

**MINUTES OF MEETING**

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

**Tuesday, March 17, 2026, 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	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Jennifer Glasgow	Accountant – PFM – Via phone
Kiara Cuesta	Accountant – PFM – Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Andrew Mansen	District Engineer – Alliant – Via phone (10:38 a.m.)
Chris Berry	Grant Gardens
Various Residents in audience and via phone	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called the meeting to order at 10:00 a.m. and confirmed quorum.

**Public Comment Period**

There were no public comments at this time.

**SECOND ORDER OF BUSINESS**

**Administrative Matters**

**Review and Consideration of the  
February 27, 2026, Board of  
Supervisors Meeting Minutes**

The Board reviewed the minutes.

On MOTION by Mr. Free, seconded by Ms. Litwin, with all in favor, the Board accepted the minutes of the February 27, 2026, Board of Supervisors' meeting.

### **THIRD ORDER OF BUSINESS**

### **Business Matters**

#### **Pool Slide Update**

Mr. Stolarz gave an update and noted he is reviewing the work that has been completed.

There was brief discussion regarding the proposal from Vermana for the metal support and welds needed for the slide.

It was recommended that pool slide rules signage be posted.

There was lengthy discussion regarding the pool slide rules. It was noted there should be no bikes or skateboards within the pool area. This is noted in the amenity policies.

It was requested that the HOA send out an email blast to residents regarding the rules.

There was discussion regarding the rule violations and security cameras.

The District will get a rules sign to post near the slide.

There was brief discussion regarding the proposal.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board approved the Vermana proposal in the amount of \$5,800.00.

#### **Update on Dog Park**

The HOA President commented regarding the warranty deed.

Mr. Cohen gave an update and noted the dog park is most likely conveyed to the District, although the language does not align within the documents. It was noted there are maintenance responsibilities regarding the dog park, and the District can decide if they want it or not.

There was brief discussion regarding the District taking over the dog park's responsibilities. It was noted the dog park is an amenity and the District does want to keep it for the community.

The HOA President noted there are nine tracks that are still owned by Land Experts, including the dog park. She gave an overview of those locations. These locations and information will be emailed to District Management.

There was brief discussion regarding the deed documents.

### **Update Regarding Lighting Installation**

It was noted there is one light that is not working. Mr. Stolarz is working on the issue with the vendor, as this will be covered by warranty.

There was brief discussion regarding the lighting, cost, and the process of installation. It was noted they look great!

There was discussion regarding the old lighting and poles. It was noted they will either be dug out or capped off. It was also noted there may be value to them.

### **Discussion of Board Members Projected Project Expenses**

Mr. Stolarz gave an update on the projected project expenses. It was noted a priority column has been added to the document. Mr. Stolarz will send the document to Ms. Ripoll to distribute to the Board.

It was noted that the paver project just started. There is another small paver sidewalk area needing repair. There was brief discussion regarding the location. Ms. Litwin will follow up.

### **Playground Proposals**

Ms. Litwin gave an overview of the previous proposals received. It was noted one proposal was for the playground structure in the amount of \$45,000.00, and one proposal was for installation in the amount of \$25,000.00. Vermana also assessed the playground and submitted a proposal.

There was brief discussion regarding the Vermana proposal and scope of work. It was noted they are also willing to hang the new swings.

Mr. Stolarz will follow up with getting new swings.

Ms. Litwin recommended getting new mulch for the playground area and a drainage pipe.

There was brief discussion regarding the mulch and drainage issues. Mr. Berry and Mr. Stolarz will follow up.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$16,000.00.

**Ratification of Payment  
Authorization Nos. 328 – 335**

The Board reviewed the payment authorizations.

Ms. Ripoll noted the payment authorizations are for contractual obligations and have been reviewed by District Staff. These have been previously approved and are solely for ratification.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board ratified Payment Authorization Nos. 328 – 335.

**Review of Districts Financials**

The Board reviewed the District Financials through February 2026.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the February 2026 District Financials.

**FOURTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel-** Mr. Cohen noted the current landscaping vendor has received their termination letter and their last day is April 1, 2026. The new landscaping vendor contract is currently being executed.

**District Engineer-** Mr. Mansen gave an introduction and noted he is reviewing the District’s water use, and will be monitoring it on a weekly basis to keep under the permitted amount.

There was brief discussion regarding the water usage. It was noted the broken pipe has been repaired, and Saturday and Sunday irrigation has been eliminated.

It was recommended to get a rain bucket from Hoover that leads to the pump. Mr. Berry will follow up.

It was noted residents can still hand water.

There was brief discussion regarding the water wells. It was noted the District’s well is separated from Medallions. The District Engineer will follow up to confirm.

There was also brief discussion regarding the water usage in the dog park. It was noted this will be revisited when needed.

**District Manager-** Ms. Ripoll noted the next meeting is scheduled for April 21, 2026. The Board agreed to cancel this meeting. The budget process will begin in May.

Ms. Ripoll reviewed a resident email that was received. He is running for Manatee County Commission District 1 and has requested a Meet the Candidate event at the Amenity Center.

There was brief discussion regarding the event. It was noted it would be a liability to hold the event in the District as it is open to the public, not just residents. The Board agreed to not approve the event.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There was brief discussion regarding the tagging of the dead trees. Mr. Berry will provide a proposal.

It was noted Mr. Berry will be treating the fire ants.

There was brief discussion regarding the playground mulch options. Mr. Berry noted he also does astroturf. The material must be ADA compliant, and grass is not allowed on a public playground area. Proposals will be provided.

There were no further Supervisor requests or audience comments at this time.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board adjourned the March 17, 2026, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:17 a.m.

  
Secretary/Assistant Secretary

  
Chairperson/ Vice Chairperson