# MINUTES OF MEETING
# CROSSINGS
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on **Thursday**, **June 5, 2025,** at 9:05 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

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| Brian Walsh | Chairman |
| Milton Andrade | Vice Chairman |
| Garret Parkinson | Assistant Secretary |
| Kareyann Ellison | Assistant Secretary |

Also, present were:

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| Jill Burns | District Manager, GMS |
| Patrick Collins | District Counsel, Kilinski Van Wyk |
| Joey Duncan *by Zoom* | District Engineer, Dewberry |
| Jarrett Wright | Field Manager, GMS |
| Ashley Hilyard | Field Manager, GMS |

*The following is a summary of the discussions and actions taken at the June 5, 2025 Crossings Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS** **Roll Call**

Ms. Burns called the meeting to order at 9:15 a.m. Three Supervisors were in attendance at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

Ms. Burns noted that there were only Board members and staff. There were no members of the public in attendance.

**THIRD ORDER OF BUSINESS** **Organizational Matters**

**A. Acceptance of Resignation of David S. Adams (Seat #5)**

Ms. Burns presented the resignation of David Adams and asked for a motion to approve.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Resignation of David S. Adams, was approved.

**B. Appointment to Fill Vacant Board Seat #5**

Ms. Burns asked for a nomination to fill Seat #5. Mr. Walsh made a motion to appoint Brent Elliott to Seat #5.

> On MOTION by Mr. Walsh seconded by Mr. Parkinson, with all in favor, the Appointment of Brent Elliott to Fill Seat #5, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns stated Mr. Elliott is not present and they will swear him in at a later date.

**D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary**

Ms. Burns stated this resolution would appoint Mr. Elliott as an Assistant Secretary.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-05 Appointing Brent Elliott as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS** **Approval of Minutes of the April 29, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 29, 2025 Board of Supervisors meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes and there was a motion of approval.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the April 29, 2025 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS** **Ratification of Chair Direction to Increase Security to 40 Hours Per Week and Authorizing Counsel to Draft Security Contract Addendum**

Ms. Burns asked for a motion to ratify the Chair’s decision to increase security to 40 hours per week and authorizing counsel to draft a security contract addendum.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Ratifying the Chair's Direction to Increase Security to 40 Hours Per Week and Authorizing Counsel to Draft Security Contract Addendum, was approved.

Ms. Burns asked if the Board wanted to increase the number of hours for security. She noted increasing the hours to 40 a week set them over budget. If they choose to have the increased hours from Memorial Day to Labor day, the total would be $28,000. She noted they had one-time fees, such as camera installation, that will not be in the budget next year. The Board decided to increase the hours for 56 hours per week for seven days a week and eight hours a day.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Increasing the Security Hours to 56 Hours Per Week, was approved.

**SIXTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

Mr. Collins updated the Board on the bond amendment. He stated they are scheduled to have the hearing on June 16th and believes it will be approved. They will then follow with the assessment proceeding and their hopes are to be able to start issuance by the end of summer.

Mr. Andrade asked for him to remind them of when this gets passed.

**B. Engineer**

Mr. Duncan had nothing additional to report.

**C. Field Manager's Report**

Ms. Hilyard presented the Field Manager's report on page 17 of the agenda package to the Board. She stated they received the proposal to switch security services to five days a week for eight hours a day and cameras have been installed around they amenity center. She added they pressure washed the pool on Friday and believes they should consider having the pressure wash the pool on a monthly basis to help keep it clean.

Mr. Walsh asked how often they pressure wash the pool. Ms. Burns stated she believes they pressure wash the pool twice a year. Ms. Burns stated she believes having the extra security will help the pool stay clean because they will be able to enforce the "No Food on Pool Deck" rule. She added the guard send reports to staff everyday with pictures to help staff know what is going on in the facilities.

Mr. Andrade noted the trash at the pool has been overflowing. Ms. Burns stated they need make sure the janitor's scope of work includes cleaning the pool deck's trash.

Mr. Wright stated they checked the pool furniture on Friday and on Monday it was damaged.

Mr. Andrade stated the chairs under the cabana are starting the grow mold. He asked if those could get cleaned. Mr. Walsh asked if there was another material chair they could use for the chairs to prevent mold from growing. Ms. Ellison stated those options would be very expensive. She added the community looks bad and believes it to be costing them sales. She asked what is the red stain that is in the pool decks. Mr. Wright stated the stains are coming from the mulch bed. He added they have been looking at changing it with turf to prevent this from happening. He recommended adding two trash cans by the pool to prevent the trash cans from overflowing.

Ms. Ellison asked why the price is to rent the room in the Amenity Center and how they prevent people from using the room without renting it. Ms. Burns stated the room is locked unless someone rents it and it costs $250 to rent it for four hours with a $100 cleaning fee. She added the maximum capacity for the room is 20 and each household can bring two guests.

Ms. Hilyard continued with the Field manager's Report. She stated the pool fence was damaged and proposals are being sourced for repairs. Temporary fencing was installed to allow the facility to remain open until they receive proposals.

Mr. Parkinson asked how long the fence has been damaged. Ms. Hilyard stated it has been two weeks. Mr. Andrade stated that was too long. Ms. Burns noted the direction they received at the last meeting was to not fix it, until they decided if they wanted different fencing.

Mr. Walsh asked if there was a way they can trespass those who break into the pool after hours. Ms. Burns stated if the police are called, that is their discretion.

Ms. Hilyard continued with site items, stating the janitorial vendor has begun the five day a week service and it has been going well. She added the pool vendor is servicing the pool six days a week within the approved not the exceed amount.

**i. Consideration of Proposals to Add Phase 2 to Existing Landscape Contract**

**a) Blade Runners**

**b) Exalt Outdoors**

**c)Prince and Sons**

Mr. Wright presented the proposals to add Phase 2 to existing landscape contract. He stated their current vendor is not living up to their standards. He recommended Prince & Sons for $128,024.

He added Blade Runners proposal was for $140,000 and Exalt Outdoors proposal was for $185,000. He noted they have a great working relationship with Prince & Sons.

Mr. Walsh asked if they could include Irrigation Scheduling in the scope of work to ensure the grass is healthy. Ms. Ellison stated they should think about changing the grass to St. Augustine to match with the rest of the community.

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| On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal from Prince & Sons for $128,024 to Add Existing Landscape Contract, was approved. |

Ms. burns asked for a motion to terminate the contract with Blade Runners.

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| On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Termination of Blade Runners, was approved. |

**ii. Consideration of Fencing Proposals *(to be provided under separate cover)***

Mr. Wright presented the fencing proposals to the board. He stated they received bids from two vendors; however Mossy Oak was not up to their standards, and they disqualified them. He stated the proposal that was up to their standards was from Outdoor Solutions is for $1,924.

Mr. Andrade asked if there can be "No Trespassing" signs on these signs once they are fixed. Mr. Wright noted if they choose this proposal, it is not a guaranteed fix. He added if they want to reseal the whole fence it would be much more expensive.

Mr. Walsh stated they should look up ideas to prevent people going up to the fence, such as bushes. Mr. Wright added he would like to redesign the front entrance median to defer residents from driving on it.

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| On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Fencing Proposal from Prince and Sons for $1,924, was approved. |

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register totaling $26,654.72. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that the financials through the month of April were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

**iii. Presentation of Number of Registered Voters – 128**

Ms. Burns stated there are currently 128 registered voters in the District.

**iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline**

Ms. Burns reminded the Board to file their Form 1's by July 1, 2025.

**SEVENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Milton Andrade
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Chairman/Vice Chairman