MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Tuesday, December 22, 2020
11:00 A.M.
1651 Whitfield Avenue, Suite 200,
Sarasota, FL 34243

Board Members Present via speaker phone or in person:

Charlie Tokarz	Chairperson
Connor Chambers	Vice Chairperson
Kathy Beccia	Assistant Secretary
Samantha Cortese	Assistant Secretary

Also present were:

Venessa Ripoll	PFM Group Consulting, LLC	
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.	(via phone)
Chris Chavez	Medallion Homes	
Charlie Mcckinnies	Medallion Homes	
Gabby Baca		
Laurie Denenholtz	Access Management	(via phone)

FIRST ORDER OF BUSINESS — **Organizational Matters**

Call to Order and Roll Call

The Board of Supervisors Meeting was called to order at 11:02 a.m. and Ms. Ripoll proceeded with roll call. Board Members in attendance were Charlie Tokarz, Connor Chambers, Kathy Beccia, and Samantha Cortese.

Public Comment Period

There were no Public Comments at this time.

Administer Oath of Office to Newly Elected Board of Supervisors

The oath of office was administered to Mr. Chambers, Ms. Beccia, and Ms. Cortese prior to the start of the meeting. They chose to waive compensation.

Consideration of Resolution 2021-03, Canvassing and Certifying the Results of the Landowners' Election

Mr. Chambers received 59 votes, Ms. Beccia received 59 votes, and Ms. Cortese received 50 votes. Therefore, Mr. Chambers and Ms. Beccia will each serve a 4-year term and Ms. Cortese will serve a two-year term. Ms. Ripoll requested a motion to approve Resolution 2021-03.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-03, Canvassing and Certifying the Results of the Landowners' Election.

Consideration of the Minutes of the October 27, 2020 Board of Supervisors Meeting.

The Board reviewed the Minutes from the October 27, 2020 Board of Supervisors Meeting. The Board Members provided edits to spelling errors. Ms. Ripoll corrected the edits on the official record.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the October 27, 2020 Board of Supervisors Meeting, with changes incorporated.

Consideration of the Minutes of the November 5, 2020 Landowners' Election Meeting

The Board reviewed the Minutes from the November 5, 2020 Landowners' Election Meeting.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the November 5, 2020 Landowners' Election Meeting.

<u>SECOND ORDER OF BUSINESS</u> **General Business Matters**

Consideration of Resolution 2021-02, Potential Contraction of the Cross Creek Community Development District

Mr. Cohen explained that he was approached by the Developer, who was looking to contract the District and remove some land from the CDD boundary. In order to do that the District must have a resolution from the Board, as well as a second agenda item which is a funding agreement that states that the Developer will fund the costs associated with the contraction. There will be no cost to the CDD. These two documents will be assembled with other documents and file a petition with Manatee County. If the County decides to approve it, an Ordinance will be enacted.

Mr. Cohen asked Mr. Tokarz if Cross Creek Development Inc. is the right entity to be put in the document as the Development entity. Mr. Tokarz stated that is correct.

Ms. Ripoll requested a motion to approve Resolution 2021-02, as presented.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-02, Potential Contraction of the Cross Creek Community Development District

Consideration of Funding Agreement related to Contraction

The costs associated with the Contraction will be funded by the Developer in accordance with this Funding Agreement.

Mr. Cohen thanked Mr. Chambers for helping him assemble some of the exhibits regarding the legal description. Mr. Chambers will have the surveyors confirm some of the legal descriptions.

> On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Funding Agreement related to Contraction.

Consideration of Resolution 2021-04, Electing District Officers

Ms. Ripoll stated the District needs to elect a Chairman and Vice Chairman. She requested the Board keep Ms. Carvalho as Secretary and herself, Ms. Ripoll as Assistant Secretary, Ms. Glasgow as Treasurer, and Ms. Lane as Assistant Treasurer.

> On MOTION by Mr. Chambers, seconded by Ms. Beccia, with all in favor, the Board nominated Mr. Tokarz as Chairman.

Mr. Cohen called for other nominations and their were none.

Ms. Ripoll requested a motion to approve Resolution 2021-04.

On MOTION by Mr. Chambers, seconded by Ms. Beccia with all in favor, the Board approved the approval of Resolution 2021-04, Electing District Officers as Follows; Ms. Tokarz as Chairman, Mr. Chambers as Vice-Chairman, Ms. Carvalho as Secretary, Ms. Ripoll, Ms. Beccia, Ms. Cortese, and Ms. Holeman, as Assistant Secretaries, Ms. Glasgow as Treasurer, and Ms. Lane as Assistant Treasurer.

Ratification of the Brightview Landscape Addendum to Master Agreement

Mr. Chavez stated the Brightview Landscape Addendum to the Master Agreement adds Phases B and C common area to Brightview scope of work for continued landscape maintenance of Cross Creek.

Ms. Ripoll requested a motion from the Board to ratify the Brightview Landscape Addendum to Master Agreement.

On MOTION by Mr. Chambers, seconded by Ms. Cortese, with all in favor, the Board ratified the Brightview Landscape Addendum to Master Agreement.

Ratification of Payment Authorizations 87-93

The Board reviewed Payment Authorizations 87-93. Ms. Ripoll noted these are contractual obligations that have been approved by the Chair and just need to be ratified by the Board.

On MOTION by Ms. Chambers, seconded by Ms. Cortese, with all in favor, the Board ratified Payment Authorizations 87-93.

Review of District Financial Statements

Ms. Ripoll explained that these Financial Statements are through October 31, 2020. There was no action required by the Board.

THIRD ORDER OF BUSINESS — **Other Business**

Staff Reports

District Counsel- No Report

District Engineer- N/A

District Manager- Ms. Ripoll noted the next meeting is scheduled for January 26, 2021 and will be required as part of the Audit process.

FOURTH ORDER OF BUSINESS — **Supervisor Requests and Audience Comments**

There were no audience comments or Supervisor requests

FIFTH ORDER OF BUSINESS — **Adjournment**

There was no other business to discuss, Ms. Ripoll requested a motion to adjourn the meeting.

> On MOTION by Ms. Cortese, seconded by Ms. Beccia, with all in favor, the Board adjourned the December 22, 2020 Board of Supervisors Meeting for Cross Creek Community Development District at 11:13 a.m.

Vanessa Ripoll
Secretary/Assistant Secretary

Charles [signature]
Chairperson/ Vice Chairperson