MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, May 19, 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
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Joseph Schofield	District Engineer – Alliant – Via Phone
Chris Berry	Grant Gardens
Bill Gipp	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 10:08 a.m. and confirmed quorum.

Public Comment Period

A resident commented regarding boats and various vehicles being parked on the grass and sidewalk that is CDD property on Glenridge. She requested violation signage to be posted.

There was brief discussion regarding the violation and possibility of towing. District Counsel recommended sending a letter of violation.

A resident commented regarding a top hanging off a streetlight. It was noted these will be taking out. Mr. Stolarz will follow up with the vendor. Ms. Ripoll will get a proposal for the removal of the old streetlights.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **Administrative Matters**

Review and Consideration of the March 17, 2026, Board of Supervisors Meeting Minutes

The Board reviewed the minutes.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the March 17, 2026, Board of Supervisors' meeting.

Consideration of Resolution 2026-01, General Election

Ms. Ripoll noted that Seat 1 currently held by Lianna Litwin, Seat 2 currently Bruce Stolarz, and Seat 5 currently held by Charlie Tokarz, will be going to General Election. The qualifying period is June 8th, at noon, through June 12th, at noon. All questions can be directed to the Supervisor of Elections.

There was brief discussion regarding the process of the General Election. It was noted a public notice has been posted.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved Resolution 2026-01, General Election.

Seating of the Auditor Selection Committee

Ms. Ripoll noted the Auditor Selection Committee will follow the Board meeting. It is the recommendation to appoint the Board to be the Auditor Selection Committee.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board appointed the Board to the Seating of the Auditor Selection Committee.

THIRD ORDER OF BUSINESS **Business Matters**

Discussion of Board Members Projected Project Expenses

Mr. Stolarz gave an update on the recommended projects and noted the Board should focus on the areas of liability.

It was noted the playground equipment, pool slide, streetlights, and paver projects are in process or have been completed.

There was discussion regarding astroturf installation at the playground. The recommendation from the vendor is to install playground mulch instead. Ms. Ripoll noted there is extra maintenance costs related to mulch, and it must be replaced consistently. Mr. Berry will follow up with proposals for the astroturf.

There was discussion regarding the splash pad and what should be replaced or taken down. Mr. Stolarz recommended pressure washing the splash pad. Ms. Litwin noted that is included in the pressure washing of the Amenity Center. Ms. Litwin recommended not resurfacing the splash pad but restoring the equipment instead. Ms. Ripoll will work on getting proposals.

Ms. Litwin gave an overview of the pressure washing that has been completed and noted the Amenity Center needs to be done.

There was discussion regarding the timing of pressure washing the Amenity Center.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board approved the Amenity Center pressure washing and exterior service from Billingsley Pressure Washing.

Consideration of Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Ripoll noted the recommended date to hold the Public Hearing date is August 18, 2026.

The Board reviewed the preliminary budget. It was noted the budget has been reviewed by District Staff and the Chair.

Ms. Ripoll noted the budget remains the same and assessments will not increase. Line items were adjusted according to the needs of the District.

There was discussion regarding landscaping maintenance and pool maintenance.

Ms. Litwin noted that Hoover should be classified as an irrigation line item. The Board agreed that $11,000.00 would be moved into the irrigation line item.

Ms. Ripoll noted the budget can be decreased once approved but cannot be increased.

There was brief discussion regarding those who have not paid their assessments and the surplus carryforward.

Mr. Berry will follow up regarding a rain bucket.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date for August 18, 2026.

Letter from the Supervisor of Elections – Manatee County

Ms. Ripoll noted that as of April 15, 2026, there are 677 registered voters within the District.

No action was required.

Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees

Mr. Cohen gave an overview of the updated attorney fees, which would be implemented on October 1. It was noted this is a 2.4% increase.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the Persson, Cohen, Mooney, Fernandez, and Jackson P.A., CPI Attorney Fees.

