

MINUTES OF MEETING

**BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Tuesday, January 13, 2026, at 11:00 a.m.
6853 Energy Ct., Lakewood Ranch, FL 34240**

Board Members Present via Speaker or in Person:

Kevin Johnson	Assistant Secretary	
Kirk Fegley	Chairperson	
Michael Sprout	Vice Chairperson	(via phone)
Phil Davis	Assistant Secretary	

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Rick Montejano	Accountant - PFM Group Consulting LLC	(via phone)
Andy Cohen	District Counsel	
Robert Dvorak	District Engineer - BDI	(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 approximately 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.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board approved to allow Mr. Sprout to vote by phone.

Public Comment Period

There were no members of the public present.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of the
December 9, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes.

It was noted Mr. Fegley should be changed to Mr. Sprout on Page 2.

There was brief discussion regarding the verbiage on Page 3, in regard to the parcels owned by the Association. It was noted it should state "Grand Palm Neighborhood Association #1 has two owned parcels, 601 and 606".

Once approved, these will be posted on the District's website.

On MOTION by Mr. Johnson, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the December 9, 2025, Board of Supervisors' Meeting.

Update on Grand Palm Master Proposals:

- a. Transfer Southwest Florida Water Management District Permits to Master HOA**
- b. Discussion to Manage and Maintain on a Fee Basis all HOA Stormwater Components and Permit Inspections/Reporting**

There was no update at this time regarding the permits. It was noted that the HOA Treasurer is now the CDD liaison.

Mr. Sprout noted he has been in communication with the Master Association. The HOA has been advised by their Counsel not to sign the permit changes until their settlement with Neal Communities is complete. If it is possible to proceed with the Southwest Florida Water Management District inspections under the existing permits, the HOA Board is willing to fund and support those inspections in order to avoid fines.

It was noted there is only an agreement in place with Master Association #1.

There was discussion regarding the proposal and the process of remediation. It was noted the HOA Board does not want to proceed with a proposal or agreement at this time.

It was noted the HOA must do their own inspection at their own cost. Inspections cannot be completed by the CDD as it is not the permittee. Only if an agreement is signed, can the CDD proceed with payment. The District Engineer can provide a documented map of the CDD responsibilities versus the HOA responsibilities.

There was brief discussion regarding the action against Neal Communities.

It was recommended that Mr. Sprout follow up with the HOA regarding what the next steps will be. It was noted public funds cannot be spent on private property.

There was continued discussion regarding the inspection and the permitting. Mr. Dvorak noted he has kept Southwest Florida Water Management District inspections updated and there should not be a fine.

It was noted that each neighborhood association has a different registered agent.

Mr. Sprout will follow up with Melinda, from the Master Association, regarding the timeframe and discussion. District Counsel recommended putting a response time limit in that communication. All responses will be sent to District Management. Ms. Ripoll, with direction from District Counsel, will send a letter to the Master Association and note that inspections cannot happen until the permits are signed and the CDD will only maintain their own infrastructure.

This item will be kept on the agenda.

Discussion of Potential Town Hall Meeting

This item was deferred until a response is received from the Master Association.

Ratification of Payment Authorization Nos. 251-253

Ms. Ripoll stated these are for contractual obligations and solely for ratification.

On MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board ratified Payment Authorization Nos. 251 -253.

Review of District Financial Statements

Ms. Ripoll stated that the District financials are updated through December 2025.

The Board reviewed the financial statements.

There was brief discussion regarding the cash balances. It was recommended to complete a money market move based on the monies collected. Mr. Montejano will follow up.

On MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

District Engineer –

- **Bank Repair and Eroded Weir Proposals**

Mr. Dvorak noted that Kirk will be continuing the storm sewer inspection and completing the scope of work for the March/April maintenance project with Finn Outdoor. Finn Outdoor will be providing proposals for the bank repair and eroded weir based on the scope of work. This proposal will be provided to the HOA.

Follow up with the District Engineer if any other issues need inspection while Kirk is on property next Tuesday. Mr. Johnson gave an update on the community gates that are open during the day for entrance.

There was brief discussion regarding the inspection and proposal. The Board agreed to not move forward with the inspection or proposal. Recommendations will be given to the HOA to proceed as they choose.

District Manager –

Ms. Ripoll noted the next Board meeting is February 10, 2026, at 11:00 a.m., at the current location.

There was brief discussion regarding the bond deadline approaching for refinancing. Mr. Montejano will follow up with Mr. Plenzler with PFM Financial Advisors.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

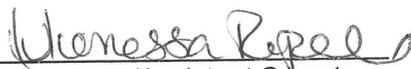
There were no comments or supervisor requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the January 13, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:50 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair