

MINUTES OF MEETING

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

Tuesday, September 8, 2026, at 11:00 a.m.

6853 Energy Ct., Lakewood Ranch, FL 34240

Board Members Present via Speaker or in Person:

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

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.

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

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

Public Comment Period

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

SECOND ORDER OF BUSINESS

Administrative Matters

Review and Consideration of the

- **Minutes of the August 11, 2026,
Board of Supervisors Meeting**

The Board reviewed the minutes.

Mr. Cohen noted that page 4 and page 5 need corrections.

On MOTION by Mr. Sprout, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the August 11, 2026, Board of Supervisors Meeting, subject to changes.

THIRD ORDER OF BUSINESS

Old Business Matters

Update on District Engineer Project(s)

Ms. Ripoll reviewed the labor rate increase provided by Mr. Dvorak. She noted that effective October 1, 2026, the 2027 labor rates increased 3.8%.

Ms. Ripoll noted this item will be kept on the agenda for any future updates.

Discussion of Proposed October 2, 2026 Workshop Meeting with Grand Palm Master BOD

Ms. Ripoll noted that the original workshop date is set for October 2, 2026, at 11:00 a.m. at the Grand Palm Social Club.

There was brief discussion about the structure of the workshop.

FOURTH ORDER OF BUSINESS

New Business Matters

Ratification of Payment Authorization Nos. 272 - 273

The Board reviewed the Payment Authorizations.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorization Nos. 272 – 273.

Review of the Districts Financial Statements

The Board reviewed the District financials through August 30, 2026.

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

FIFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Ripoll noted that the next Board meeting will be October 13, 2026, and a Workshop on October 2, 2026.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Sprout would like to see an annual report of accomplishments on the website.

SEVENTH 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 September 8, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:23 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair