

**MINUTES OF MEETING**

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

**Tuesday, June 27, 2023, at 11:00 a.m.**

**Hampton Inn & Suites Sarasota/ Bradenton – Airport  
975 University Parkway, Sarasota, FL, 34243**

Board Members Present were:

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

Also present were:

Venessa Ripoll	District Manager - PFM Group Consulting LLC
Vivian Carvalho	District Manager - PFM Group Consulting LLC (via phone)
Kwame Jackson	PFM Group Consulting LLC (via phone)
Jennifer Glasgow	PFM Group Consulting LLC (via phone)
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.
Charlie McKinnies	Medallion Home
Chris Chavez	Medallion Home
Resident	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called the meeting to order at 11:09 a.m. and confirmed quorum.

**Public Comment Period**

No Public Comments.

**Consideration of the Minutes of  
the May 23, 2023, Board of  
Supervisors' Auditor Selection  
Committee Meeting**

The Board reviewed the minutes of the Auditor Selection Committee meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the minutes of the May 23, 2023, Board of Supervisors' Auditor Selection Committee meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

## Discussion of the Irrigation, Pump System and Landscaping

Ms. Ripoll stated the District did receive other proposals and Mr. Chavez will go over the information received.

Mr. Chavez stated the District received another proposal from Stahlman England Irrigation Company for approximately \$145,000.00, it is also a dual 25 horsepower submersible pump system similar to what LMP proposed. Mr. Chavez stated LMPs modified proposal is now at \$195,000.00. Stahlman England Irrigation Company has stated that it would take approximately 4 weeks to first procure all the materials and parts, and another week for installation. He noted that there would also be an expense for the electrical installation once the pump is installed, which will be a separate proposal from the electrician.

Discussion ensued regarding the terms from both proposers and the difference between the two pumps.

Mr. McKinnies stated he spoke with Synovus Bank and the District is able to get a loan. He noted he asked for \$200,000.000 for 2 years.

Discussion ensued regarding the bank loan.

Mr. Tokarz stated that he spoke with the Developer about the proposals due to his experience and the Developer feels that the prices are high, and he thinks the District can get better pricing.

Discussion ensued regarding getting lower proposals for the pumps by getting an architect to design what the District is looking for then presenting that to the proposers.

The Board discussed the current status of the pump the District currently has. Discussion ensued regarding setting the pump up on a schedule and notifying the residents of the schedule.

The Board agreed to send an email blast to all residents indicating what two days each home is able to water their grass.

Ms. Ripoll stated she will call for an emergency meeting when she finds out the information needed for the pump to get the next steps started.

Mr. Tokarz asked is there any problem with integrating this proposed schedule with the DEF irrigation as far as whether there is enough water.

Mr. Chavez stated he doesn't see that being an issue.

Mr. Chambers asked about a system where billing or exchange credits or charges in some way to properly and equitably account for whatever water is being used by Medallion Homes or Cross Creek CDD. He noted that will help relieve the concerns of the residents in this case.

Discussion ensued regarding the future of the community once the CDD has working equipment and the debt that is left on the balance sheet.

Ms. Ripoll stated she will keep the Board informed as she received information and will call a special meeting when needed.

**Ratification of Payment  
Authorization Nos. 204-210**

The Board reviewed the Payment Authorizations.

Mr. Stolarz asked on #204 why the \$6,380.60 was deleted from landscape professionals.

Mr. Chavez answered that the work wasn't completed.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board ratified Payment Authorizations 204 - 210.

**Review of District Financial  
Statements**

The Board reviewed the financial statements.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel-** Mr. Cohen stated starting January 1, 2024, all Board members of independent Special Districts like the CDD will need to have four hours of ethics training per year. He noted if you are put on the Board after March 31<sup>st</sup> you don't have to do the training until the following year.

Mr. Tokarz asked can you substitute CPE for CPA's?  
Mr. Cohen stated they are still figuring this all out.

Discussion ensued regarding the status of the license agreement.

**District Engineer-** Not present.

**District Manager-** Ms. Ripoll stated she just wants to make sure that everyone has completed their Form1.

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests and  
Audience Comments**

Mr. Chavez stated he requested from LMP in reference to the area Ms. Litwin mentioned at a previous meeting to price out what those areas cost, and the Board can either bill Davis and the other Developer for that amount of money or District staff can remove that from LMP's contract and have the other entities either engage LMP or someone else to maintain those areas.

The Board discussed the original plan for the community and agreed to put this matter on as an agenda item for the next meeting.

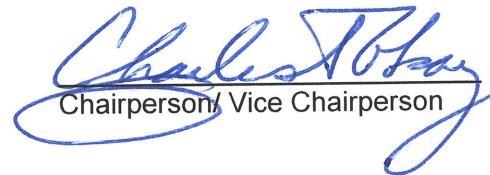
**FIFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Ripoll requested a motion to continue the meeting.

On MOTION by Ms. Beccia, seconded by Mr. Chambers, with all in favor, the Board adjourned the June 27, 2023, Board of Supervisors' Meeting for Cross Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chairperson/Vice Chairperson