MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on **Wednesday**, **August 6, 2025,** at 9:05 a.m. at the Holiday Inn & Suites Orlando SW – Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary
Kareyann Ellison *via Zoom*	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the August 6, 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 9:05 a.m. Four Supervisors were present in person constituting a quorum. Ms. Burns noted that Supervisor Elliott was sworn in prior to the start of the meeting for the record.

SECOND ORDER OF BUSINESS — Public Comment Period

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

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Administration of Oath to Newly Appointed Supervisor Brent Elliot *(elected at June 5, 2025 Board Meeting)*

Ms. Burns stated this occurred prior to the start of the meeting and the next item followed.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 5, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 5, 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. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the June 5, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Ratification of Notice of Boundary Amendment**

Ms. Burns noted that the boundary amendment was approved and that they are looking for a motion to ratify that action.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Notice of Boundary Amendment, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Burns presented the resolution to the Board and noted that this will remove 23.92 acres to the District's boundary and asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-08 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels**

Ms. Burns presented the resolution and suggested the date be October 2nd at 9:15 a.m. which is the regularly scheduled meeting for that month. This is so the operations and maintenance assessments can be collected on the tax bill when the District is ready to do so.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-08 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels, was approved.

EIGHTH ORDER OF BUSINESS **Public Hearings**

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns noted that the public hearing has been advertised ad per Florida statute and asked for a motion to open the hearing.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-09 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns stated for the record that there are no members of the public present for comment in person or on Zoom and she presented the resolution to the Board. She summarized the budget for the Board and noted there is an increase but not above the mailed noticed amount. The townhomes will increase by $93.94 totaling $912.69. The 32-foot bungalows have an increase of $108.54 making the total assessment $973.54. The single-family 50-foot lot homes have an increase of $166.92 totaling that assessment to $1216.92. The single-family 60-lot homes show an assessment of $1,400 with no increase because they did not have an assessment last year. She highlighted a few more line items for the Board and offered to answer any questions. For the record

Supervisor Ellison joined the meeting via Zoom. There were no Board questions and there was a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-09 Adopting the District's Fiscal Year 2025/2206 Budget and Appropriating Funds, was approved.

i. Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement

Ms. Burns noted this agreement is with Clayton Properties Group for the $96,000 that would be billed if needed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2025/2026 Deficit Funding Agreement, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns noted that this public hearing has also been advertised for per Florida statute and asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented the resolution and noted that it was included in the agenda package for Board review. She summarized the assessment roll and offered to answer any questions. There were no questions and there was a motion of approval.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-10 Imposing Specia Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns presented the resolution and proposed the first Thursday of the month at 9:15 a.m. to set the regularly scheduled Board of Supervisors meeting because the location they will be meeting uses the room for a children's reading hour every Wednesday. The January meeting will be removed from the schedule. There were no Board conflicts and there was a motion of approval.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-12 Adopting Amended Amenity Rules**

Ms. Burns presented the resolution and stated that this updates the lakes and ponds portion of the amenity rules to not allow boats, paddle boards, and other recreational water toys to be used in the ponds.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2025-12 Adopting Amended Amenity Rules, was approved.

ELEVENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns presented the audit report and stated that it was considered a clean audit with no instances with noncompliance and no findings. This report was submitted to the State by the June 30th deadline.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

TWELFTH ORDER OF BUSINESS **Goals and Objectives**

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns presented the Fiscal Year 2026 goals and objectives and noted that they were the same as the prior year which keeps the District in compliance with the statutory requirements form the State. There were no changes made and there was a motion of approval from the Board.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns reviewed the goals and objectives from Fiscal Year 2025 and noted that they are on track to meet all the presented goals. This action authorizes the Chair to confirm this information at the end of the Fiscal Year and sing the needed forms to present to the State.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins had no update for the Board and offered to answer any questions.

B. Engineer

Mr. Duncan had nothing additional to report and offered to answer any questions.

C. Field Manager's Report

Ms. Hilyard presented the Field Manager's report that was included in the agenda package and summarized its contents for the Board. Board discussion followed on several of the amenity items discussed in the report.

i. Consideration of Pricing Update for Landscape Maintenance Services

Mr. Wright provided updated pricing for the remainder of the Fiscal Year and suggested moving forward with the formal RFP process when this Fiscal Year comes to an end. Board direction asked if they could come down on the price at all. Mr. Wright agreed to ask and if the vendor does not agree they will then go through the RFP process to find a landscape vendor. This item will be tabled until further correspondence can be reported back to the Board.

D. District Manager's Report

i. Approval of Amenity Policy Clarification Regarding Access Card Issuance

Ms. