

# Cross Creek Community Development District

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

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

[www.crosscreekcdd.org](http://www.crosscreekcdd.org)

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The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, October 21, 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://pfmccd.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 September 16, 2025, Board of Supervisors Meeting Minutes

### **Old Business Matters**

2. Pool Slide Update
3. Update of Dog Park
4. Discussion of New Security System Vendor
5. Discussion of Lighting Proposal – Fonroche Lighting America
6. Discussion of Amenity Center Projects
7. Discussion regarding Tree Trimming and Removal Memorandum
8. Discussion of Board Members Projected Project Expenses

### **New Business Matters**

9. Water Fountains
10. Review and Consideration of Playground Proposals
11. Discussion of Possible Dog Park
12. Review and Consideration of adding Speed Tables
13. Ratification of FY 26 Egis Insurance Package
14. Ratification of Payment Authorization Nos. 311 – 315
15. Review of District Financial Statements (*provided under separate cover*)

### **Staff Reports**



- District Counsel
- District Engineer
- District Manager

## **Supervisor Requests & Comments**

### **Adjournment**



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

**MINUTES OF MEETING**

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

**Tuesday, September 16, 2025, at 10:00 a.m.  
4000 Creekside Park Dr.  
Parrish, FL, 34219**

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
John Free	Assistant Secretary
Mike DiPhilippo	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Jennifer Glasgow	Accountant – PFM – Via phone
Kiara Cuesta	Accountant – PFM – Via phone
Dan Lewis	District Counsel – Persson, Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Ryan Eberly	LMP
Various Residents in audience and via phone	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called the meeting to order at 10:01 a.m. and confirmed quorum.

**Public Comment Period**

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

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

There were no further public comments at this time.

**SECOND ORDER OF BUSINESS**

**Administrative Matters**

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

The Board reviewed the minutes.

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

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

### **THIRD ORDER OF BUSINESS**

### **Business Matters**

#### **Pool Slide Update**

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

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

This item will be kept on the agenda.

#### **Discussion of Dog Park**

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

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

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

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

There was brief discussion regarding working with Medallion Homes.

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

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

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

This item will be kept on the agenda.

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

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

LMP confirmed all areas have been completed.

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

### **Discussion of New Security System Vendors**

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

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

This item will be kept on the agenda.

### **Discussion of Lighting Proposal – Fonroche Lighting America**

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

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

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

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

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

### **Discussion of Splash Pad**

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

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

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

This item will be kept on the agenda.

### **Discussion of Board Members Projected Project Expenses**

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

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

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

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

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

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

**Discussion of Amenity Center Projects**

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

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

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

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

This item will be updated and kept on the agenda.

**Review and Consideration of Golf Course Entrance Landscaping**

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

The Board reviewed the project.

This will be kept on the list for future projects.

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

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

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

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

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

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

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

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

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

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

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

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

This will be kept on the list for future projects.

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

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

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

<p>On MOTION by Mr. Stolarz, seconded by Mr. Free with all in favor, the Board ratified Payment Authorization Nos. 307 – 310.</p>
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## **Review of Districts Financials**

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

The Board reviewed the financials.

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

### **FOURTH ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

**District Counsel-** No report.

**District Engineer-** No report.

**District Manager-**

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

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

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

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

### **FIFTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

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

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

### **SIXTH ORDER OF BUSINESS**

### **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

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Chairperson/ Vice Chairperson



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Pool Slide Update



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Update on Dog Park



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of New Security System Vendor



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Lighting Proposal  
Fonroche Lighting America

# APPLICATION DESIGN

## Crosscreek Creekside Park Drive Road - Entrances Parrish, FL



**Project Number:** G9887  
**Date:** 9/19/2025  
**Written by:** Michael ZERMANI  
**Version :** B



## 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

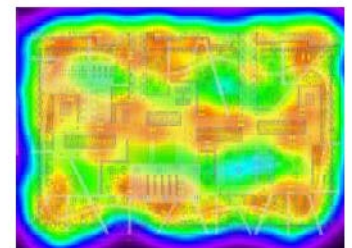
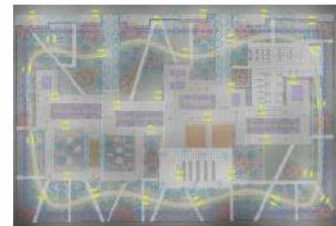
No maintenance for the first 10 years. Rapid installation. No operating costs.

## 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



## 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.



## 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.



## 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)

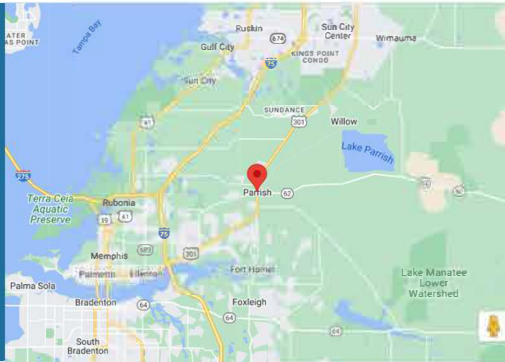


## Results

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

Autonomy of  
**365**  
nights of lighting /year

## Your Project location



Parrish, FL

USA

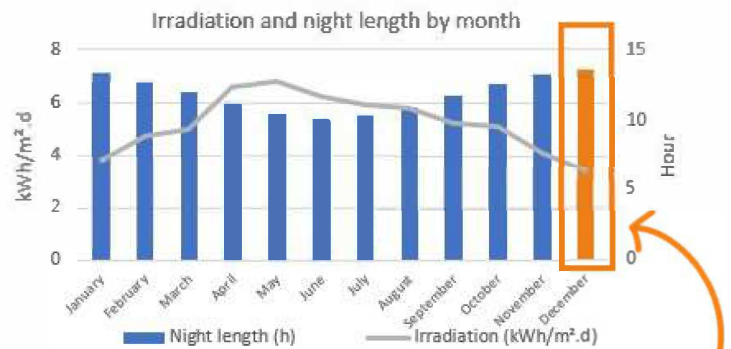
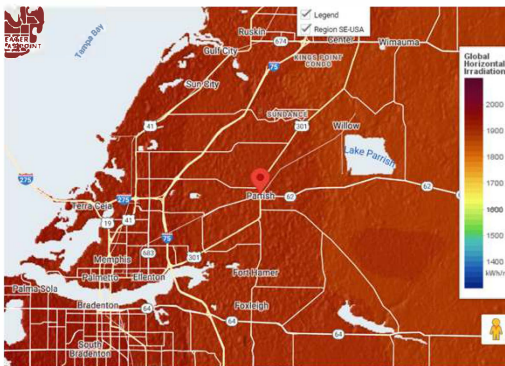
GPS COORDINATES

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



<b>Photovoltaic Module</b>		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
<b>Power 365: Smart Storage and Management</b>		
Battery Capacity	624 Wh	
<b>LED Luminaire</b>		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
<b>Pole and Arm Assembly</b>		
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



<b>Photovoltaic Module</b>		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
<b>Power 365: Smart Storage and Management</b>		
Battery Capacity	936 Wh	
<b>LED Luminaire</b>		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 180 Lm/w	
<b>Pole and Arm Assembly</b>		
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
Larchmere	0.45	*0.1	4.50	Per site plan	5
Golf Course	0.57	*0.1	5.70		
TOTAL					5

Design Targets: 1 pole at each “X” on the client’s markup  
Photometric results above are based on the 2 templates 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  
**CO<sub>2</sub> emissions by 1kWh = 0.99 lbs CO<sub>2</sub>**  
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

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*\*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 - Entrances




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

Lighting Plan Rev B  
Project Number: G9887

By: Michael Zermani  
michael.zermani@fonroche.us  
Date:9/19/2025



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

Parrish, FL - Creekside Park Drive Rd - Entrances



**FONROCHE**  
lighting AMERICA

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[michael.zermani@fonroche.us](mailto:michael.zermani@fonroche.us)  
Date: 9/19/2025



Parrish, FL - Creekside Park Drive Rd - Entrances

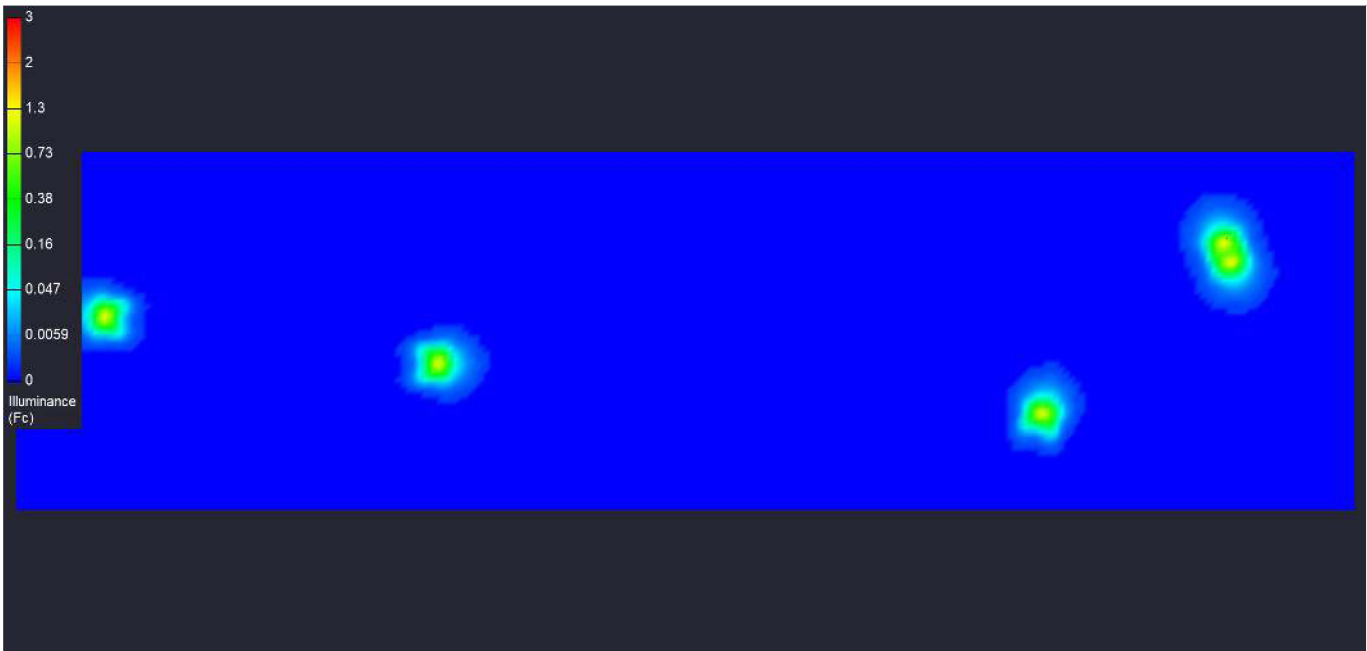


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Parrish, FL - Creekside Park Drive Rd - Entrances - Larchmere

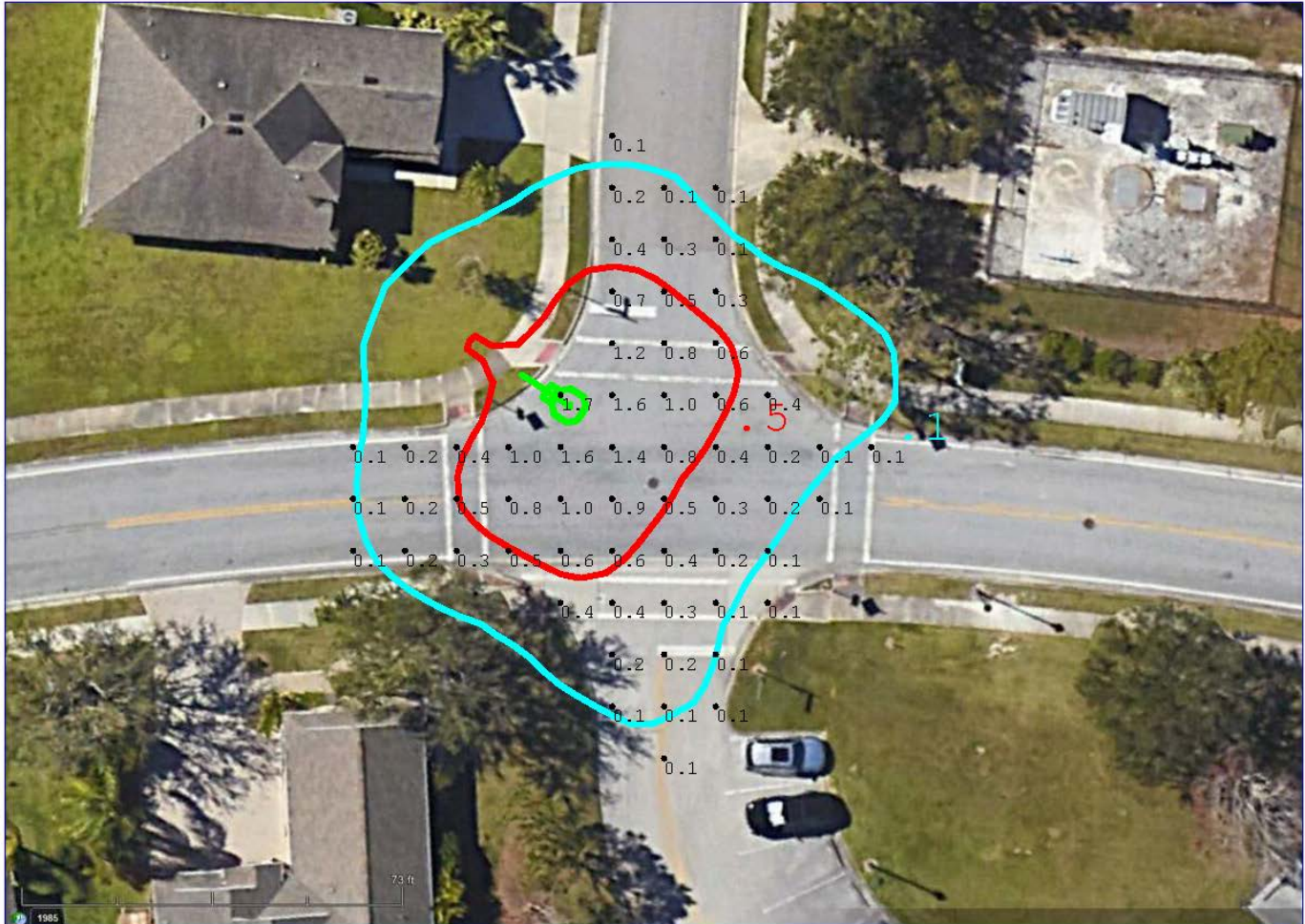


**FONROCHE**  
lighting AMERICA

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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Larchmere	Illuminance	Fc	0.45	1.7	0.1	4.50	17.00

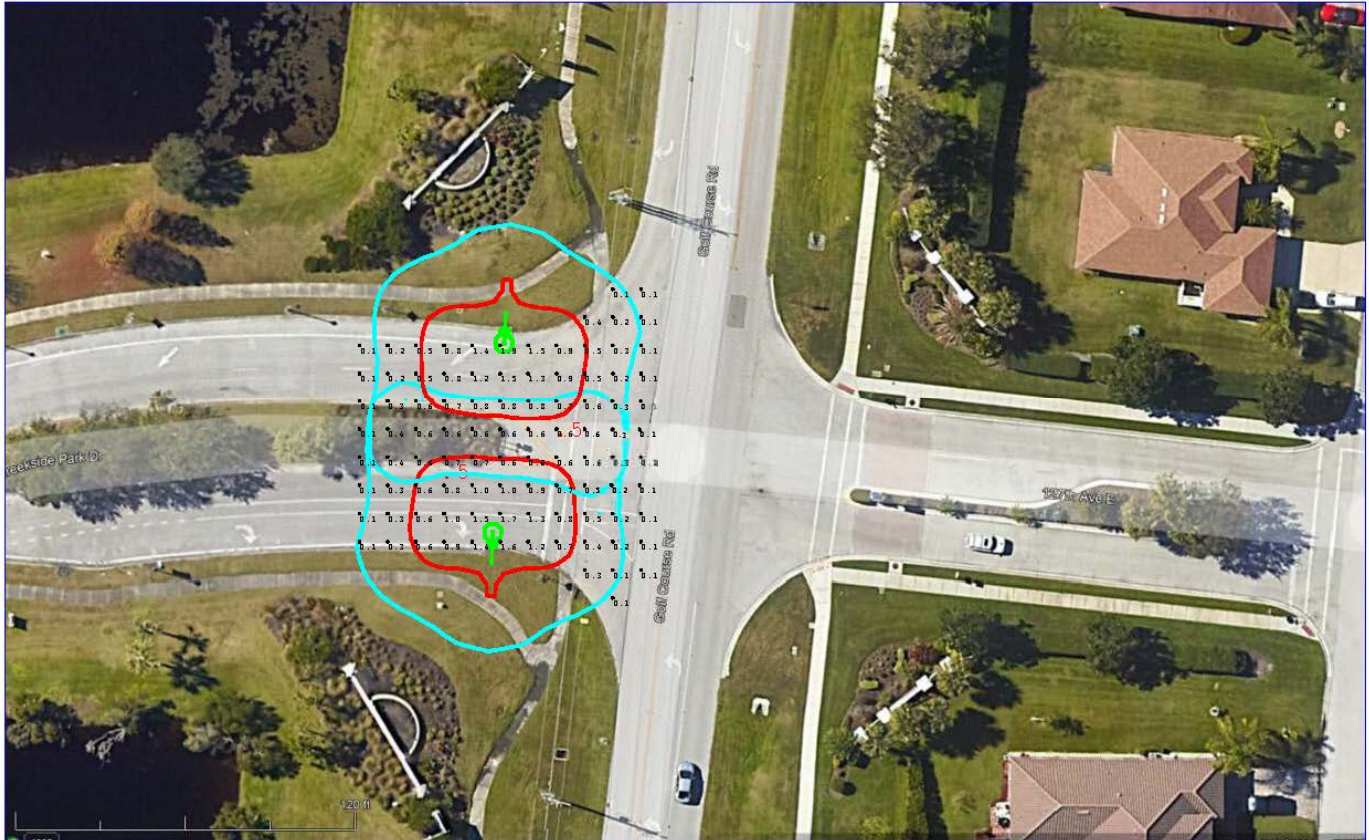
Parrish, FL - Creekside Park Drive Rd - Entrances - Golf Course



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

Lighting Plan Rev B  
 Project Number: G9887

By: Michael Zermani  
 michael.zermani@fonroche.us  
 Date: 9/19/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	2	T4-Epoque-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





**FONROCHE**  
lighting AMERICA

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](http://www.FonrocheSolarLighting.com)**

FONROCHE LIGHTING AMERICA | 2224 SE Loop 820 Building C  
Fort Worth TX 76140  
Telephone : 339 225 4530

**Fonroche Lighting America Design Office**

SOLAR STREET LIGHTING

# 365 NIGHTS OF GUARANTEED LIGHTING



**FONROCHE**  
lighting AMERICA

SOLAR IS THE NEW STANDARD

# SOLAR IS THE NEW STANDARD

An aerial photograph of a modern roundabout in a desert environment. The roundabout is paved and features several solar streetlights with solar panels mounted on top. The surrounding landscape is arid with sparse vegetation, including a prominent saguaro cactus in the foreground. The sky is clear and blue.

## SOLAR LIGHTING, THE NEW STANDARD

At Fonroche Lighting, we are motivated by our desire to revolutionize street lighting around the world. With over 20 years of experience, and as the most experienced actor in solar street lighting in the US, we are convinced that solar energy is the best alternative to conventional grid street lighting. Together, we will overcome challenges and break the mold to accelerate the transition to a world of sustainable, efficient, economical and responsible lighting.

**SOLAR IS THE NEW STANDARD**

# WHY CHOOSE SOLAR LIGHTING?

FOR **365** NIGHTS OF...



## Savings

Quick and easy installation, no more electricity bills and no maintenance for ten years



## Safety

Anti-blackout security system and vandalism protection



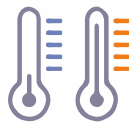
## Autonomy

100% powered by solar energy, our solutions do not require connection to the grid



## Intelligence

Optimized energy storage and remote lighting control



## Reliability

Resistant to even the most extreme weather conditions, including high winds and temperatures ranging from -40 °F to +158 °F

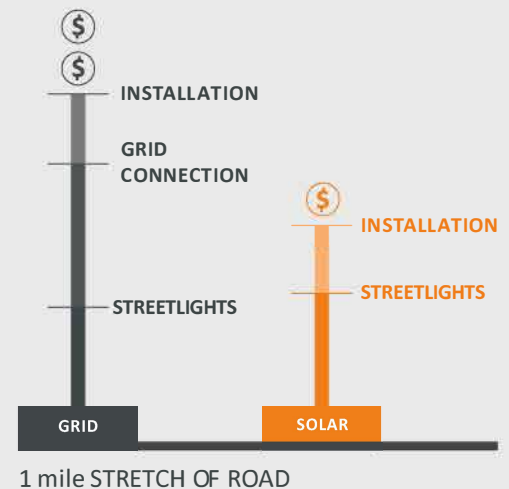


## Environmental Responsibility

With a carbon footprint 2 to 6 times lower than grid lighting

## Solar lighting, It's lower cost right from the initial investment!

Solar lighting eliminates the need for electrical grid repairs or construction costs thanks to its  **cable-free, hook up free, and switchgear free operation**, representing significant savings. With solar lighting, savings are immediate: say goodbye to electricity bills for your outdoor lighting!



Consisting of a highly efficient photovoltaic panel, a smart storage system and the latest LED lighting, the Smartlight is the most powerful solar streetlight available on the market. The **Power 365 solar technology** developed by Fonroche Lighting guarantees a level of reliability and competitiveness that is unrivalled on the market thanks to our high-performance components and a project approach specific to each environment and approved by major transportation departments.



## Photovoltaic Module

- Excellent efficiency in all climates
- Self-cleaning hydrophobic coating
- Lifespan of 30 years

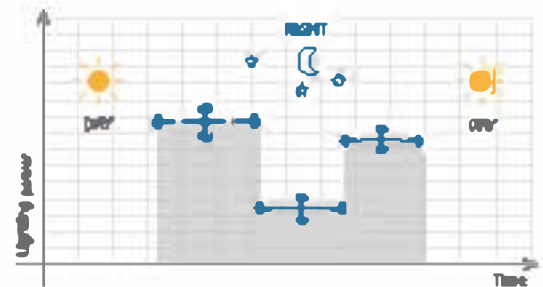


## LED Light

- Lighting performance exceeding 100 Lm/W
- From 40 to 80 nominal Watts
- Lifespan of 20 years

## Smart Storage and Management System

- Long lifespan (12 years, or 40000 cycles)
- Easy to recycle
- Durability in extreme temperatures (From -40°F to +158°F)
- Programmable: lighting profiles:



## Pole and Mounting Arm

- Sized to official AASHTO standards or as specified



CALIFORNIA - Road



UTAH - Trail



FLORIDA - Parking lot

# SUCCESSFULLY ACHIEVE YOUR SOLAR LIGHTING PROJECT GOALS

## THANKS TO OUR UNIQUE APPROACH

Each project is different. By taking into account the irradiance and weather conditions of each project, we can determine the right streetlight size and components to guarantee 365 nights of lighting.



1

### Identification of Project requirements

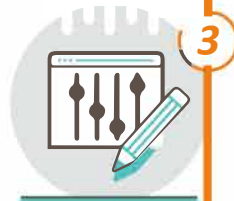
requirements



2

### Solar and Environmental Study

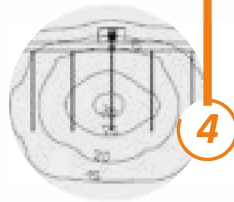
**COLLECTION**  
of weather data from the site  
**SIZING**  
and simulation of a typical year



3

### Custom Photometric Study

**RESULTS**  
365 nights of guaranteed lighting per year  
**ADJUSTMENT**  
to create a project tailored to its location



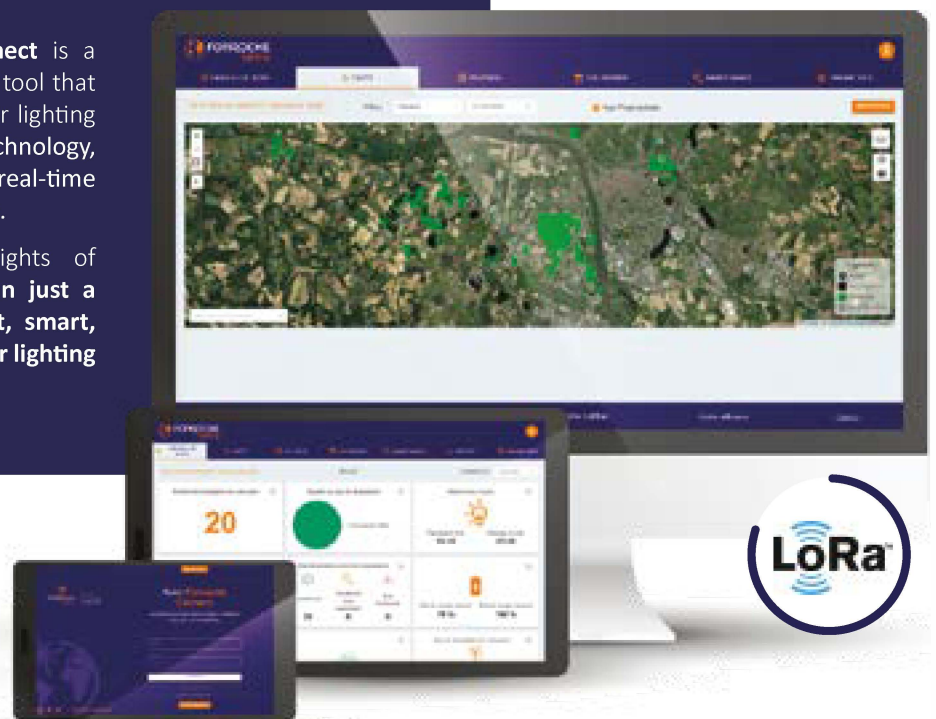
4

### Precise Installation for an optimized budget

### Keep control of your installations

Developed by our teams, **Fonroche Connect** is a simple and intuitive remote communication tool that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can geolocate your streetlights, access real-time diagnostics, and optimize their performance.

With Fonroche Connect, enjoy 365 nights of uninterrupted lighting per year. **More than just a monitoring tool, it's your key to efficient, smart, and stress-free remote management of your lighting network.**



### High-performance features to meet all daily needs and scenarios

#### Optimize

Extend the lifespan of installations with continuous remote management, available 24/7.

#### Eliminate

Reduce physical interventions and minimize the use of lifting platforms.

#### Update

Automatically upgrade software to ensure performance and longevity.

#### Monitor

Control and manage equipment remotely, without the need for on-site visits.

#### Control

Simultaneously manage one or multiple solar streetlights in real time.

#### Anticipate

Meet needs with effective predictive maintenance.

# YOUR AREA, YOUR STYLE, OUR AMBIENCES



## NEW ART

- Brilliant
- Contemporary
- Mineral

With lines that blend functionality and elegance, the lights in our SMARTLIGHT range are designed as a complete package and come in a variety of distinctive styles. In addition to providing solar-powered lighting, Fonroche Lighting can also help you choose the ambience that best suits your environment, reflecting your desire to take an innovative approach to street lighting.



## BELLE EPOQUE

- Refined
- Authentic
- Urban



## ESSENTIAL

- Sleek
- Timeless
- Design



## OPERA

- Customizable
- Chic
- Modern

**nowatt**  
architectural solar lighting

NOWATT redefines outdoor lighting with its innovative solar-powered architectural lighting solutions. Combining elegance, durability, and advanced technology, NOWATT solar lights deliver reliable, grid-free illumination while enhancing the visual appeal of pathways, landscapes, and architectural spaces.



## CRYSTAL STUD

- Simple, elegant,  
and built to last.



## BRUT BOLLARD

- Elegant and  
Robust concrete  
Bollard



## FOLLOW BOLLARD

- Contemporary and  
high-performance  
aluminum bollard

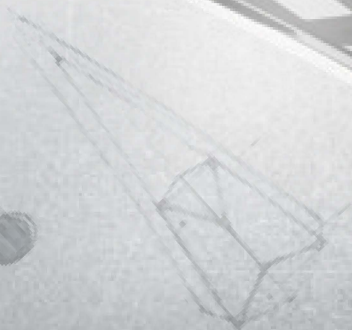
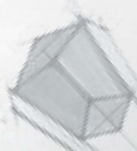


## OKO BOLLARD

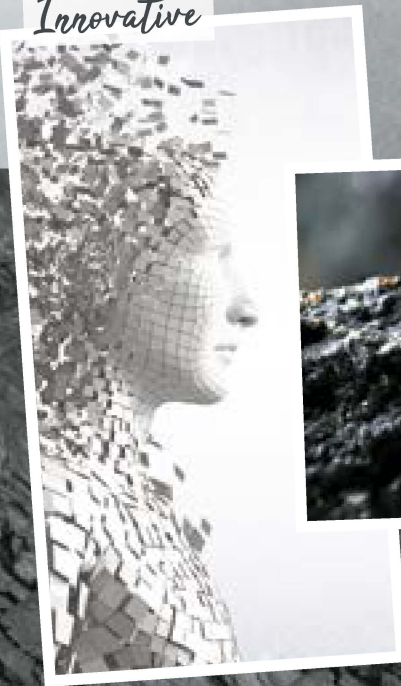
- A refined wooden  
design inspired  
by nature

# NEW ART

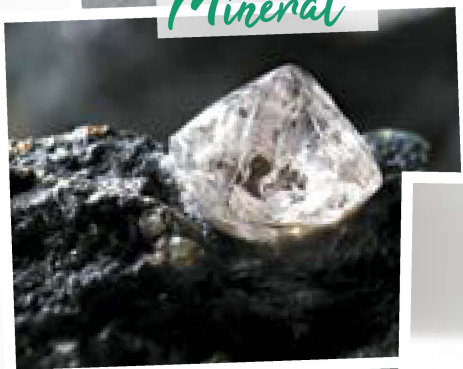
Stand Out  
With a Contemporary Style



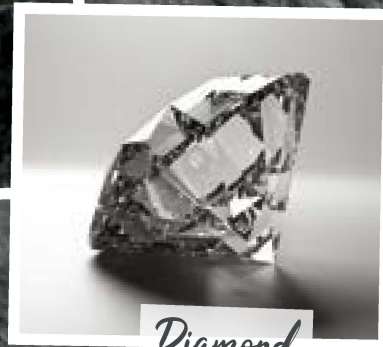
*Innovative*



*Mineral*



*Diamond*



# NEW ART

## BRILLIANT & MINERAL

Heavily influenced by nature and minerals, the design of the NEW ART lantern for solar-powered streetlights is inspired by diamonds, with their solidity and special relationship with light. The facets on top of the lantern give it a raw, carved-out appearance, but also a technological edge.



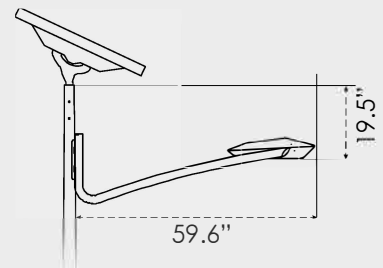
This light, with its fluid, lightweight design, will add a high tech feel to your roads, whether in rural or urban environments. NEW ART is ideal for those who want to stand out from the crowd and make an impact.



**Applications:**  
roads, streets, walkways, roundabouts, highways, etc.

## SPECIFICATIONS

Materials	Aluminium casting
LED modules	Interchangable Modules - IP67 and IK09
Mounting Arm	Bolt-on mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	3000K- 4000K
Uplight	0%
Optics	Type II



# BELLE EPOQUE

**Traditional**  
With a Modern Twist

FONROCHE  
lighting



*Elegance*



*Suspended*



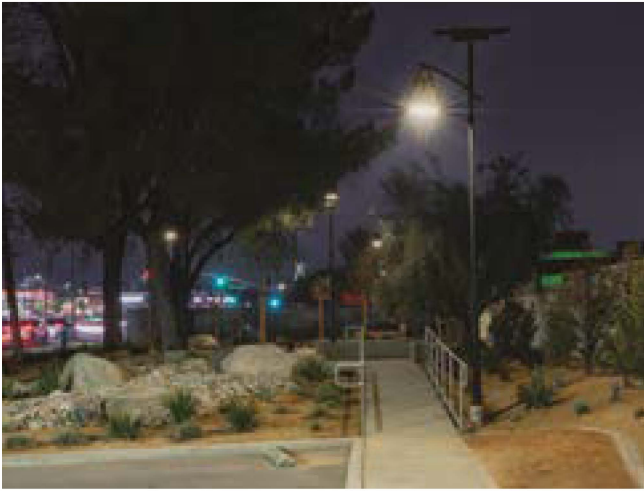
*Tradition*



# BELLE EPOQUE

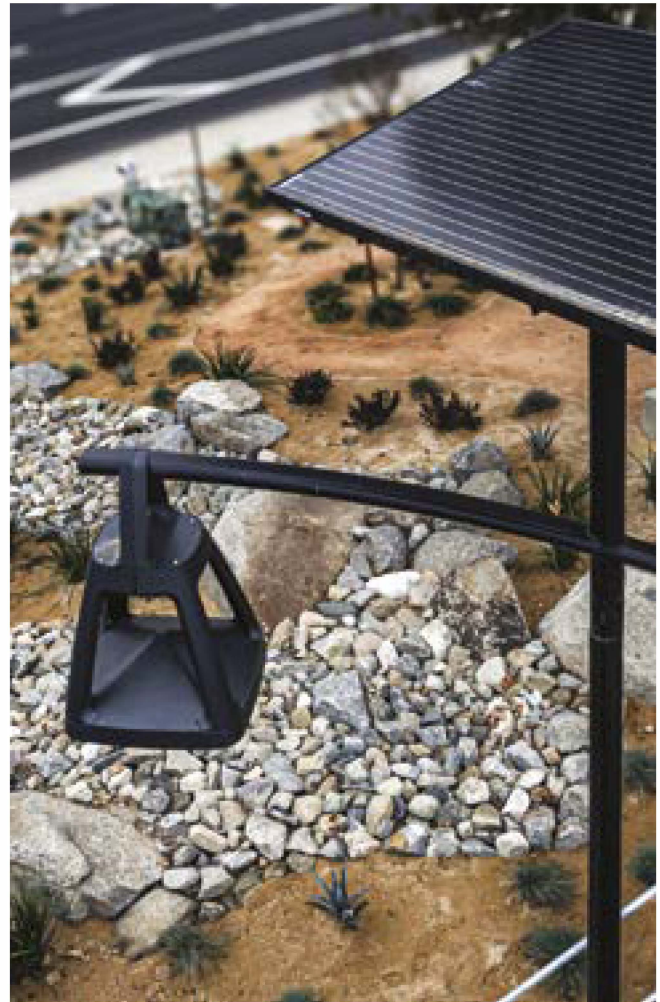
## TRADITION & MODERNITY

Inspired by 'traditional' lighting, the BELLE EPOQUE lantern is a nod to days gone by. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while retaining its refined, distinctive shape.



BELLE EPOQUE is a stylish street light that fits in perfectly with traditional urban and architectural spaces, such as town squares, plazas and roads. The shape of the mounting arm and the way in which the lantern is attached gives the impression that the light is suspended in mid-air, which lightens the overall structure.

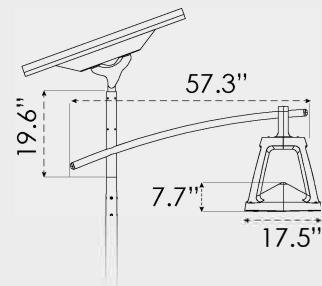
/// **A collection of 4 color combinations**  
 specially designed by urban color designers. Ask for our exclusive color chart.



/// **Applications:**  
 roads, town squares, parks and trails, etc.

## SPECIFICATIONS

Materials	Aluminium casting
LED modules	Interchangeable Modules - IP67 and IK09
Type of mounting arm	Oblong slip fit mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	2700K- 3000K- 4000K
Uplight	0%
Customization	Colors (see color chart)
Equipment	Bird guard included
Optics	Type II - Type III - Type IV - Type CW



# OPERA

Enhance Your Lighting  
With Decorative Features



*Innate*



*Customized*



# OPERA

## ORNAMENTATION & CUSTOMIZATION

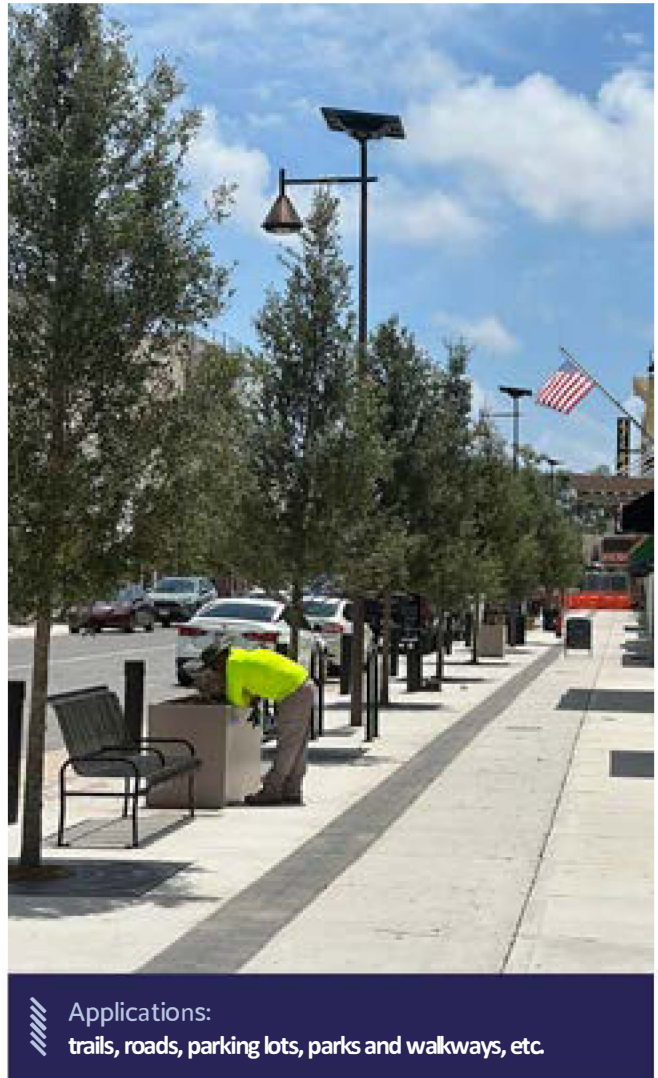
OPERA brings a modern twist to traditional lighting features such as decorative ornamentation and arches.



Ornate and customizable, OPERA can be easily adapted to suit the specific character of each location. The low position of the LED modules ensures optimized, high-performance lighting. Ideal for urban environments, the OPERA lantern will:

- give residential areas more personality
- add a touch of modernity to urban streets
- enhance parking lots

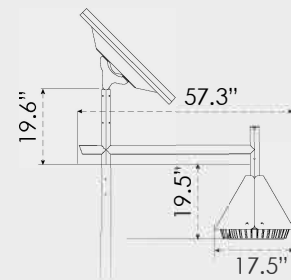
/// **A collection of 6 color combinations**  
specially designed by urban designers. Ask for our exclusive color chart.



/// Applications:  
trails, roads, parking lots, parks and walkways, etc.

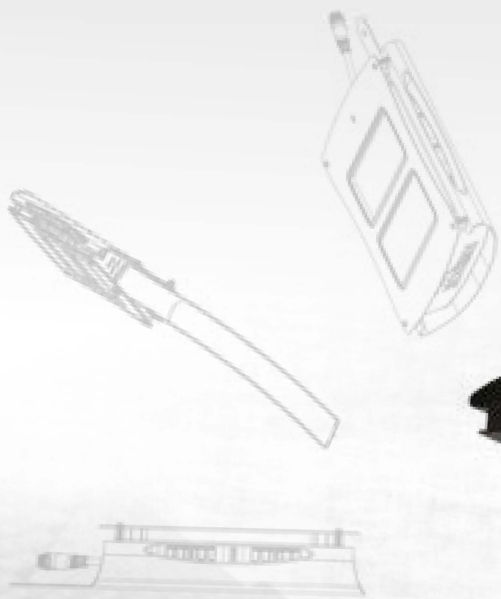
## SPECIFICATIONS

Materials	Aluminium casting with decorative sheet metal
LED modules	Interchangeable Modules - IP67 and IK09
Type of mounting arm	Suspension-effect slip fit mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	2700K- 3000K- 4000K
Uplight	0%
Customization	Colors (see color chart)
Optics	Type II - Type III - Type IV - Type CW

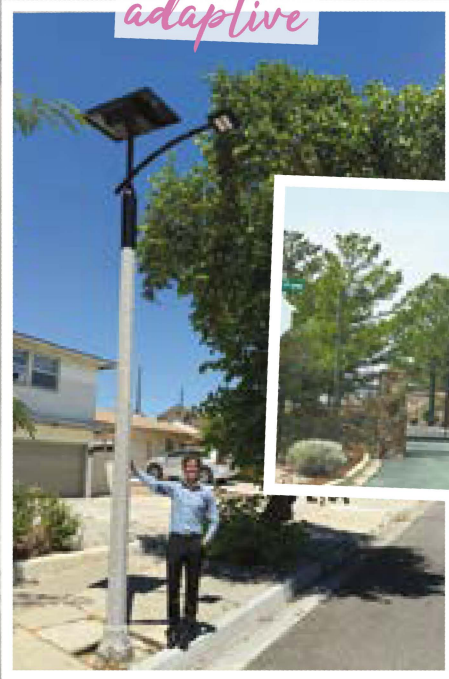


# ESSENTIAL

A Streamlined  
and Timeless Aesthetic



*adaptive*



*neutral*



*minimalist*

# ESSENTIAL

## MULTI-FUNCTIONAL

With its timeless design, the ESSENTIAL luminaire can be adapted to suit any project and any setting. This highly functional luminaire with its sleek, slender lines is designed to blend in with any environment.



## SPECIFICATIONS

Materials	Galvanized steel- aluminium casting
LED modules	Interchangeable Modules - IP67 and IK09
Type of mounting arm	Galvanized steel slip fit mounting arm- Available in a single or twin version and with backlights
Lighting efficiency	> 190 lm/W
Color temperature	2000K- 2200K- 2700K- 3000K- 4000K
Uplight	0%
Customization	Colors
Optics	Type II - Type III - Type IV - Type CW



# nowatt

architectural solar lighting

ENTIRELY DEDICATED TO MARKING, DECORATIVE LIGHTING, AND ARCHITECTURAL ENHANCEMENT.

Founded in 2014, Nowatt operates at the crossroads of solar innovation and architectural design, crafting 100% solar-powered products that meet the aesthetic and environmental demands of our era.

Acquired in 2023 by Fonroche Lighting—the global leader in solar lighting—Nowatt now benefits from extensive technical expertise and industrial know-how, enabling it to broaden its range and ambitions.

## OKO BOLLARD

### Refined wooden design inspired by nature

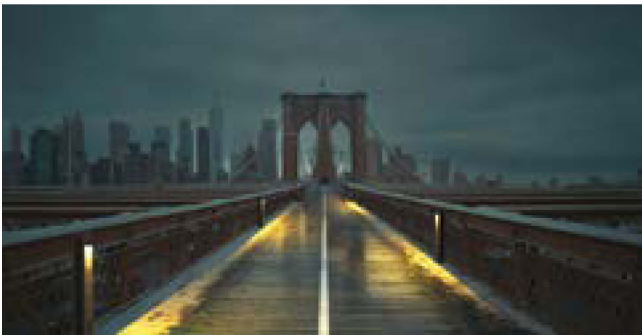
OKO bollards embody the perfect balance between sleek aesthetics, high-performance, and environmental responsibility. Designed for soft, long-lasting lighting, they feature a solid IROKO wood body sourced from sustainably managed forests, naturally rot-resistant and highly durable in outdoor conditions. With discreet solar panels and efficient LED optics, they allow inter-distances of up to 15 meters. Perfectly suited to parks, pathways, and recreational areas, OKO bollards blends into the landscape while meeting public lighting and accessibility standards.



# BRUT BOLLARD

## Elemental and robust

With its decarbonized concrete body, the BRUT bollard blends naturally into urban environments. Its dual function of lighting and beaconing makes it ideal for soft mobility areas and public spaces. Available in a range of sizes, textures and finishes, it combines performance, durability and aesthetic versatility.



# FOLLOW BOLLARD

## Elegance and performance

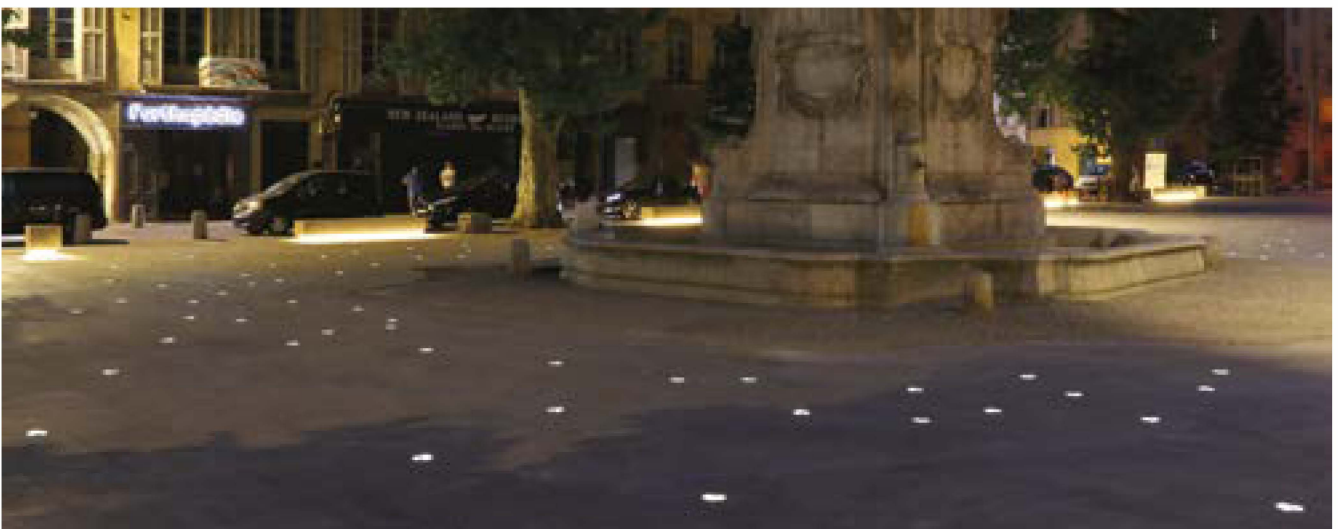
Designed as a true lighting feature, the Follow bollard showcases a style that is both understated and contemporary. Its vertical silhouette and geometric lines allow it to integrate seamlessly into a wide range of environments with elegance. Available in a selection of subtle, architecture-inspired tones, it combines visual finesse with technical performance for autonomous, long-lasting lighting.



