MINUTES OF MEETING

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Tuesday, August 11, 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	(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	
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 11:02 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.

Ms. Ripoll asked for a motion to allow Mr. Davis to vote via Webex.

On MOTION by Mr. Sprout, seconded by Mr. Johnson, with all in favor, the Board allowed Mr. Davis to vote via Webex.

Public Comment Period

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

SECOND ORDER OF BUSINESS **Business Matters**

Review and Consideration of the

- **Minutes of the July 7, 2026, Auditor Selection Committee Meeting**
- **Minutes of the July 7, 2026, Board of Supervisors Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board approved the Minutes of the July 7, 2026, Auditor Selection Committee Meeting and Minutes of the July 7, 2026, Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS **Business Matters**

Update on District Engineer Project(s)

Mr. Dvorak stated that there were no significant updates. The January and February inspections are lined up.

Discussion of September Workshop with

Grand Palm Master Association

Mr. Sprout noted that the original Workshop date of September 18, 2026, does not work for the Board. The Board has agreed to move the Workshop to Friday, October 2, 2026, at 11:00 am at the Social Club.

FOURTH ORDER OF BUSINESS **New Business Matters**

Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

The Board reviewed the meeting schedule. Ms. Ripoll noted the schedule will remain on the Second Tuesday of the month at 11:00 a.m. at 6853 Energy Ct. Lakewood Ranch, FL 34240.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027.

Review and Consideration of Grau & Associates Engagement Letter

The Board reviewed the Grau & Associates Engagement Letter.

On MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board approved Grau & Associates Engagement Letter.

Ratification of Payment Authorization Nos. 267-271

The Board reviewed the Payment Authorizations.

On MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the Board ratified Payment
Authorization Nos. 267-271.

Review of District Financial Statements

The Board reviewed the District financials through July 31, 2026.

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

Public Hearing on Adoption of Fiscal Year 2026/2027 Budget

- **Public Comments**
- **Board Comments**
- **Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027**

Ms. Ripoll requested a motion to open the Public Hearing for discussion on the Fiscal Year 2026/2027 Budget and Imposition of Operation and Maintenance Assessments

On MOTION by Mr. Johnson, seconded by Mr. Sprout, with all in favor, the Board opened the Public Hearing.

There were no members of the public present.

Mr. Montejano compared the reserve study to what has been completed so far and discussed how to get back on track.

There was a lengthy discussion on how the reserves would be used.

Mr. Johnson noted the first sight of the Reserve line item would be reflected on the 2028 budget.

Mr. Montejano noted the District is receiving a good interest rate on the Money Market account.

Mr. Dvorak noted the engineering Fees are increasing for this year at about 3.8%. His office will submit the update as soon as it is available.

The Board further discussed and reviewed the Budget.

On MOTION by Mr. Johnson, seconded by Mr. Sprout, with all in favor, the Board closed the Public Hearing.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.

On MOTION by Mr. Sprout, seconded by Mr. Fegley, with all in favor, the Board approved Resolution 2026-06, Imposing Operating and Maintenance Assessments and Certifying an Assessment Roll.

FIFTH ORDER OF BUSINESS **Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Ripoll noted that the next Board meeting will be September 8, 2026.

SIXTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

There were no comments or Supervisor requests at this time.

ON MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the August 11, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:45 a.m.

Vanessa Pipeel

Secretary/Assistant Secretary

Keith Fegley

Chair/Vice Chair