

**Cross Creek
Community Development District**

**Consideration of the Minutes of
the January 23, 2024,
Board of Supervisors' Meeting**

MINUTES OF MEETING

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

Tuesday, January 23, 2023, at 11:30 a.m.

DoubleTree by Hilton Sarasota Bradenton Airport

formerly Holiday Inn Sarasota- Airport

8009 15th Street East, Sarasota, FL, 34243

Board Members Present were:

Charlie Tokarz	Chairperson
Connor Chambers	Vice Chairperson
Kathy Beccia	Assistant Secretary
Bruce Stolarz	Assistant Secretary
Lianna Litwin	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM Group Consulting LLC
Kwame Jackson	PFM Group Consulting LLC (via Webex)
Jennifer Glasgow	PFM Group Consulting LLC (via Webex)
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.
Chris Chavez	Medallion Home
Chris Berry	LMP
Alan Stolarz	Resident

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 11:30 a.m. and confirmed quorum.

Public Comment Period

No Public Comments.

**Consideration of the Minutes of
the October 24, 2023, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the October 24, 2023, Board of Supervisors' Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board accepted the minutes of the October 24, 2023, Board of Supervisors' meeting.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2024-01, Election of Officers

Ms. Ripoll stated District Management is requesting the addition of an Assistant Secretary and Assistant Treasurers. She noted the previous slate of officers will remain the same except for the addition of Kwame Jackson as an Assistant Secretary, and Jennifer Glasgow, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2024-01, Election of Officers, with Charlie Tokarz as Chairman, Connor Chambers as Vice Chairman, Venessa Ripoll as Secretary, Vivian Carvalho, Kathy Beccia, Lianna Litwin, Bruce Stolarz and Kwame Jackson as Assistant Secretaries, Amanda Lane as Treasurer, and Jennifer Glasgow, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

Consideration of Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s)

Ms. Ripoll stated this allows the Treasurer and Assistant Treasurers from District staff to be able to sign for the District's Bank Account(s) if needed.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s).

Ratification of Advanced Aquatics Services, Inc. Agreement

Ms. Ripoll stated this agreement was prepared by District Counsel, and no changes were made by the vendor.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified the Advanced Aquatics Services, Inc. Agreement

Update on Conveying Land Back to CDD and Getting More from the Developer Regarding Appraisal

Mr. Tokarz stated he spoke with the Developer in relation to either giving back or selling back some of the land to the CDD, and at this time he does not have an answer to provide. He noted he will be back in contact with the Developer to discuss the matter further.

There was a brief discussion regarding what can be done if the Developer doesn't cooperate with the District.

Mr. Cohen asked about the appraisal and stated from his knowledge that wasn't received.

Mr. Tokarz stated he will make sure that the appraisal check is paid to the District.

Ms. Ripoll stated she will follow up and keep the Board updated.

Ms. Litwin stated new residents are asking where to get key fobs because they are being told they are residents of Cross Creek CDD. She noted that in this case they are believing they should have access to the Cross Creek amenities.

Discussion ensued regarding the advertising and language being given to new homeowners.

Ms. Litwin noted there is a fee that can be paid for those homeowners to have access to the Cross Creek amenities.

This item was tabled.

Discussion of Barbecue Grill Replacement/Repair

Mr. Stolarz provided an overview of the barbeque grills that he had researched.

He noted that he is in favor of the grill that is like the one the District currently has.

Ms. Litwin noted the vent hood of the grill does not work.

Mr. Stolarz stated he did notice that the vent grill was not working.

Ms. Litwin suggested that the electrician comes out to look at the vent hood to see if that is what is causing the issue as well as the electric outlet.

Ms. Ripoll stated she will reach out to the electrician and follow up with the Board.

Review and Consideration of Pool Resurfacing Proposal

Ms. Ripoll stated the District received one proposal for \$115,000.00. She noted that she will continue to seek proposals from other vendors. She stated she suggests that this project be done in stages.

Ms. Litwin stated the proposal seems to be high, but the work does need to be done, especially since the District has been notified by the Health Department.

Discussion ensued regarding the funding for this project.

This item was tabled.

**Discussion Pertaining to
Addition of a Gym to the
Amenities Center**

This item was tabled.

**Ratification of Payment
Authorization Nos. 225 -
234**

Ms. Ripoll stated these are contractual and have been signed by the Chair.

The Board discussed the Payment Authorizations.

Discussion ensued regarding the pond levels and turning on and off the Hoover pump.

Mr. Stolarz asked to receive the addresses from Peace River instead of the codes for their physical locations.

Ms. Litwin asked if the Willows and Laurels are still connected to the Cross Creek pump.

Mr. Chavez answered the Willows and Laurels are not connected to the Cross Creek pump. He went over with the Board the way that the pump was installed.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified payment authorization Nos. 225 - 234.

**Review of District Financial
Statements**

The Board reviewed the financials.

Mr. Stolarz requested that updated financials be provided be email.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel-** Mr. Cohen mentioned the Form 6 and advised the Board that this does not apply to CDD Board members. He also noted the Form 1 is now completed electronically. He also stated the ethics training is due in December and his firm may have something available for the Board, but if not, there will be some online courses.
- District Engineer-** Not present.
- District Manager-** Ms. Ripoll stated the next meeting is February 27, 2024, at 11:00 a.m. at DoubleTree by Hilton Sarasota Bradenton Airport formerly Holiday Inn Sarasota- Airport, 8009 15th Street East, Sarasota, FL, 34243.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Litwin mentioned that Neal Homes has been doing construction and has removed a road on the District's property.

Mr. Stolarz asked is the basketball court repair still on hold.

Mr. Stolarz asked about the speeding on the roads in the community.

Ms. Ripoll stated this was being taken care of and the letter was sent. Ms. Litwin stated she was notified that this can take a few months.

Mr. Stolarz asked about the sub-meter being installed.

Mr. Chavez stated there may have to be an agreement in place.

Mr. Stolarz confirmed that Medallion is now watering the Willows and Laurels.

Mr. Stolarz asked if there will be a pipe underground for the watering of parcel three.

Mr. Chavez stated there will be a pipe in the group for the watering of that area.

Mr. Stolarz asked if Mr. Cohen spoke with LMP to review contracts.

Ms. Ripoll stated she is working with LMP for Addendums.

Mr. Stolarz asked about the irrigation control box.

Mr. Chavez stated there was not anything added to the box at this time.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Beccia, seconded by Mr. Chambers, with all in favor, the Board adjourned the January 23, 2024, Board of Supervisors' Meeting for Cross Creek Community Development District.

Venessa Pipolo
Secretary/Assistant Secretary

Charles R. Ray
Chairperson/Vice Chairperson