Review and Consideration of Janitorial Proposals

- **Golden Rio Cleaning Services**
- **Bravo Clean LLC**
- **Jan Pro**

Ms. Ripoll noted there have been several resident complaints regarding the cleanliness of the Amenity Center.

Ms. Litwin noted the current vendor is not showing up to clean when necessary.

There was brief discussion regarding the scope of work. Ms. Litwin noted there are a few changes needed.

Ms. Ripoll gave an overview of the three proposals received.

There was lengthy discussion regarding the proposals and costs.

On MOTION by Mr. Free, seconded by Ms. Litwin, with all in favor, the Board approved the Janitorial Proposal from Jan Pro, subject to the contract being drafted by Mr. Cohen and scope of work being updated to include needed areas and to include the cleaning/inventory supplies.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board authorized the termination of Third Generation, the current janitorial vendor.

Review and Acceptance of the Series 2016 A&B Arbitrage Rebate Report with GNP Services

Ms. Ripoll noted GNP Services oversees the bonds and makes sure all statutory requirements are met.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the Series 2016 A&B Arbitrage Rebate Report with GNP Services.

Review and Acceptance of the Fiscal Year 2025 Audit Report

Ms. Ripoll noted the report was reviewed by District Staff and the Chair. It was noted all recommended changes have been made.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

Ratification of Payment Authorization Nos. 336 – 344

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. Free, seconded by Mr. Stolarz, with all in favor, the Board ratified Payment Authorization Nos. 336 – 344.

Review of Districts Financials

The Board reviewed the District Financials through April 2026.

There was brief discussion regarding the budget versus the financials.

Ms. Glasgow gave an overview of the carry forward usage.

There was brief discussion regarding the carry forward. It was noted that the carry forward is included in the budget.

On MOTION by Mr. Free, seconded by Ms. Litwin, with all in favor, the Board accepted the April 2026 District Financials.

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- Mr. Cohen gave an update on the Dog Park and various tracts that the CDD should own. He noted there is a strong argument that the Dog Park should be owned by the CDD. He recommended hiring outside counsel.

There was lengthy discussion regarding transferring ownership to the CDD.

This will be on the next agenda. Ms. Litwin made a recommendation for outside counsel. Ms. Ripoll will follow up.

District Engineer- Mr. Schofield gave an introduction and noted he is reviewing the District's water uses for permitting and consumption purposes.

Ms. Litwin gave an overview of the water usage issues. It was noted Medallion is still on the District's water.

There was brief discussion regarding the connections Medallion is using.

Mr. Schofield will be contacting the registered landscape architect who developed the mainline.

It was noted that Mr. Sprouse confirmed that the District swale on the SWFWMD application is separate from Medallion.

District Manager- Ms. Ripoll noted the next meeting is scheduled for June 16, 2026.

FIFTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

Mr. Stolarz noted that Mr. Berry was to provide a proposal for removal of dead trees.

Mr. Berry gave an update and noted the proposal will be provided at the next meeting. It was noted the cost is $175.00 per tree.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board approved the proposal for tree removal, for seven trees at the cost of $175.00 per tree.

Mr. Berry gave an overview of proposals that are forthcoming for riprap rock.

Mr. Stolarz gave an update regarding the swings and noted he will get pricing.

There was brief discussion regarding the drainage at the park. It was noted this will be installed with the astroturf.

Mr. Stolarz recommended doing a traffic study for Silkwood Road. He will contact the County. Ms. Ripoll will send out information regarding the traffic study process. It was noted 60% of the residents have to approve of the speed table installation.

Ms. Ripoll noted there was a resident complaint regarding mowing the area behind their home and she has requested sod. Mr. Stolarz gave an overview.

There was discussion regarding the complaint and location. It was noted that area is owned by Medallion, not the CDD. The Board agreed to not re-sod the area.

Mr. Schofield will work on a plat map for the District.

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

<u>SIXTH ORDER OF BUSINESS</u> **<u>Adjournment</u>**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board adjourned the May 19, 2026, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:44 a.m.

Vanessa Ripoll
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson