

MINUTES OF MEETING

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

**Tuesday, January 21, 2025, at 10:00 a.m.
4000 Creekside Park Dr.
Parrish, FL, 34219**

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
John Free	Secretary - Via Phone
Mike DiPhilippo	Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Kwame Jackson	Assistant District Manager- PFM – Via phone
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Rachel Proctor	Accountant- PFM – Via phone
Andy Cohen	District Counsel - Persson Cohen & Mooney, P.A.

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:13 a.m. and confirmed quorum.

Ms. Ripoll asked for a motion to allow Mr. Free to vote via Webex.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved Mr. Free to vote via Webex.

Public Comment Period

A resident asked about the damages done to the sidewalk from a pipe that was laid there.

Ms. Litwin answered the sidewalks are county property and advised the resident how to contact the county.

This resident also complimented LMP for all of their work and requested that LMP take a look at the two pine trees on Gold Course Road.

Ms. Litwin gave an overview on the pine trees provided by LMP.

SECOND ORDER OF BUSINESS

Business Matters

**Consideration of the Minutes of
the November 19, 2024, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 19, 2024, Board of Supervisors' Meeting.

Mr. Cohen and Mr. Stolarz provided changes.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the minutes of the November 19, 2024, Board of Supervisors' meeting with edits from Mr. Cohen and Mr. Stolarz.

**Review and Consideration of
District Engineer RFQ**

Mr. Cohen stated he provided an RFQ for engineering as requested and it is included in the agenda packet. He noted any comments or revisions are welcomed by the Board. Mr. Cohen stated he will work with District staff to outline the timeline.

Ms. Litwin asked about how the process of RFQs work for CDDs.

Mr. Cohen gave an overview of the RFQ process and rankings for the Board.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board authorized District staff to move forward with the RFQ for engineering services.

**Review and Consideration of
Envera Proposal**

Ms. Litwin explained that her and Ms. Ripoll spoke to a representative from Envera who spoke in-dept about the improvements Envera plans to make. Ms. Litwin noted after speaking with this representative she feels better about keeping Envera on as a vendor. She explained the new process Envera plans to take with the District.

Discussion ensued regarding the proposal.

Agreed to have District staff follow up with Envera for more details on the proposal.

Discussion of Irrigation

Mr. Stolarz asked had the blueprints been received by Medallion.

Ms. Litwin stated she received a rough sketch of the original piping map from 2006. She stated the District will still need the engineer to come out.

She noted there are still homes connect to the 1C pump. She explained she was told back in October that the homes should be switched over to the 1A pump and she is not having any luck speaking with representatives from Medallion Homes.

Mr. Cohen stated at the last meeting the Board authorized District Counsel to reach out via letter to council at Medallion Homes in reference to pending items having to do with infrastructure transfer and the entrance way. He noted after repeated emails he hasn't heard anything back. He stated due to his conflict the District may need to seek counsel who can address these items with Medallion Homes.

Discussion ensued regarding suggestions for Counsel who could represent the District in this matter.

Ms. Litwin stated the District needed to do a mainline repair, when LMP went out to do the repair they noticed the mainline isn't draining and the pump was shut off. She explained LMP discovered the Willows and Laurels is still connected to Cross Creek CDD system. Ms. Litwin went to Mr. Chavez who stated that those sections were still connected to the Cross Creek system he stated perhaps the valves were left open. She stated Mr. Berry stated months ago that there is no valve to separate the communities, in which he was told by Mr. Chavez that a valve will eventually be added on. She noted to get to the bottom of this the District will need to have an engineer do some research.

Discussion ensued regarding the history and discussion that the District and Medallion Homes has had in reference to the pump.

Ms. Litwin stated Mr. Hagood also provided tree trimming proposals.

The District currently has access to those services.

Discussion of Amenity Center Landscape

Ms. Litwin provided an update of the work done underneath the slide that was done by Mr. Hagood. She noted Mr. Hagood provided quotes for the pool equipment, fences, and landscape that the Board can decide to move forward with.

Ms. Litwin went over the proposals with the Board.

The Board considered the budget in order to move forward with the proposals.

Mr. Stolarz asked about the status and quality of the pumps.

Ms. Litwin answered she was informed that the pumps are working correctly and currently there are no issues.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the proposals from Hagood's Landscape to replace the rocks.

Discussion of the Gym

Ms. Litwin stated this item is on the agenda because there has been discussion regarding the gym. She explained there are obstacles, like access to the door because there are a lot of items stored in this room that the District wants to protect.

Discussion ensued regarding necessities needed to have a gym functioning properly.

The Board discussed the option of making the gym a meeting space.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved turning the gym into a meeting room.

Review and Consideration of LMP Float Switch Proposal

Ms. Litwin stated this proposal came in at a really good price. She explained instead of having an LMP representative come out to do a recharge the float switch recognizes the lake level is low, and it automatically turns on.

A homeowner stated the District should not need a motor. He stated a float in the switch hooked up to the pump should be all that's needed.

An LMP Representative offered to call his office to ask about the pump.

LMP Representative stated he was informed that the actual company that subs out the pump system came in and stated the pump did need to be changed.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved the proposal from LMP in the amount of \$4,696.62.

**Discussion of PRECO
Meters/Lights**

Mr. Stolarz stated he received a notice from the Senior Assessment Coordinator from Manatee County Public Works stating that Cross Creek falls into District 1 and does not qualify for this program.

Ms. Litwin stated she received an email from Mr. Chavez stating that the lights were turned on for the CDD and they will be billing the CDD for those lights. She explained that she would speak to the Board but also suggested that Medallion puts in a sub meter that is not connected to Cross Creek CDD. She stated the next time she came into the community she noticed the only lights that were on was on Medallion property. Ms. Litwin stated with the age of the current lights, once the electricity is turned on there will be lights that are out, and the District will need to have an electrician come out. She noted a representative with the HOA ordered solar lights and they look nice and light up the whole area. There was a brief discussion regarding using solar lights versus streetlights.

**Ratification of Payment
Authorization Nos. 275 – 282**

Ms. Ripoll stated these are contractual and they have been reviewed and signed off on by the Chairperson.

Mr. Stolarz asked for the invoice from Suburban propane. District Staff will email him the invoices.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo with all in favor, the Board ratified Payment Authorization Nos. 275 – 282.

Review of Districts Financials

The Board reviewed the financials.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- Mr. Cohen stated that he has been working with PFM to get Cross Creek CDD EIN number back which was given to a separate District.

Ms. Litwin asked Mr. Cohen what are the laws that speak to a Board member that does not attend any meetings or responds to communication regarding the District.

Mr. Cohen answered the only way for a Board member to be removed from the Board is for that member to resign.

There was a brief discussion regarding when the last Landowner seat will be up for election.

District Engineer- Not present.

District Manager- Ms. Ripoll stated the next meeting is scheduled for February 18, 2025. She noted the meeting might be moving so that the District can meet the RFQ requirements.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. DiPhilippo stated he reached out to five fence companies and only one company came out. He noted after doing a walk through with the company he was told that they don't dig so the District will have to hire someone to come out and remove the rocks.

Ms. Litwin stated she would look into some other companies.

Mr. Stolarz stated he did not do anything with the fire grill at this time, but he will work on that.

Ms. Litwin stated the janitor sent pictures showing that the inside of the grill has been torn apart.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board adjourned the January 21, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:55 A.M.


Secretary/Assistant Secretary


Chairperson/ Vice Chairperson