

MINUTES OF MEETING

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

**Tuesday, February 10, 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	(via phone)
Kirk Fegley	Chairperson	
Michael Sprout	Vice Chairperson	
Phil Davis	Assistant Secretary	
James Sverapa	Assistant Secretary	

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Gazmin Kerr	ADM – PFM Group Consulting LLC	(via phone)
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 11:00 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. Sprout, seconded by Mr. Sverapa, with all in favor, the Board approved to allow Mr. Johnson 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
January 13, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes.

It was noted the Officer titles need to be updated on the minutes. Ms. Ripoll will correct as requested.

There was brief discussion regarding the agreement between BDI and Neighborhood 1. It was noted the project that BDI does is related to roads, not stormwater.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the January 13, 2026, Board of Supervisors' Meeting, with requested changes.

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.

Mr. Cohen noted the requested letter has been sent to the Master HOA, but no response has been received.

There was brief discussion regarding resident ARC issues that were directed at Mr. Johnson. Mr. Dvorak will notify Kirk of the change of Chairperson.

Mr. Sprout will follow up.

Discussion of Potential Town Hall Meeting

There was brief discussion regarding timing of the Town Hall.

Mr. Sprout recommended giving the Master HOA tentative items to complete. A recommended item was the weir that is off Stuart Drive, as it is not in compliance with the elevation plan. It was noted that weir would not be an issue to pursue as it is not a large issue.

Mr. Dvorak gave an overview of the weir issue. It was noted this is an HOA responsibility regardless of the level of issue.

Mr. Johnson recommended waiting on the inspection report.

There was continued discussion regarding notifying the HOA of issues. Mr. Dvorak noted there will be proposals included with the inspection report. This report will be paid for by the CDD.

This item will remain on the agenda.

**Review and Acceptance of
the Series 2015A-1 and
Series A-2 (Grand Palm
Project) Arbitrage Rebate
Report as of 10/26/2020**

Ms. Ripoll noted this is a District requirement for auditing purposes.

**Review and Acceptance of
the Series 2015A-1 and
Series A-2 (Grand Palm
Project) Arbitrage Rebate
Report as of 10/26/2025**

Ms. Ripoll noted this is a District requirement for auditing purposes.

On MOTION by Mr. Fegley, seconded by Mr. Sprout, with all in favor, the Board accepted the Series 2015A-1 and Series A-2 (Grand Palm Project) Arbitrage Rebate Report as of 10/26/2020 and 10/26/25.

**Ratification of Payment
Authorization Nos. 254**

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

On MOTION by Mr. Sverapa, seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorization Nos. 254.

**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 District's insurance and the possibility of a refund.

It was noted all the Supervisors have received their 1099's.

Mr. Montejano noted that \$50,000.00 was moved into the money market account.

On MOTION by Mr. Fegley, seconded by Mr. Sverapa, 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**
- **Review of Master District Plot Drawing and Assets document(s)**

Mr. Dvorak gave a map update. He noted the pond numbers, wetland numbers, and drainage systems have been added to the map.

There was brief discussion regarding the map distinction between HOA and CDD. This included discussion on what areas were paid for by the bonds.

There was also discussion regarding flood insurance and flooding.

There was further discussion regarding additions to the map. Once completed, the map will be distributed to the Board and posted on the District's website.

District Manager –

Ms. Ripoll noted the next Board meeting is March 10, 2026, at 11:00 a.m., at the current location. It was noted the Form 1 is due prior to December 31st.

There was brief discussion regarding quorum at the next meeting.

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. Fegley, seconded by Mr. Davis, with all in favor, the February 10, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:38 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair