

**BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, May 19, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Damon Ventura	Vice Chair	
Ron Domingue	Assistant Secretary	
Thad Czapka	Assistant Secretary	
Chad Tinetti	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Dan Young	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
April 21, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the April 21, 2026, Board of Supervisors' Meeting.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the April 21, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 DM Fee Increase Letter

Ms. Walden noted that PFM is requesting an increase to \$46,750.00. The last increase was three years ago.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Fiscal Year 2027 DM Fee Increase Letter.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Ms. Walden gave an overview of the budget and noted the assessments did not change. The recommendation is to hold the Public Hearing on August 18, 2026, at 3:00 p.m., at the current location.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing, with a date of August 18, 2026, at 3:00 p.m., at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure **a. Rules of Procedure** **b. Notice of Rule Development** **c. Notice of Rulemaking**

Ms. Walden gave an overview of the Resolution. The recommendation is to hold the Public Hearing on August 18, 2026, at 3:00 p.m., at the current location.

Ms. Mackie added this is to update the Rules of Procedure based on changes to Florida Law over the past several years and is required to be done at a Public Hearing.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure, with a date of August 18, 2026, at 3:00 p.m., at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$96,558.64

The Board reviewed the Operation and Maintenance Expenditures paid in April 2026. Ms. Walden noted these expenditures were previously approved and are presented solely for ratification by the Board.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$96,558.64.

EIGHTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations at this time.

NINTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

Ms. Walden stated the financials are updated through the end of April. The District is approximately 58% through the Fiscal Year and has spent approximately 32% of the adopted budget. No action was required.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, June 16, 2026.

District Engineer – No report.

Landscape Supervisor – Mr. Fussell noted the monthly landscape report was provided to the Board and everything is looking good overall. A copy of the monthly landscape report is attached hereto as Minutes Exhibit A and incorporated herein by reference.

Mr. Padua noted the trail repairs are scheduled to be completed in the next two weeks.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

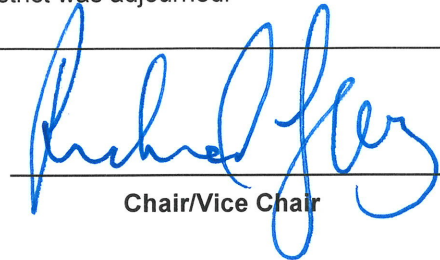
TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the May 19, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair

Boggy Creek ID Monthly Landscape Report – April 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf due to lack of rain. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees are growing and healthy. No indications or reports of debris or trash accumulating. No signs of disease or insect infestations. A few areas need proposed enhancements.

Issues – Quite a few plants and small trees did not weather the cold very well. These areas have proposed extra work to be completed. This includes the dead Medjool Palm, the cold damage Bougainvilleas and some shrub replanting. The contractor is back logged on enhancement work and has this work scheduled to be completed as soon as possible.

Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Boggy Creek ID Monthly Landscape Report – April 2026

