

**MINUTES OF MEETING**

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

**Tuesday, April 14, 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	
Phil Davis	Assistant Secretary	
James Sverapa	Assistant Secretary	(via phone)

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

**Public Comment Period**

There were no members of the public present at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the March 10, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes. It was noted changes submitted by District Counsel had already been amended.

Mr. Sprout noted the weir discussion under the public comment period should notate Pond 12A. It was also noted that Mr. Sprout was the Supervisor who suggested that arrows be added to the flow map, not Mr. Fegley. Lastly, the bank repair discussion should also notate Pond 12A.

On MOTION by Mr. Sprout, seconded by Mr. Johnson, with all in favor, the Board approved the Minutes of the March 10, 2026, Board of Supervisors' Meeting, with requested changes.

**Update on District Engineer Project:**

- a. Map of Responsibility Discussion**
- b. Review and Discussion of District Engineer Inspection Report**

Mr. Dvorak gave an overview of the map updates. It was noted flow arrows, the pipes, and maintenance responsibilities have been added to the map. It was recommended that the map be printed in a large version to be placed on a foam board for reference at meetings.

Ms. Ripoll noted the final map will be placed on the District's website.

Mr. Sprout recommended that an updated exhibit chart be created that will include the responsibility breakdown of the CDD versus the HOA. It was noted the current chart is related to the first bond and original Engineer's Inspection Report.

There was lengthy discussion regarding the responsibility breakdown. It was noted the CDD is responsible for stormwater drainage and piping.

Mr. Cohen noted a Memorandum of Understanding can be drafted to include the infrastructure responsibilities as an exhibit to send to the HOA. Mr. Cohen gave an overview of the memorandum. A draft will be brought back to the Board for review at the June meeting.

There was discussion regarding the current maintenance responsibilities.

Mr. Sprout will work on the infrastructure responsibilities chart exhibit with Mr. Dvorak and send it to District Counsel.

Mr. Johnson recommended having a Board workshop in June.

There was discussion regarding having a special meeting with the HOA, instead of a Town Hall meeting. It was noted the meeting would be available via Zoom and lunch could be provided.

Mr. Dvorak noted the only items that the HOA is currently taking care of, that are outside routine maintenance, are the weir and pond banks. It was noted everything else is in compliance.

There was brief discussion regarding cleaning out the overgrowth and vegetation around the inlets and weirs. It was noted that most of the areas have been completed this year.

Mr. Sprout commented regarding the two manhole covers that need to be updated. Mr. Dvorak noted they cost approximately \$3,000.00 - \$5,000.00 each.

There was brief discussion regarding replacing the manhole covers. It was noted it is not an emergency issue at this time.

Ms. Ripoll noted the District Engineer's Stormwater Inspection Report Phase 2 will be placed on the District's website.

There was continued discussion regarding the current maintenance responsibilities.

Mr. Dvorak requested Mr. Cohen to send a format example of the infrastructure responsibility exhibit to him.

### **Consideration of Resolution 2026-03, General Election**

Ms. Ripoll gave an overview of the resolution and noted there are three Seats on the Board that will be up for General Election. The qualifying period is June 8, 2026 – June 12, 2026.

On MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the Board approved Resolution 2026-03, General Election.

### **Discussion of Potential Town Hall Meeting**

It was noted a workshop will be scheduled instead of a Town Hall meeting.

### **Review and Acceptance of the Fiscal Year 2025 Audit Report**

Ms. Ripoll noted the report has been reviewed by District Staff.

There was brief discussion regarding the report.

Mr. Fegley commented regarding page 11 and recommended the brackets be removed. Mr. Montejano provided clarification.

Mr. Fegley commented on page 24 and the independent contractor compensation. Mr. Montejano noted the amount did include PFM.

Mr. Fegley commented regarding the footnote on page 6.

There was brief discussion regarding the liability obligation to Neal Communities. It was noted this would not be paid out of the General Fund account.

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

### **Ratification of Payment Authorization Nos. 258-259**

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

On MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the Board ratified Payment Authorization Nos. 258 - 259.

### **Review of District Financial Statements**

Ms. Ripoll stated that the District financials are updated through March 2026.

The Board reviewed the financial statements.

Mr. Montejano noted the assessments are 95% collected.

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

### **THIRD ORDER OF BUSINESS**

### **Staff Reports**

#### **District Counsel –**

Mr. Cohen gave an update on the legislative session bills related to the threshold of sovereign immunity and the recall of CDD Supervisors. These bills are awaiting the Governor’s signature.

There was brief discussion regarding the recall bill stipulations.

#### **District Engineer –**

No report.

#### **District Manager –**

Ms. Ripoll noted the next Board meeting is May 12, 2026, at 11:00 a.m., at the current location. This meeting will include approval of the proposed budget and an Auditor Selection Committee.

Mr. Montejano will be sending out the preliminary budget for review.

**FOURTH ORDER OF BUSINESS**

**Audience      Comments      and  
Supervisor Requests**

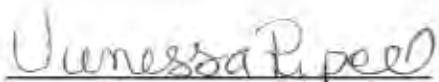
There were no comments or supervisor requests at this time.

**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 April 14, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:58 a.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair