playground Equipment Replacement Amenity Center (Estimate)	25,000.00
Playground Equipment Replacement Rye Grass Loop (Estimate)	40,000.00
Pool Slide Repair Cost - Vermana	55,195.00
Pool Slide Tear Down Cost (Includes Water, Electrical, etc.)	0.00
Pool Slide Install New Simplified Version	0.00
Mulch and/or Rocks Around Outside Amenity Center Gate Bare Areas	0.00
Cement Curbing or Black Landscape Curbing to Contain Mulch or Rocks	0.00
Pressure Wash & Paint Amenity Center & Restrooms	0.00
Acid Wash or Similar Amenity Center Kitchen & Bathroom Floor Tiles	0.00
Replace Existing Amenity Center Kitchen Sinks & Faucets	0.00
Street Lighting - Fonroche Lighting America	117,800.00
Total	\$ 336,716.08
Note - Projects Do Not Include Yealy Maintenance Expenses if Applicable.	



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

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**
 - **Sidewalk Repairs Around the Amenity Center**
 - **Basketball Court Repair**



A Juniper Company

Proposal

Proposal No.: 357149

Proposed Date: 08/14/25

PROPERTY:	FOR:
Cross Creek CDD (Includes Add. #1 & #2) Jennifer Glasgow 400 Creekside Park Drive Parrish, FL 34219	Pool area mulch

Install 110 cubic yards of coco brown mulch to the pool and surrounding areas.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
POOL AREA MULCH					
Site Prep					\$0.00
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	\$60.00	\$0.00	
Debris by the truck	0.00	1	\$350.00	\$0.00	
Landscape Material					\$7,700.00
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
Bulk Mulch by the yard	110.00	CY	\$70.00	\$7,700.00	
				Total:	\$7,700.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of Golf Course
Entrance Landscaping



Proposal

Proposal No.: 357634
Proposed Date: 08/18/25

PROPERTY:	FOR:
Cross Creek CDD (Includes Add. #1 & #2) Jennifer Glasgow 400 Creekside Park Drive Parrish, FL 34219	Front monument

Front entrance monument renovation.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Front entrance monuments					
Site Prep					\$127,466.43
Bed Prep - Plant, Sod, Debris Removal	43.00	HR	\$60.00	\$2,580.00	
Debris by the truck	4.00	1	\$350.00	\$1,400.00	
Bulk Mulch by the yard	30.00	CY	\$72.50	\$2,174.85	
Sylvestris Date Palm, FL Fancy, 10-12' ct, FF - FGP5	6.00	FG	\$13,288.00	\$79,727.99	
Penta Foxtail Palm, 12-14' oa - FGP3	12.00	FG	\$1,970.53	\$23,646.34	
Cap Rock X-Large (4-5 FT)	10.00	EA	\$399.97	\$3,999.72	
Seasonal Annuals - 04"	800.00	04"	\$6.35	\$5,083.21	
Evergreen Giant, Liriope, 03 gallon - 03G	120.00	03g	\$19.82	\$2,378.13	
Dwarf Ixora, 03 gallon - 03G	120.00	03g	\$18.98	\$2,278.14	
Copperleaf, 03 gallon - 03G	30.00	03g	\$18.97	\$569.23	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	800.00	01SF	\$1.33	\$1,066.59	
False Agave, 15 gallon - 15G	6.00	15g	\$427.04	\$2,562.23	

Landscape Material					\$0.00
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
Irrigation Renovation					\$18,000.00
Irrigation Technician Labor	140.00	HR	\$75.00	\$10,500.00	
Misc Irrigation Parts	75.00	EA	\$100.00	\$7,500.00	
				Total:	\$145,466.43

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



BEFORE



AFTER



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

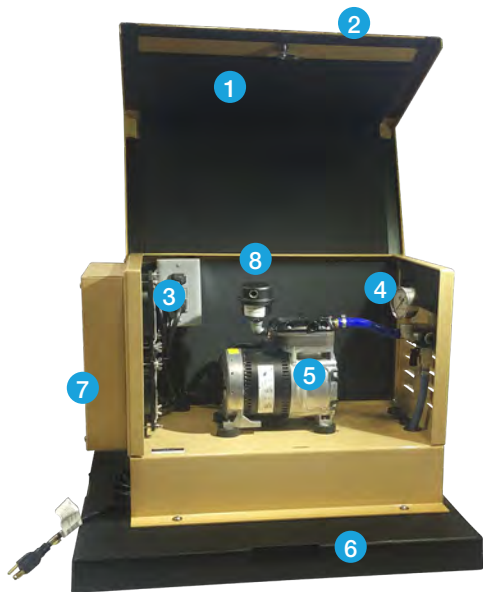
Review and Consideration of Aerator Quote
and Monthly Increase with Advanced Aquatics

AquaElite™ Atmos

Bottom Diffused Aeration Systems



Atmos at a Glance



1. Sound Dampening Foam

2. Powder Coated Aluminum Lockable Cabinet

3. (2) Circulating Fans

4. Valve Manifold & Pressure Gauge

5. Rocking Piston Compressor

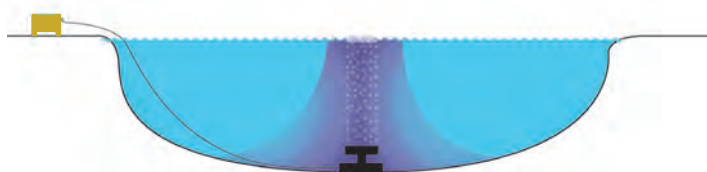
6. Equipment Pad

7. Fan Cover

8. Filter

How it Works

The shore mounted rocking piston compressor produces compressed air through weighted airline to a membrane diffuser located on the bottom of the pond. The compressed air is released into the water through the membrane diffuser releasing thousands of fine bubbles which rise to the surface. As the bubbles of air rise, oxygen is transferred into the water. Simultaneously, as bubbles rise, water is pulled upward, creating a flow of water from the bottom of the pond to the surface.



Advantages

- Electricity required at the water's edge. Your compressor needs electricity, but the compressor can be located wherever you desire
- No floating object on the water surface enabling you to go boating or fishing
- Lower maintenance and service costs due to no moving parts in the water
- Safer swimming. The Atmos Bottom Diffused Aeration system does not require electricity to be in the pond
- Eliminates thermal stratification, making it ideal for deep-water applications
- Improves water quality and clarity
- Low operating cost

Quad Cabinet for Large Lakes



Our newest Atmos addition is our quad cabinet.

Key features include:

- Choice of 3 or 4 compressors in 1/2 hp, 3/4 hp or 1 hp with output from 17.2 to 28.8 CFM
- (4) large 6" fans for optimal cooling and air flow
- Valve manifolds from 6 to 16 individual airlines
- Systems customized with remote manifolds if needed
- Lockable cabinet
- Heavy gauge aluminum cabinet offers quiet operation with lifetime warranty against rust
- Included Solenoid for soft start operation
- Individual valves for each compressor which allows for shutting down one compressor if needed for maintenance without impacting the remaining compressors
- Utilizing high pressure/high flow compressors
- Mounted on a 36" equipment pad

Performance Data

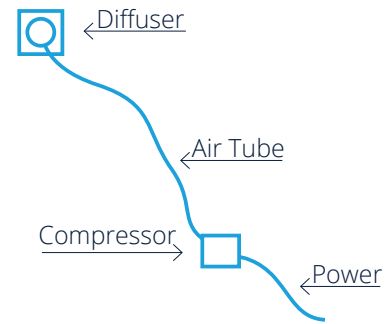
System Name	Part No.	HP	Compressors	Cabinet	Volts	Max Amps	CFM
Atmos .25	Atmos 25	1/4	(1) 1/4 hp	Single	115	3.0	2.2
	Atmos 25-230	1/4	(1) 1/4 hp	Single	230	1.5	2.2
Atmos .50	Atmos 50	1/2	(1) 1/2 hp	Single	115	6.2	4.3
	Atmos 50-230	1/2	(1) 1/2 hp	Single	230	3.1	4.3
Atmos .75	Atmos 75	3/4	(1) 3/4 hp	Single	115	7.9	6.0
	Atmos 75-230	3/4	(1) 3/4 hp	Single	230	4.0	6.0
Atmos 1	Atmos L250	1	(2) 1/2 hp	Medium	115	12.4	8.6
	Atmos L250-230	1	(2) 1/2 hp	Medium	230	6.1	8.6
Atmos 1.5	Atmos L275	1 1/2	(2) 3/4 hp	Medium	115	15.8	12.0
	Atmos L275-230	1 1/2	(2) 3/4 hp	Medium	230	7.9	12.0
Atmos 2.0	Atmos M21-230	2	(2) 1hp	Medium	230	8.2	14.4
Atmos 2.0	Atmos Q450	2	(4) 1/2hp	Quad	230	12.4	17.2
Atmos 3.0	Atmos Q31-230	3	(3) 1hp	Quad	230	12.3	21.6
Atmos 4.0	Atmos Q41-230	4	(4) 1hp	Quad	230	16.4	28.8



Sizing Information

When selecting an Atmos bottom diffused aeration system, consider the shape, surface area, and depth of the pond. The amount of surface area the Atmos bottom diffused aeration system will effectively cover is dependant on the depth and shape of the pond. The area of coverage increases the deeper the diffuser is located in the water.

For example, the Atmos 1/4 horsepower Rocking Piston with a single diffuser, located at a depth of 8', will provide adequate aeration and oxygen dispersion of an area 3/4 acres. if the diffuser is located at a depth of 16', the coverage area increases to 1-1.5 acre.



The shape of a pond also affects the number of diffusers needed. An irregular shape pond, (i.e) kidney shape, rectangular, or one with an island or peninsula, will require multiple diffusers to adequately disperse the oxygen.

System Maintenance & Warranty

System Maintenance

- Replace filter(s) every 6 months
- Install compressor maintenance kit(s) every 18-24 months

System Warranty

- 4 year compressor (Does not include wear items)
- 5 year Diffuser/Base and Airline
- Lifetime against rust on cabinet

Atmos Accessories

Weighted Airline

- ARL0033 - 100' of 1/2" Weighted Airline
- ARL0073 - 500' of 1/2" Weighted Airline
- ARL0303 - 100' of 5/8" Weighted Airline
- ARL0304 - 500' of 5/8" Weighted Airline



Self-Sinking Diffusers

- ARS0390 - Single round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting
- ARS0391 - Double round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting
- ARS0458 - Quad round rubber 9" rubber membrane diffusers with self sinking base, 5/8" barb fitting



To learn more about our full line of **AquaElite** fountains and products, reach out to a fountain expert today.



Call 866.471.1614 or visit us online at aquaeliteproducts.com.



From: [Doug Agnew](#)
To: [Venessa Ripoll](#)
Cc: [Gazmin Kerr](#); [Jason Jaszczak](#); [Jacob Adams](#); [Bronson Martin](#)
Subject: Re: Cross Creek - Around a pound
Date: Thursday, August 14, 2025 1:49:18 PM
Attachments: [image001.png](#)
[image.png](#)
[Cross Creek CDD Water Test Report.pdf](#)
[AquaElite Atmos Brochure .pdf](#)

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi Venessa,

Yes, certainly this Summer's highly elevated water and air temps are a significant factor driving the increased algal growth within these stormwater retention ponds. That being expressed, there are also underlying ecological conditions within several of the Cross Creek CDD ponds that are the root cause for much of the increasing algae blooms over the past several months.

The attached water quality test report indicates pond #'s 3, 5, 8 & 10 are all experiencing oxygen stratification, which indicates the need in the future for diffuser aeration in order to alleviate this issue. As we mention within our report, stratification can cause dead zones at the benthic (bottom) of a pond. The dead zones are hypoxic (low oxygen) and sustain very little life. The hypoxic water also triggers a chemical reaction that releases phosphates from the pond benthic sediments that ultimately feeds algal growth.

Ponds 3, 8 & 10 are indicating highly elevated levels of Total Phosphorus. Again, excessive amounts of Phosphorus occur as a result of release from the pond benthic sediments and from stormwater runoff that brings in excessive amounts of applied fertilizer, which contain Phosphorus & Nitrogen.

The long term solution should entail the installation of diffuser aeration systems within ponds 3,5,8 &10. Aeration will de-stratify the oxygen separation and create a more consistent, and homogenous transfer of dissolved aeration throughout the entire water column of the affected ponds. I am indicating budget costs for each pond's aeration recommendation. The priority order of the ponds needing aeration is as follows-

1st- Pond #5--Electric powered-\$12,300 (electric hookup needs to be provided from nearby power source)

2nd- Pond #3-- Solar powered- \$16,100

3rd- Pond #10-- Solar powered- \$14,600

4th- Pond #8-- Solar powered- \$13,600

Of course, no electrical power supply or hookup is needed for solar powered diffuser aeration systems.

Again, the installation of diffuser aeration produces a multitude of ecological benefits to an oxygen stratified stormwater retention pond. These benefits include normal algal growth (less massive algae blooms), reduction of unpleasant odors emanating from the pond, increased fish populations and overall aquatic health, and reduced likelihood of fish kills. This is a vital strategy that will bring long term ecological solutions to Cross Creek CDD. We also understand that this is a strategy that needs to be budgeted for the future, so we do have a short term recommendation to propose as well.

In the meantime, Advanced Aquatic has been *significantly* increasing the frequency and dosage rates of the algicide treatments within many of the Cross Creek ponds. Accordingly, we respectfully request an increase of \$400/month (effective 9/1/25) to account for this sizable increase of algicide and labor that we have been already investing at Cross Creek CDD. I'm certainly willing to meet with you on site to discuss the best path forward.

The entire team at AAS very much appreciates the opportunity to be of service to you and the residents of Cross Creek CDD.

Best Regards,
Doug Agnew, Senior Environmental Consultant
Tampa Bay Region
Cell 727-418-8727
Office 800-491-9621

www.advancedaquatic.com



From: Venessa Ripoll <ripollv@pfm.com>

Sent: Thursday, August 14, 2025 8:05 AM

To: Doug Agnew <doug@advancedaquatic.com>

Cc: Gazmin Kerr <kerrg@pfm.com>; Jason Jaszczak <jason@advancedaquatic.com>

Subject: RE: Cross Creek - Around a pound

Hello,

Thank you Doug and I will find out, also I am getting a ton of compliments on the ponds, is it because of the weather?

I appreciate all your help.



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 307 – 310

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 307
8/8/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CL015	3rd Generation Insulation, LLC (CROSS)	08/06/2025	Cross Creek CDD	600.00
10559992	Advanced Aquatic Services Inc. (CROSS)	08/01/2025	Cross Creek CDD	1,222.00
81937	Alliant Engineering Inc (CROSS)	07/16/2025	Cross Creek CDD	1,771.78
INV0531	Bandu LLC. (CROSS)	07/27/2025	Cross Creek CDD	3,000.00
266	DG HVAC LLC (CROSS)	08/06/2025	Cross Creek CDD	150.00
PAR-0344138	DoodyCalls of Parrish FL (CROSS)	07/31/2025	Cross Creek CDD	300.00
758659	Envera (CROSS)	08/01/2025	Cross Creek CDD	695.55
190806	Hoover Pumping Systems (CROSS)	08/08/2025	Cross Creek CDD	2,045.68
346355	Landscape Maintenance Professi (CROSS)	07/28/2025	Cross Creek CDD	2,475.52
346356	Landscape Maintenance Professi (CROSS)	07/28/2025	Cross Creek CDD	525.98
347305	Landscape Maintenance Professi (CROSS)	07/31/2025	Cross Creek CDD	1,724.56
349773	Landscape Maintenance Professi (CROSS)	08/04/2025	Cross Creek CDD	13,085.00
46281-072925	Manatee County Utilities Department (CROSS)	07/29/2025	Cross Creek CDD	0.00
46357-072925	Manatee County Utilities Department (CROSS)	07/29/2025	Cross Creek CDD	41.90
46436-072925	Manatee County Utilities Department (CROSS)	07/29/2025	Cross Creek CDD	177.65
31004-073125	Peace River Electric Coop Inc. (CROSS)	07/31/2025	Cross Creek CDD	1,202.36
31006-073125	Peace River Electric Coop Inc. (CROSS)	07/31/2025	Cross Creek CDD	983.55
6197	Persson, Cohen & Mooney, P. A. (CROSS)	08/01/2025	Cross Creek CDD	1,515.00
137250	PFM Group Consulting LLC (CROSS)	07/08/2025	Cross Creek CDD	2,107.44
78950	Sir Speedy (CROSS)	08/07/2025	Cross Creek CDD	306.70
620928853	Turner Pest Control LLC (CROSS)	07/22/2025	Cross Creek CDD	154.29
			Total:	34,084.96

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 308
8/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
52287-BALDUE	ABK Construction LLC (CROSS)	05/09/2025	Cross Creek CDD	4,604.28
INV0585	Hagood's Handyman Service LLC (CROSS)	08/12/2025	Cross Creek CDD	2,299.85
DM-08-2025-16	PFM Group Consulting LLC (CROSS)	08/08/2025	Cross Creek CDD	2,750.00
			Total:	9,654.13

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 309
8/22/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10560404	Advanced Aquatic Services Inc. (CROSS)	09/01/2025	Cross Creek CDD	1,622.00
INV0584	Hagood's Handyman Service LLC (CROSS)	08/19/2025	Cross Creek CDD	2,689.85
INV0643	Hagood's Handyman Service LLC (CROSS)	08/01/2025	Cross Creek CDD	1,250.00
351666	Landscape Maintenance Professi (CROSS)	08/22/2025	Cross Creek CDD	244.03
351667	Landscape Maintenance Professi (CROSS)	08/22/2025	Cross Creek CDD	1,139.06
351668	Landscape Maintenance Professi (CROSS)	08/22/2025	Cross Creek CDD	441.82
78950-BALDUE	Sir Speedy (CROSS)	08/18/2025	Cross Creek CDD	0.71
Total:				7,387.47

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 310
8/29/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
INV0567	Bandu LLC. (CROSS)	08/24/2025	Cross Creek CDD	3,000.00
INV000008731	Envera Systems (CROSS)	08/19/2025	Cross Creek CDD	1,185.00
190854	Hoover Pumping Systems (CROSS)	09/01/2025	Cross Creek CDD	2,290.00
46281-082725	Manatee County Utilities Department (CROSS)	08/27/2025	Cross Creek CDD	246.28
46357-082725	Manatee County Utilities Department (CROSS)	08/27/2025	Cross Creek CDD	41.90
46436-082725	Manatee County Utilities Department (CROSS)	08/27/2025	Cross Creek CDD	176.70
31004-082825	Peace River Electric Coop Inc. (CROSS)	08/28/2025	Cross Creek CDD	0.00
31006-082825	Peace River Electric Coop Inc. (CROSS)	08/28/2025	Cross Creek CDD	99.89
621042496	Turner Pest Control LLC (CROSS)	08/23/2025	Cross Creek CDD	88.17
846092	Vermana (CROSS)	08/28/2025	Cross Creek CDD	27,597.50
7606	VGlobalTech (CROSS)	08/02/2025	Cross Creek CDD	185.00
Total:				34,910.44

Vivian Cavallito
Secretary / Assistant Secretary

Chairman / Vice Chairman



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements
(provided under separate cover)



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

District Manager

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



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

CDD Priorities

CDD Priorities

- 1 Approve 2026 Budget
- 2 Irrigation
- 3 Need to get security system for amenity center
- 4 Fence and gate repair for amenity center (ABK Constructor
- 5 Pool Slide repair, replace or remove
- 6 Land scaping
- 7 Community Solar Lights
- 8 Reserve Fund for community
 - a Hurricane Cleanup
 - b Pool pump when needed
 - c Painting Amenity Center
 - d Misc