# CRYSTAL STUD

/// simple, elegant and durable

Thanks to its autonomous operation, the Crystal solar stud is the ideal solution for luminous marking and guidance across various applications, such as path marking and enhancing heritage or architectural sites. The glass body elegantly diffuses light while ensuring excellent solar energy capture. With up to 480 hours of autonomy, the Crystal stud delivers reliable lighting throughout the year, even during winter. The Nowatt app provides extensive customization options, allowing users to create 100% tailor-made scenarios with dynamic light animations and a palette of up to one million colors.



# WHY CHOOSE FONROCHE LIGHTING AMERICA ?

The Most Experienced Solar Lighting Partner in the USA



**1**  
For the reliability and robustness of our products, iconic projects worldwide and across the US

**2**  
For our unique expertise design, innovation, manufacturing, logistics, training, and more

**3**  
Because we are the only ones, to guarantee you **365 nights of lighting per year**

## Our Projects Across the USA

### WORLD LEADER

Almost 20 years of experience

FONROCHE illuminates + 8000 cities worldwide



## Who Are We?

Fonroche Lighting America is headquartered in Fort Worth, TX and operates regional service centers in Los Angeles, Boise, Boston, Orlando, Atlanta, Dallas and Phoenix. The manufacturing and distribution facility in Fort Worth is a 50,000 square foot facility with high bays, loading docks and outdoor storage. The capacity of this facility is 1000 solar lighting systems per week.



Our global HQ is based in Southwest France and there we design and develop the technology behind our autonomous solar-powered streetlights to illuminate all types of infrastructure.

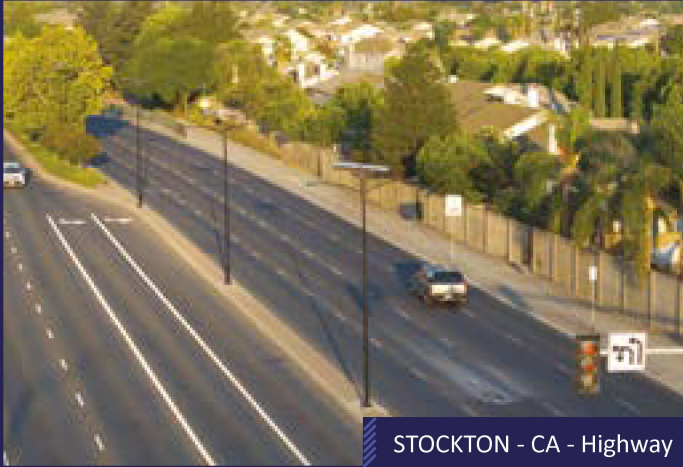
**300**  
EMPLOYEES

**\$100 M**  
SALES IN 2024

# SOLAR LIGHTING EVERYWHERE AND FOR EVERYONE



DALLAS - TX - Basketball Court



STOCKTON - CA - Highway



BAKERSFIELD - CA - W.R.D. Landscape

MORE INFORMATION AT  
[www.FonrocheSolarLighting.com](http://www.FonrocheSolarLighting.com)

Phone: 339-225-4530

[Sales@Fonroche.us](mailto:Sales@Fonroche.us)

FONROCHE LIGHTING AMERICA

2224 SE Loop, Bldg C | Fort Worth, TX 76140



Opportunity Owner	Michael Montenaro	Quote Number	00086690
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	9/19/2025
Notes to the customer	Line item 2 is the Gateway unit	Quote Expiration Date	12/19/2025
		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	4.00	USD 15,428.00
[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
	Fonroche Connect Gateway enables optional wireless networking and customer			

GATEWAY	portal access. With long-range LoRA communication, you can connect one or more SmartLight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.	USD 1,377.00	1.00	USD 1,377.00
Total Line Items		USD 21,141.00		
Programming,Pkg, Ship & Handling Est.		USD 4,152.00		
Quote Total		USD 25,293.00		

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.



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Amenity Center Projects



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion regarding Tree Trimming and  
Removal Memorandum



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PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney\*  
R. David Jackson\*  
Daniel P. Lewis  
Amy T. Farrington

\* Board Certified City, County and Local Government Law  
\*\* Retired

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

**MEMORANDUM**

TO: Chair Litwin and Supervisors  
CrossCreek Community Development District

FROM: Andrew H. Cohen, Esq.

DATE: September 24, 2025

SUBJECT: Tree Trimming and Removal

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Due to last year's storms as well as concerns in general, the CrossCreek Community Development ("CDD" or "District") had received multiple inquiries regarding the authority and responsibility for fallen or damaged trees. The purpose of this memorandum is to address some of those issues within the CrossCreek CDD community.

**I am a homeowner in CrossCreek CDD and a tree from CDD property fell into my backyard. Who is responsible for cleaning it up?**

You, as the private property homeowner, are responsible for the portion of a fallen tree located on your property. You are legally entitled to cut back or remove that portion of the tree up to your property line. The District is then responsible for the portion of the tree located on District property, which could involve further cutting back or removing the remaining portion of the tree up to the property line. *As a property owner,*

---

Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

*you are always entitled to trim the “vertical plane” of tree limbs intruding onto your property either from a CDD tree or tree from your neighbor as long as you do not go past your property line or kill the subject tree.*

**Why isn't the District responsible for moving the entire tree that fell from the adjoining District property?**

As long as the tree was healthy and the District was not aware of any issues that would create a hazardous situation prior to the storms or other cause of falling, the responsibility for removing the tree from private property remains with the homeowner.

**What if the tree damaged my fence, lanai or pool cage?**

The District, as the adjoining landowner, is not responsible for any damages caused by a fallen tree on your property. You should notify your insurance carrier for coverage information regarding any damages. As a note, this is also generally true if your tree fell on your neighbor's house. There are, of course, some exceptions to that, but generally the homeowner is responsible for damages that occur on their property.

**What should I be aware of before removing a fallen tree from my property?**

Before you remove a tree, it is important to consider any HOA or CDD restrictions along with possible county permitting regulations. Another consideration is making sure any removal does not further damage the tree or vegetation to avoid any liability. (This is not often the case with a fallen tree, but it should be discussed when talking to the District or a tree removal company.)

**Why is the District not removing dead trees that fell over from previous storms or other events in the preservation area behind my house?**

The District is subject to certain restrictions and regulations that are dependent on the particular property and situation. In this situation, the District might be required to leave the tree as it fell as natural vegetation to decompose within the preserve area.

**What should I do first if I have trees or other vegetation on my property?**

Any fallen or damaged trees should be reported to the District staff so the property can be reviewed on a case-by-case basis and further actions discussed prior to trimming or removal. There may be restrictions, including easements, regulations and permitting, that will be taken into consideration in taking appropriate action.



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Board Members  
Projected Project Expenses

<b>Cross Creek CDD Project Projected Expenses</b>		
<b>as of October 2025</b>		
	<b>Paid</b>	<b>Projected</b>
<b>Description</b>	<b>Amount</b>	<b>Amount</b>
Safe Touch or Similar Security Company Cameras, Gates, etc.	0.00	27,097.75
Softroc Splash Pad Surfacing Material	0.00	20,316.50
Softroc Playground Park Surfacing Material Amenity Center	0.00	20,586.77
Fence/Gate Repair - ADK Construction	10,231.73	0.00
Rocks - Hagood's Landscaping LLC (Est 0086 Back Area)	0.00	2,819.85
Rocks - Hagood's Landscaping LLC (Est 0087 Playground & Splash Pad Area)	0.00	2,429.85
Rocks - Hagood's Landscaping LLC (Est 0083 Fire Pit Area)	0.00	2,429.85
Rocks - Hagood's Landscaping LLC (Inv # 585 Office & Middle Palms Area)	2,299.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 584 Left Side Area)	2,689.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 085 Pool Slide Area)	2,359.00	0.00
Playground Equipment Replacement Amenity Center (Estimate)	0.00	25,000.00
Playground Equipment Replacement Rye Grass Loop (Estimate)	0.00	40,000.00
Pool Slide Repair Cost - Vermana	27,597.50	27,597.50
Mulch - LMP Outside Amenity Center Areas, etc.	0.00	7,700.00
Street Lighting - Fonroche Lighting America (5 Lights Estimate)	0.00	26,391.00
Street Lighting - Fonroche Lighting America (Lights Installation Estimate)	0.00	10,000.00
Landscaping - LMP Golf Course Road Entrance Way	0.00	51,710.66
Aeration System - Advanced Aquatics (Pond # 5 Electrical)	0.00	12,300.00
Aeration System - Electrician (Pond # 5 Electrical Hookup Estimate)	0.00	6,000.00
Aeration System - Advanced Aquatics (Pond # 3 Solar)	0.00	16,100.00
Aeration System - Advanced Aquatics (Pond # 10 Solar)	0.00	14,600.00
Aeration System - Advanced Aquatics (Pond # 8 Solar)	0.00	13,600.00
Swing Set (\$3,500 plus \$2,500 Installation/Removal Estimate)	0.00	6,000.00
<b>Cement Curbing or Black Landscape Curbing to Contain Mulch/Rocks</b>	<b>0.00</b>	<b>0.00</b>
<b>Pressure Wash &amp; Paint Amenity Center &amp; Restrooms</b>	<b>0.00</b>	<b>0.00</b>
<b>Pressure Wash &amp; Paint Amenity Center Exterior</b>	<b>0.00</b>	<b>0.00</b>
<b>Acid Wash or Similar Amenity Center Kitchen &amp; Bathroom Floor Tiles</b>	<b>0.00</b>	<b>0.00</b>
<b>Replace Existing Amenity Center Kitchen Sinks &amp; Faucets</b>	<b>0.00</b>	<b>0.00</b>
<b>Replace Improve Amenity Center Plants, Shrubs, etc.</b>	<b>0.00</b>	<b>0.00</b>
<b>Concrete Splash Pad Extension &amp; Repair to Eliminate Soil Erosion</b>	<b>0.00</b>	<b>0.00</b>
<b>Sidewalk Repairs Amenity Center</b>	<b>0.00</b>	<b>0.00</b>
<b>Basketball Court Repair</b>	<b>0.00</b>	<b>0.00</b>
<b>Totals</b>	<b>\$ 45,177.93</b>	<b>\$ 332,679.73</b>
Note - Projects Do Not Include Yealy Maintenance Expenses if Applicable.		



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Water Fountains



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of  
Playground Proposals



3127 Skyway Circle# 101  
 Melbourne, FL 32934  
 Phone 1-321-775-0600 Fax 1-321-242-2216  
 Toll Free - 888-653-7529

# PROPOSAL

Date: 10/6/2025

Proposal# 26632

Prepared for: E. Padua

Payment Terms: 50% w/ order/50% @ Completion

Customer Phone:

Proposal Valid Until: 11/5/2025

Customer Fax:

Organization: Berman Corp  
 6820 Marwick Ln  
 Suite 150  
 Orlando, FL 32827

Project: Playground Opt 1  
 Ship To: Cross Creek  
 12501 Ryegrass Loop  
 Parrish, FL 34219

Sales Rep M T G

Scope of Services:

## DESCRIPTION

INSTALLATION IS BASED ON ARC PROPOSAL # 27396

Removal and Disposal of:  
 - Existing Play Equipment

**\*\*EXISTING BORDERS TO REMAIN\*\***

(Price includes dumpsters for disposal)

TOTAL: \$5,485.00

Installation of:  
 - (1) Custom Play System  
 - (1) 2-Bay Swing Set  
 - (1) Talk Tube  
 - (1) Age Appropriate Sign

(Price includes concrete for footers and equipment rentals)

TOTAL: \$22,625.00

Filter Fabric - Delivery and Installation: 2787.5 Sq.Ft. (incl. 25% for overlap) @ \$0.30 per Sq.Ft.

TOTAL: \$836.25

Supply, Delivery, and Installation of 83 cubic yards of EWF Playground Mulch

TOTAL: \$5,893.00

Permitting and Administration Fees

TOTAL: \$1,965.00

**Subtotal** \$36,804.25

**Sales Tax (7.0%)** \$58.54

**TOTAL** \$36,862.79

Signature: \_\_\_\_\_ ... Print Name/Title: \_\_\_\_\_ Date \_\_\_\_\_ P.O. # \_\_\_\_\_

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



3127 Skyway Circle# 101  
 Melbourne, FL 32934  
 Phone 1-321-775-0600 Fax 1-321-242-2216  
 Toll Free - 888-653-7529

# PROPOSAL

Date: 10/6/2025

Proposal# 26633

Prepared for: E. Padua

Payment Terms: 50% w/ order/50% @ Completion

Customer Phone:

Proposal Valid Until: 11/5/2025

Customer Fax:

Organization: Berman Corp  
 6820 Marwick Ln  
 Suite 150  
 Orlando, FL 32827

Project: Playground Opt 2  
 Ship To: Cross Creek  
 12501 Ryegrass Loop  
 Parrish, FL 34219

Sales Rep M T G

Scope of Services:

## DESCRIPTION

INSTALLATION IS BASED ON ARC PROPOSAL # 27397

Removal and Disposal of:  
 - Existing Play Equipment

**\*\*EXISTING BORDERS TO REMAIN\*\***

(Price includes dumpsters for disposal)

TOTAL: \$5,485.00

Installation of:  
 - (1) Custom Play System  
 - (1) 2-Bay Swing Set  
 - (1) Age Appropriate Sign

(Price includes concrete for footers and equipment rentals)

TOTAL: \$20,512.00

Filter Fabric - Delivery and Installation: 2787.5 Sq.Ft. (incl. 25% for overlap) @ \$0.30 per Sq.Ft.

TOTAL: \$836.25

Supply, Delivery, and Installation of 83 cubic yards of EWF Playground Mulch

TOTAL: \$5,893.00

Permitting and Administration Fees

TOTAL: \$1,875.00

**Subtotal** \$34,601.25

**Sales Tax (7.0%)** \$58.54

**TOTAL** \$34,659.79

Signature: \_\_\_\_\_ ... Print Name/Title: \_\_\_\_\_ Date \_\_\_\_\_ P.O. # \_\_\_\_\_

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.



**Advanced Recreational Concepts, LLC**

3127 Skyway Circle# 101  
Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

**Proposal**

Organization **Berman Corp**  
6820 Marwick Ln  
Suite 150  
Orlando, FL 32827

Prepared For **Eddie Padua**  
Ship To **Cross Creek**  
12501 Ryegrass Loop  
Parrish, FL 34219

Date **10/6/2025**  
Quotation # **27396**  
Prepared By **Matt Gagnon**  
Payment Terms **50% on order/50% on Completion**  
Prices Valid Until **11/5/2025**

Project Name **Playground Opt 1**

Customer Phone

County **Manatee**

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS# 26632				0.00
	R5 Custom Play System - R50EF1DDA	1		42,245.00	42,245.00T
	PC 2120-8ft Arch Swing Bay (2 Seat)	1		4,635.00	4,635.00T
	PC 2120-8ft Arch Swing Bay (2 Seat) AB	1		2,925.00	2,925.00T
	Belt Seat	2		208.00	416.00T
	Full Bucket Seat	2		448.00	896.00T
	R5 Custom Play System - R50D73B7A	1		1,045.00	1,045.00T
	1304 Safety Sign (2-12, HDPE)	1		1,585.00	1,585.00T
	Freight	1		5,065.00	5,065.00
	Florida Signed and Sealed Drawings (3 Sets) CALCULATIONS provided.	1		1,500.00	1,500.00

100% Financing Available – Flexible Terms  
Ask Your ARC Sales Representative For More Information

**Subtotal** \$60,312.00  
**Sales Tax (7.0%)** \$3,762.29  
**Total** \$64,074.29

Signature \_\_\_\_\_ Print Name/Title \_\_\_\_\_ Date \_\_\_\_\_ P.O.# \_\_\_\_\_

**Upon acceptance of this proposal please sign above and initial the 'ARC Site Preparation Check List' and the 'ARC General Terms and Conditions' exhibits attached. Please return initialed copies to ARC.**



**Advanced Recreational Concepts, LLC**

3127 Skyway Circle# 101  
Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

**Proposal**

Organization **Berman Corp**  
6820 Marwick Ln  
Suite 150  
Orlando, FL 32827

Prepared For **Eddie Padua**  
Ship To **Cross Creek**  
12501 Ryegrass Loop  
Parrish, FL 34219

Date **10/6/2025**  
Quotation # **27397**  
Prepared By **Matt Gagnon**  
Payment Terms **50% on order/50% on Completion**  
Prices Valid Until **11/5/2025**

Project Name **Playground Opt 2**

Customer Phone

County **Manatee**

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS# 26633				0.00
	R5 Custom Play System - R504A30BA	1		39,935.00	39,935.00T
	PC 2120-8ft Arch Swing Bay (2 Seat)	1		4,635.00	4,635.00T
	PC 2120-8ft Arch Swing Bay (2 Seat) AB	1		2,925.00	2,925.00T
	Belt Seat	2		208.00	416.00T
	Full Bucket Seat	2		448.00	896.00T
	1304 Safety Sign (2-12, HDPE)	1		1,585.00	1,585.00T
	Freight	1		5,065.00	5,065.00
	Florida Signed and Sealed Drawings (3 Sets) CALCULATIONS provided.	1		1,500.00	1,500.00

100% Financing Available – Flexible Terms  
Ask Your ARC Sales Representative For More Information

**Subtotal** \$56,957.00  
**Sales Tax (7.0%)** \$3,527.44  
**Total** \$60,484.44

Signature \_\_\_\_\_ Print Name/Title \_\_\_\_\_ Date \_\_\_\_\_ P.O.# \_\_\_\_\_

**Upon acceptance of this proposal please sign above and initial the 'ARC Site Preparation Check List' and the 'ARC General Terms and Conditions' exhibits attached. Please return initialed copies to ARC.**

# CROSS CREEK HOA PLAYGROUND

## TOP VIEW

### ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
5	5/3	0/0	2/2	2/2
CHILD CAPACITY	47	MAX FALL HEIGHT	72	

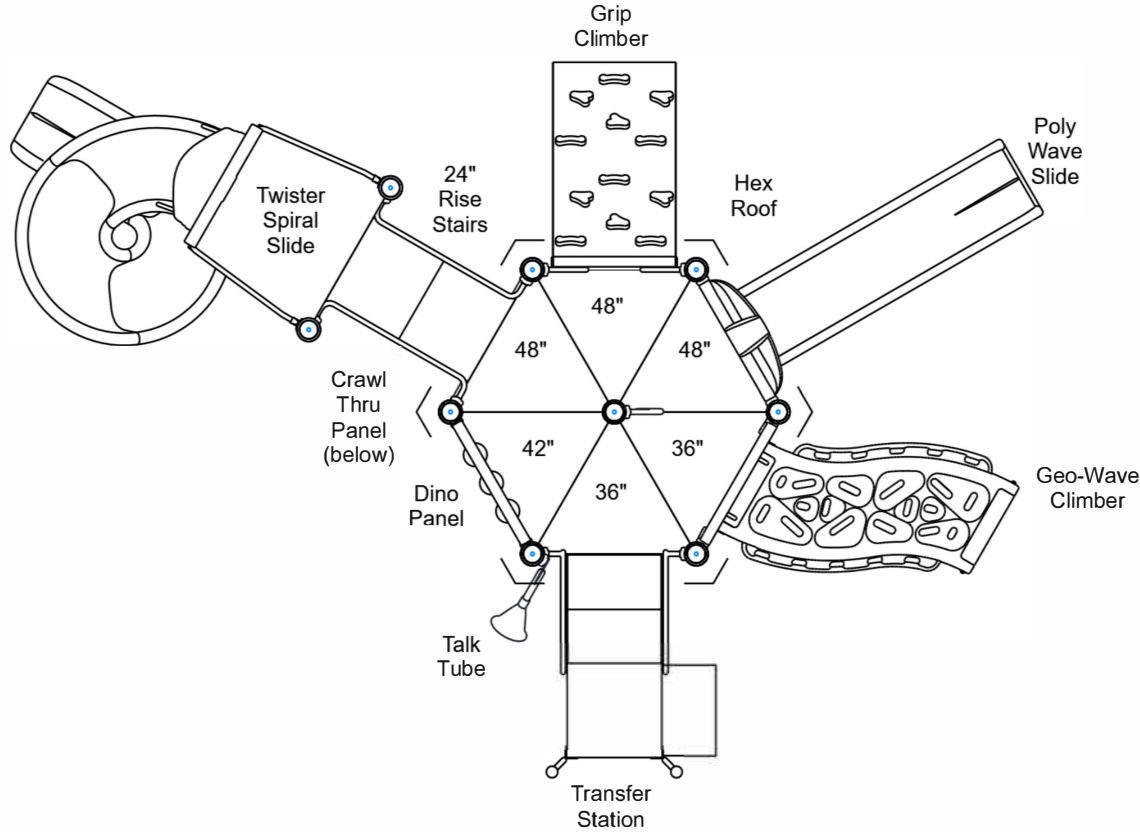


FOR KIDS  
AGES  
2-12

### GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



STRUCTURE # R50EF1DDA  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**Advanced Recreational Concepts**

MIN. USE ZONE 36' x 29' (10.873m x 8.652m)



# CROSS CREEK HOA PLAYGROUND

## TOP VIEW

### ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

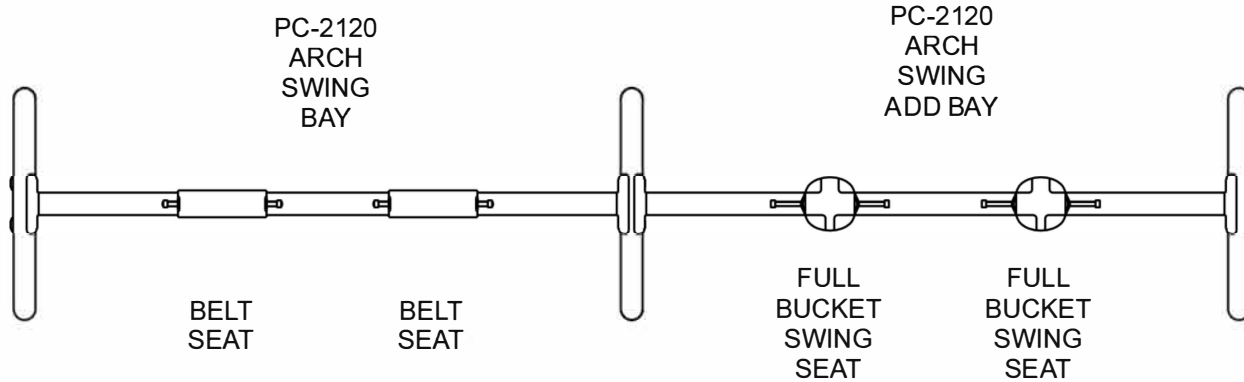
ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0/0	4/0	1/0
CHILD CAPACITY	4	MAX FALL HEIGHT	96	

FOR KIDS  
AGES  
5-12

#### GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



STRUCTURE # SWG2120+AB  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**Advanced Recreational Concepts**

MIN. USE ZONE 36' x 30' (10.911m x 9.144m)



# CROSS CREEK HOA PLAYGROUND

## TOP VIEW

### ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0/0	1/0	1/0
CHILD CAPACITY	1	MAX FALL HEIGHT	0	



### GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



Talk  
Tube

STRUCTURE # R50D73B7A  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**Advanced Recreational Concepts**

MIN. USE ZONE 0' x 0' (0m x 0m)



# CROSS CREEK HOA PLAYGROUND

## TOP VIEW

### ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0/0	0/0	0/0
CHILD CAPACITY	0	MAX FALL HEIGHT	0	

#### GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.

  
**1304 AGE  
APPROPRIATE  
SIGN**

STRUCTURE # STA1304  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**Advanced Recreational Concepts**

MIN. USE ZONE 0' x 0' (0m x 0m)



# CROSS CREEK HOA PLAYGROUND

## SITE PLAN

### ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
5	5/3	0/0	7/2	3/2

**R5**

FOR KIDS  
AGES  
[Mixed]



### GENERAL NOTES

This Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Playcraft Systems will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design at the time of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.

PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**Advanced Recreational Concepts**

MIN. USE ZONE 55' x 67' (16.612m x 20.42m)



**CROSS CREEK HOA PLAYGROUND**  
**SW VIEW**

**R5**

FOR KIDS  
AGES  
2-12



**STRUCTURE #** R50EF1DDA  
**PROJECT #** ARC25E7AC9A-1  
**DATE** 10/1/2025

**CROSS CREEK HOA PLAYGROUND**  
**NE VIEW**

**R5**

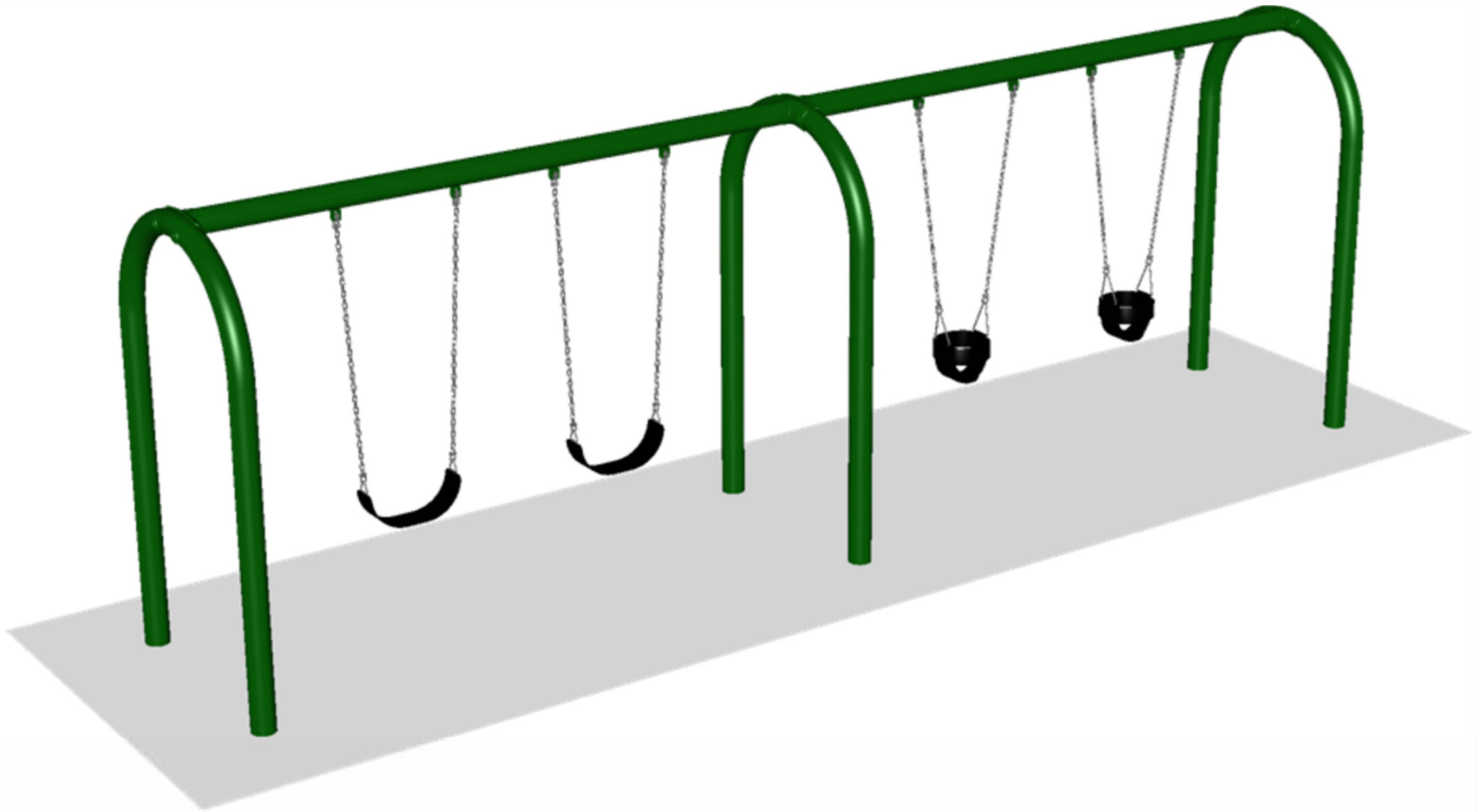
FOR KIDS  
AGES  
2-12



**STRUCTURE #** R50EF1DDA  
**PROJECT #** ARC25E7AC9A-1  
**DATE** 10/1/2025

**CROSS CREEK HOA PLAYGROUND**  
**SW VIEW**

FOR KIDS  
AGES  
5-12

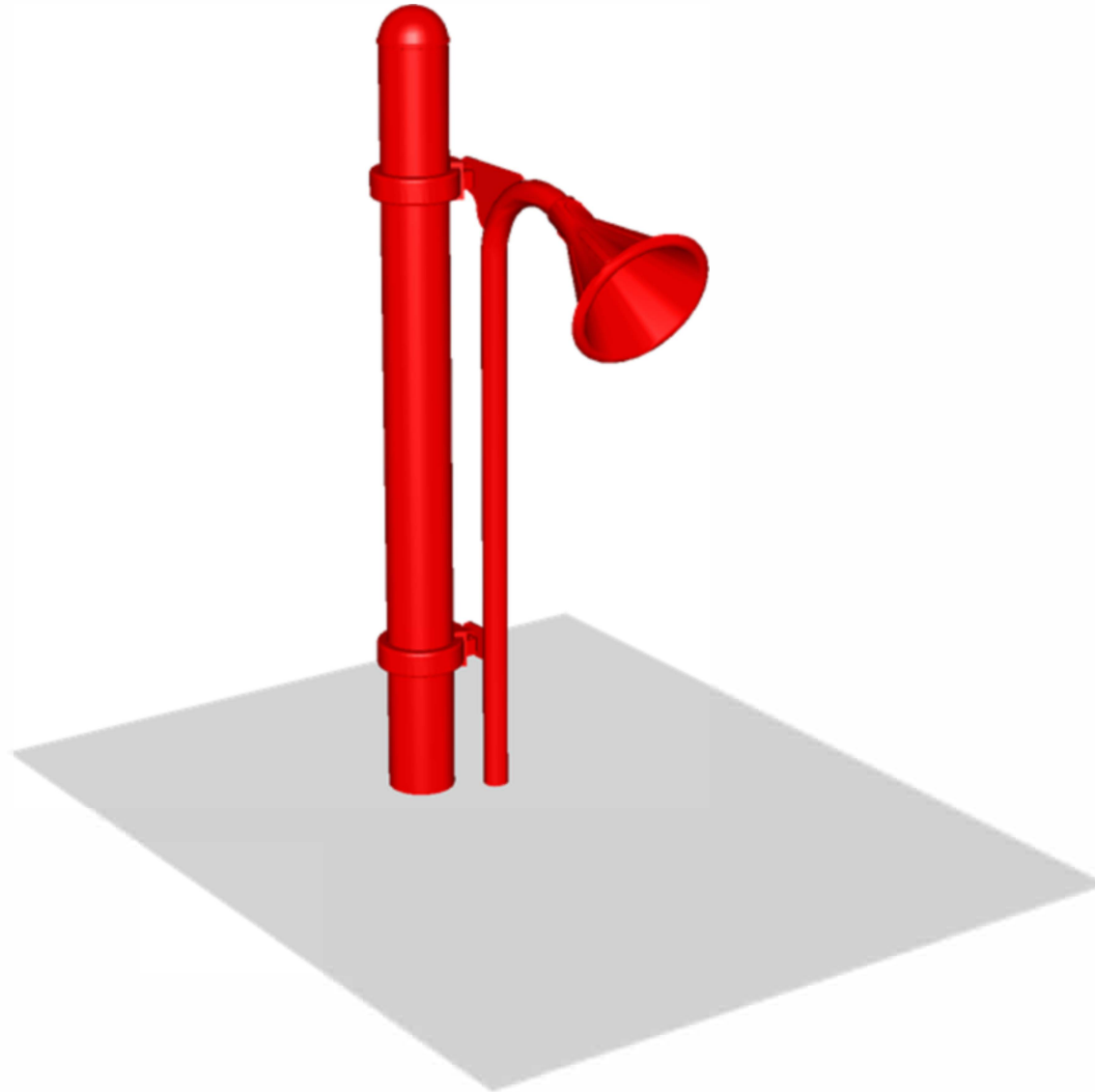


STRUCTURE # SWG2120+AB  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025

**CROSS CREEK HOA PLAYGROUND**  
**SW VIEW**

**R5**

FOR KIDS  
AGES  
5-12

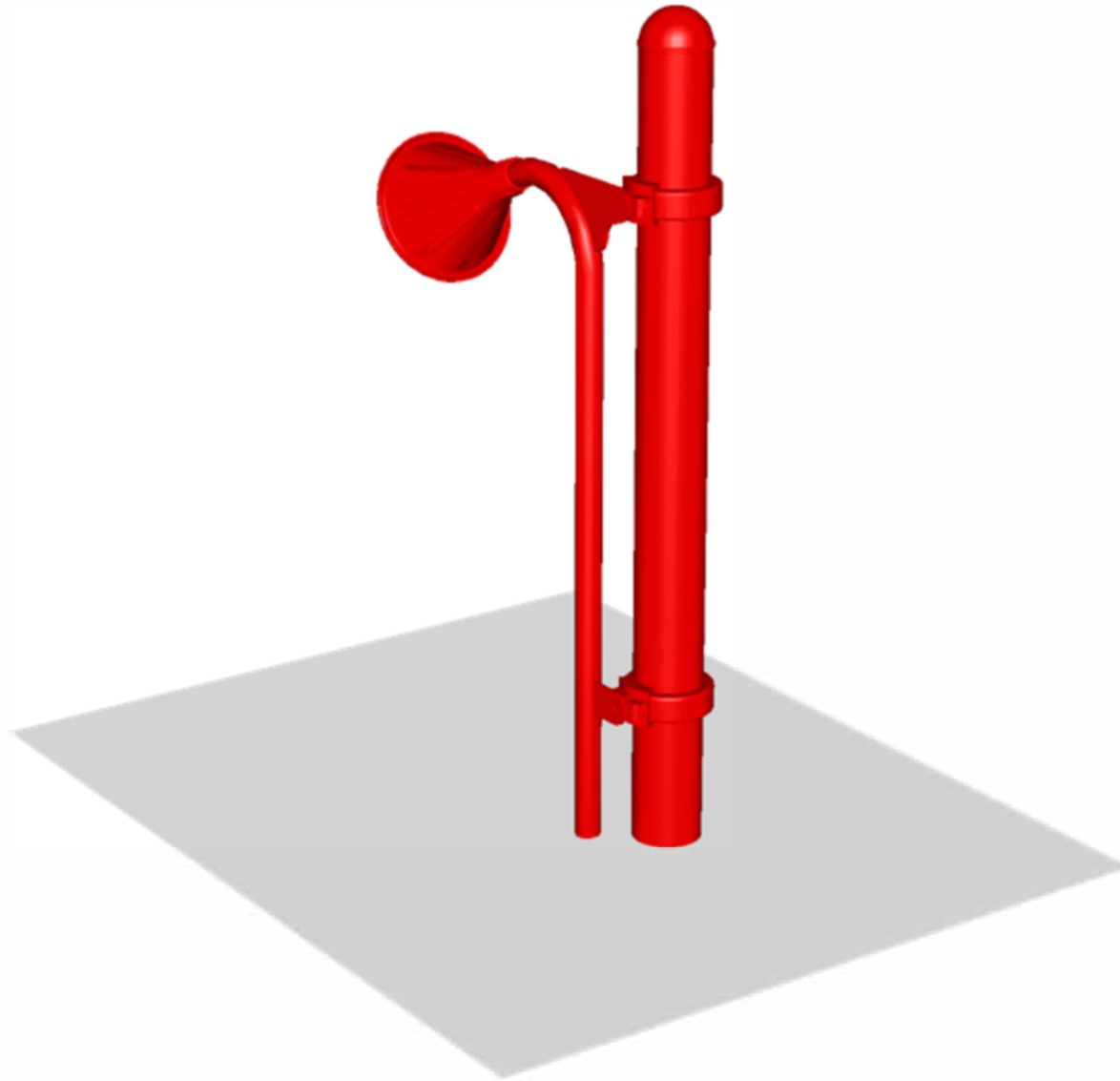


**STRUCTURE #** R50D73B7A  
**PROJECT #** ARC25E7AC9A-1  
**DATE** 10/1/2025

**CROSS CREEK HOA PLAYGROUND**  
**NE VIEW**

**R5**

FOR KIDS  
AGES  
5-12



**STRUCTURE #** R50D73B7A  
**PROJECT #** ARC25E7AC9A-1  
**DATE** 10/1/2025

CROSS CREEK HOA PLAYGROUND  
SW VIEW



STRUCTURE # STA1304  
PROJECT # ARC25E7AC9A-1  
DATE 10/1/2025



**CROSS CREEK HOA PLAYGROUND**

**Project #** ARC25E7AC9A-1

**Date** 10/1/2025

<b>Item / Part Number</b>	<b>Description</b>	<b>Qty</b>
<b>[R50EF1DDA]</b>		
HS-1004-R	Collars	36
GF-7002	Dome Cap, R5	3
S-1011-R5-11ft	Post, 11ft R5	1
S-1013-R5-13ft	Post, 13ft R5	2
S-1015-R5-15ft	Post, 15ft R5	6
S-1102-R5	Tri-Deck	6
S-1110-R	Filler, 12in	1
S-1206-24R45	ADA Stairs, 24in Rise w/ Walls	1
S-1209-24-R5	Transfer Station, 36in-R	1
S-1216-4	Climber, Grip 42-48in	1
S-1249-DGH	Climber, Inc. Geo-Wave 30-36in (H, DTG, L)	1
S-1303-R5	Single Slide SitDown Hood	1
S-1309-2-R5	Half Walls (Pair) R5	1
S-1309-ADA-L-R5	Half Walls ADA (Single, Left)	1
S-1600-R5G	Crawl Thru Panel	1
S-1606-R5	Dino Panel	1
S-1677-ACC-R5	Tree House Access Panel	1
S-1704-4	Slide, Wave 48in (Single)	1
S-1706-S6L-R5	Slide, Twister Spiral 72in (L)	1
S-1803-R5	Roof, Hex	1
S-1910-R5	Talk Tube (Post Mounted, Left)	1
<b>[SWG2120+AB]</b>		
A2-2120	PC 2120-8ft Arch Swing Bay (2 Seat)	1
A2-2120-AB	PC 2120-8ft Arch Swing Bay (2 Seat) AB	1
A2-311010	Full Bucket Seat	2
A2-313010	Belt Seat	2
<b>[R50D73B7A]</b>		
HS-1004-R	Collars	2
GF-7002	Dome Cap, R5	1
S-1008-R5-08ft	Post, 08ft R5	1
S-1910-R5	Talk Tube (Post Mounted, Left)	1
<b>[STA1304]</b>		
A2-1304	1304 Safety Sign (2-12, HDPE)	1



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Possible Dog Park



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of adding  
Speed Tables



Golf Course Rd.

Proposed Speed Table

Existing Raised Pedestrian Crosswalk

Proposed Speed Table

Proposed Speed Table

Location:  
**Cross Creek CDD Subdivision**  
 Creekside Park Drive

Subject:  
**Proposed Traffic Calming Locations (Updated)**

Designed by:	Dwg. No:
Drawn by: MD/ DF	Date: 10-8-2025
Checked by:	Scale: NTS



**Public Works Department**  
 Traffic Engineering Division

2101 47th Terrace East  
 Bradenton, FL. 34203

(941) 749-3500 - phone (941) 749-3571 - fax







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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Ratification of the FY 26 Egis Insurance  
Package



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Cross Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Cross Creek Community Development District  
 c/o PFM Group Consulting, LLC  
 3501 Quadrangle Boulevard, Suite 270  
 Orlando, FL 32817**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125211**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,478,461
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$50,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$16,049**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress/Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

**CRIME COVERAGE**

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

**Deadly Weapon Protection Coverage**

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

**Cross Creek Community Development District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125211**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$16,049
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,491
Public Officials and Employment Practices Liability	\$3,395
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$24,435</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Cross Creek Community Development District

Cross Creek CDD  
(Name of Local Governmental Entity)

By: Lianna Litwin  
Signature

Lianna Litwin  
Print Name

Witness By: Venessa Ripoll  
Signature

Venessa Ripoll  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_  
Administrator



PROPERTY VALUATION AUTHORIZATION

Cross Creek Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Terms. Includes Building and Content TIV (\$1,478,461), Inland Marine (\$50,000), and Auto Physical Damage (Not Included).

Signature: Lianna Litwin Date: 9/22/25

Name: Lianna Litwin

Title: Chairperson



**Cross Creek Community Development District**

Policy No.: 100125211  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value			
	Address				Const Type	Term Date		Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch								
1	Amenity Center Building		2009	10/01/2025	\$514,653		\$572,258			
	4000 Creekside Park Dr Parrish FL 34219		Joisted masonry	10/01/2026	\$57,605					
	Simple hip			Metal panel						
2	Pool Fence (about 900')		2009	10/01/2025	\$33,825		\$33,825			
	4000 Creekside Park Dr Parrish FL 34219		Non combustible	10/01/2026						
3	Pier w/Benches		2009	10/01/2025	\$22,550		\$22,550			
	4000 Creekside Park Dr Parrish FL 34219		Waterfront structures	10/01/2026						
4	Playground Equipment		2009	10/01/2025	\$56,375		\$56,375			
	4000 Creekside Park Dr Parrish FL 34219		Non combustible	10/01/2026						
5	Playground Equipment		2009	10/01/2025	\$22,550		\$22,550			
	Ryegrass Loop Parrish FL 34219		Non combustible	10/01/2026						
6	Gazebo		2009	10/01/2025	\$11,275		\$11,275			
	Slikwood Way Parrish FL 34219		Frame	10/01/2026						
	Pyramid hip									
7	Entranceway Monument Walls (2)		2009	10/01/2025	\$33,825		\$33,825			
	Creekside Park Dr & Golf Course Rd Parrish FL 34219		Masonry non combustible	10/01/2026						

Sign: Lianna Litwin

Print Name: Lianna Litwin

Date: 9/22/25



**Cross Creek Community Development District**

Policy No.: 100125211  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
8	Pool		2009	10/01/2025	\$567,850		\$567,850
	4000 Creekside Park Dr Parrish FL 34219		Below ground liquid storage tank / pool	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
9	Waterslide		2009	10/01/2025	\$157,953		\$157,953
	4000 Creekside Park Dr Parrish FL 34219		Non combustible	10/01/2026			
<b>Total:</b>			Building Value \$1,420,856	Contents Value \$57,605	Insured Value \$1,478,461		

Sign: Lianna Litwin

Print Name: Lianna Litwin

Date: 9/22/25



**Cross Creek Community Development District**

Policy No.: 100125211  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$10,000	\$1,000
	Amenity Lights			10/01/2026		
2			Other inland marine	10/01/2025	\$40,000	\$1,000
	Street Lamps (community wide)			10/01/2026		
<b>Total</b>					<b>\$50,000</b>	

Sign: Lianna Litwin

Print Name: Lianna Litwin

Date: 9/22/25



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization  
Nos. 311 – 315

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
PAR-0353930	DoodyCalls of Parrish FL (CROSS)	08/31/2025	Cross Creek CDD	375.00
759780	Envera (CROSS)	09/02/2025	Cross Creek CDD	695.55
355451	Landscape Maintenance Professi (CROSS)	08/31/2025	Cross Creek CDD	4,455.00
355452	Landscape Maintenance Professi (CROSS)	08/31/2025	Cross Creek CDD	250.00
356185	Landscape Maintenance Professi (CROSS)	09/05/2025	Cross Creek CDD	14,107.00
6281	Persson, Cohen & Mooney, P. A. (CROSS)	09/02/2025	Cross Creek CDD	1,969.50
137858	PFM Group Consulting LLC (CROSS)	08/26/2025	Cross Creek CDD	150.00
7691	VGlobalTech (CROSS)	09/02/2025	Cross Creek CDD	185.00
<b>Total:</b>				<b>22,187.05</b>

*Vivian Carvalho*

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

09/09/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
82558	Alliant Engineering Inc (CROSS)	09/09/2025	Cross Creek CDD	780.00
15038	Blanton Plumbing Inc. (CROSS)	09/09/2025	Cross Creek CDD	250.00
DM-09-2025-16	PFM Group Consulting LLC (CROSS)	09/04/2025	Cross Creek CDD	2,750.00
			<b>Total:</b>	<b>3,780.00</b>

*Venessa Ripoll*

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 313  
9/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
138034	PFM Group Consulting LLC (CROSS)	09/11/2025	Cross Creek CDD	2,318.25
<b>Total:</b>				<b>2,318.25</b>

*Kwame Jackson*  
\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 314  
9/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CL016	3rd Generation Insulation, LLC (CROSS)	09/22/2025	Cross Creek CDD	900.00
10560823	Advanced Aquatic Services Inc. (CROSS)	10/01/2025	Cross Creek CDD	1,622.00
INV0607	Bandu LLC. (CROSS)	09/24/2025	Cross Creek CDD	3,000.00
29605	Egis Insurance Advisors (CROSS)	09/18/2025	Cross Creek CDD	24,435.00
<b>Total:</b>				<b>29,957.00</b>

*Vivian Carvalho*

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 315  
10/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
760877	Envera (CROSS)	10/01/2025	Cross Creek CDD	716.43
359914	Landscape Maintenance Professi (CROSS)	10/01/2025	Cross Creek CDD	14,107.00
46281-092625	Manatee County Utilities Department (CROSS)	09/26/2025	Cross Creek CDD	355.30
46357-092625	Manatee County Utilities Department (CROSS)	09/26/2025	Cross Creek CDD	44.77
46436-092625	Manatee County Utilities Department (CROSS)	09/26/2025	Cross Creek CDD	167.14
31004-093025	Peace River Electric Coop Inc. (CROSS)	09/30/2025	Cross Creek CDD	1,135.65
31006-093025	Peace River Electric Coop Inc. (CROSS)	09/30/2025	Cross Creek CDD	975.85
6373	Persson, Cohen & Mooney, P. A. (CROSS)	10/01/2025	Cross Creek CDD	1,287.75
138227	PFM Group Consulting LLC (CROSS)	09/29/2025	Cross Creek CDD	250.00
			<b>Total:</b>	<b>19,039.89</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements  
*(provided under separate cover)*



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports