

**MINUTES OF MEETING**

**BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES**

**Tuesday, April 9, 2024, at 11:00 a.m.  
6853 Energy Ct., Lakewood Ranch, FL 34240**

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson
David Trast	Vice Chairperson
Kirk Fegley	Assistant Secretary
Phil Davis	Assistant Secretary
James Sverapa	Assistant Secretary

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Jorge Jimenez	ADM- PFM Group Consulting LLC	(via phone)
Rick Montejano	Accountant - PFM Group Consulting LLC	(via phone)
Andy Cohen	District Counsel	
Robert Dvorak	District Engineer	(via phone)

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting for the Blackburn Creek CDD was called to order at 11:01 a.m. by Ms. Ripoll, she proceeded with roll call and confirmed quorum. Those in attendance are outlined above either in person or via speaker phone.

**Public Comment Period**

There were no public comments.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the March  
12, 2024, Board of Supervisors' Meeting**

The Board reviewed the minutes and suggested some wording changes.

ON MOTION by Mr. Johnson, seconded by Mr. Sverapa, with all in favor, the Board approved the Minutes of the March 12, 2024, Board of Supervisors' Meeting pending changes.

**District Engineer Project Update**

- a. Preventative Maintenance Plan
- b. SWFLWMD Reminder of Notice of Inspection Report Coming Due, Permit 43024192.005

Mr. Cohen and Mr. Dvorak discussed a number of documents that had been sent to them for review. Mr. Dvorak noted that maintenance being under one association would be better for the sake of consistency that having it be spread around multiple entities. He also noted that it appears to be that the ponds within the District would be privately owned and maintained by the Master Association. Mr. Dvorak noted that the permit is for the master drainage system. He noted that each permit would, at certain times, trigger a recertification to be done. Mr. Johnson requested clarification as to what entity would do the work and cover the cost. Mr. Cohen stated that it would be between the irrigation company and the Master Association, as the District does not own the ponds. He also noted that due to it being private property, the District cannot choose to spend public funds on it. Mr. Dvorak noted that he believes that the recertification would cost from \$1,000 - \$1,500.

**Discussion Regarding HOA Turnover**

Mr. Johnson stated that the HOA had reached 5 Board Members. He provided some updates as to the current status of the HOA.

**Ratification of Payment Authorization 214**

Ms. Ripoll noted that this has been approved by the Chairman prior to the meeting.

ON MOTION by Mr. Trast, seconded by Mr. Fegley, with all in favor, the Board ratified Payment Authorization 214.

**Review of District Financial Statements**

The Board reviewed the Financial Statements as of March 31, 2024

ON MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board approved the District Financial Statements.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- District Counsel – No report.
- District Engineer – No report.
- District Manager – Ms. Ripoll noted the next meeting is scheduled for May 14, 2024, at 11:00 a.m.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**


There were no comments at this time.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There was no additional business to discuss. Ms. Ripoll requested a motion to adjourn.

ON MOTION by Mr. Johnson, seconded by Mr. Sverapa, with all in favor, the April 9, 2024, the Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 11:30 a.m.

  
Secretary/Assistant Secretary

  
Chairperson/Vice Chairperson