MINUTES OF MEETING

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Tuesday, June 9, 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	(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 11:01 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. Davis, seconded by Mr. Fegley, with all in favor, the Board approved Mr. Johnson and Mr. Sverapa to vote via 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 May 12, 2026, Board of Supervisors Meeting

The Board reviewed the minutes.

There was brief discussion regarding the District Engineer Project discussion within the minutes. It was requested to have it noted that it was funded by the Master HOA.

On MOTION by Mr. Sprout, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the May 12, 2026, Board of Supervisors' Meeting, with amended changes.

Consideration of the Minutes of the May 12, 2026, Auditor Selection Committee Meeting

The Board reviewed the minutes.

On MOTION by Mr. Johnson, seconded by Mr. Sprout, with all in favor, the Board approved the Minutes of the May 12, 2026, Auditor Selection Committee Meeting.

Update on District Engineer Project(s)

Mr. Dvorak gave an update on the project that was funded by the Master HOA. The project has been completed.

Discussion of Exhibit of Major Facilities and Ownership Mapping

a. Water Management Primer Draft

Ms. Ripoll noted an updated map has been received, along with an exhibit of the major facilities.

Mr. Dvorak gave an overview of the list of Major Facilities and Ownership Mapping. He recommended notating maintenance responsibilities as well.

There was discussion regarding the list.

Mr. Cohen recommended using the map rather than the list.

There was lengthy discussion regarding the maintenance responsibilities. Mr. Johnson noted it was previously discussed that the CDD would do the inspection for public good and direct the HOA to make modifications as required to its property as.

Mr. Cohen noted that public funds cannot be spent on private property.

There was brief discussion regarding cross culverts. Mr. Dvorak gave an overview and noted those are a part of the roadway. It was recommended that they be called roadway culverts.

Mr. Cohen noted that the Bond Engineering Report includes curbs and gutters, stormwater culverts, stormwater pipes and similar drainage facilities.

There was continued discussion regarding the maintenance responsibilities and updating the Exhibit draft.

Mr. Dvorak will update the Exhibit as discussed and Mr. Cohen will draft the MOU document.

Mr. Sprout will follow up with HOA.

This item will be included in a workshop discussion with the HOA.

There was brief discussion regarding the updates to the Exhibit. Mr. Dvorak noted he will notate the difference between inlets and man-holes.

Discussion of Workshop

Ms. Ripoll noted that once all documents have been reviewed by the Board, she will work on setting up a workshop with the HOA.

Ratification of Payment Authorization No. 263

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

The Board reviewed the payment authorization.

On MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the Board ratified Payment Authorization Nos. 263.

Review of District Financial Statements

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

The Board reviewed the financial statements.

There was discussion regarding the assessments tentatively being lowered and the reserve study.

Mr. Montejano will send out the funding comparison of the reserve study to the Board. This will be on the July agenda.

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

THIRD ORDER OF BUSINESS **Staff Reports**

District Counsel – Mr. Cohen noted he will not be in attendance at the July 14, 2026 meeting.

District Engineer – Mr. Dvorak noted that the first week of summer, prior to the rainy season, is when Finn Outdoor would complete the maintenance. A proposal will be brought back to the next meeting.

District Manager – Ms. Ripoll recommended the next meeting be adjusted so District Counsel can attend. The Board agreed that the next Board meeting will be July 7, 2026, at 11:00 a.m., at the current location.

Mr. Sprout will follow up with the HOA.

Ms. Ripoll reminded the Board of the Form 1 deadline of July 1. Board members should receive a reminder email.

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. Sprout, with all in favor, the June 9, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:47 a.m.

Vanessa Ripoll
Secretary/Assistant Secretary

Neil Fegley
Chair/Vice Chair