

**MINUTES OF MEETING**

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

**Tuesday, June 1, 2021**

**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 (joined at 11:06 a.m.)

Also present were:

Venessa Ripoll	Assistant DM - PFM Group Consulting, LLC	
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.	
Amy Champagne	PFM Group Consulting, LLC	(via phone)
Geoffrey Jonsson	Medallion Home	
Chris Chavez	Medallion Home	
Charlie McKinnies	Medallion Home	
Tabitha Callis	Medallion Home	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The meeting was called to order at 11:04 a.m. and roll call was initiated.

**Public Comment Period**

There were no Public Comments at this time.

**Consideration of the Minutes of  
the February 23, 2021 Board of  
Supervisors' Meeting**

The Board reviewed the Minutes from the February 23, 2021 Board of Supervisors Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the February 23, 2021 Board of Supervisors Meeting, as presented.

**Consideration of the Minutes of  
the February 23, 2021 Auditor  
Selection Committee Meeting**

The Board reviewed the Minutes from the February 23, 2021 Auditor Selection Committee Meeting. Mr. Cohen provided edits. Ms. Cortese joined the meeting at 11:06 a.m.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the February 23, 2021 Auditor Selection Committee, as amended.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2021-07, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing**

Ms. Ripoll suggested August 24, 2021 as the Public Hearing date. Mr. Tokarz cannot make that date. A discussion took place about the date for the public hearing. The Public Hearing date will be changed to August 23, 2021 at 11:00 a.m. at this location.

The Board reviewed the Preliminary Budget and provided changes to line items. Mr. Tokarz requested to reduce the Principal Payment on the Loan outstanding to \$10,250, increase Janitorial Cleaning to \$9,800.00, increase lake maintenance to \$15,000.00, increase Landscape Improvements and Irrigation Repair to \$50,000.00, and increase Contingency to \$15,000.00.

The updated Preliminary Budget amount for Fiscal Year 2022 is \$377,419.00. Ms. Ripoll stated this raises assessment, therefore the District will send out mailed notices and an expanded advertisement. Ms. Champagne asked the Board to send her the CO'd numbers so she can calculate the assessment to confirm whether or not it is increasing. Mr. Cohen stated the District needs to send a notice 30 days prior to the Public Hearing. If the Assessments stay flat or decrease the District will not be required to do mailed notices and the ad will be much simpler and cheaper.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2021-07, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date for August 13, 2021 at 11:00 a.m. at this location.

**Letter from Supervisor of  
Elections, Manatee County**

As of April 20, 2021, the District had 331 registered voters. Next year the District will have a General Election and 2 seats will transition to resident controlled. No action is required by the Board.

**Ratification of the Longboat  
Aquatics, Corp Agreement**

Mr. Cohen presented the Longboat Aquatics, Corp Agreement.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified the Longboat Aquatics, Corp Agreement.

**Ratification of Payment  
Authorizations 97-111**

The Board reviewed Payment Authorizations 97-111. There are contractual obligations and have been signed by the Chair and just need to be ratified by the Board.

On MOTION by Mr. Tokarz, seconded by Ms. Beccia, with all in favor, the Board ratified Payment Authorizations 97-111.

**Review of District Financial  
Statements**

Ms. Ripoll explained that these Financial Statements are through April 30, 2021. There was no action required by the Board.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel-** Mr. Cohen presented the engagement letter for District Counsel.

On MOTION by Mr. Chambers, seconded by Ms. Beccia, with all in favor, the Board approved the Engagement Letter for District Counsel.

**District Engineer-** N/A

**District Manager-** Ms. Ripoll noted the next scheduled meeting is June 22, 2021. She will work with the District Chair to see if that meeting is needed and or cancelled. Management will proceed with the Budget Public Hearing meeting advertisement scheduled for August 23, 2021 at 11:00AM at this location.

**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. Beccia, seconded by Ms. Cortese, with all in favor, the Board adjourned the June 1, 2021 Special Board of Supervisors Meeting for Cross Creek Community Development District at 11:22 a.m.

  
Secretary/Assistant Secretary

  
Chairperson/Vice Chairperson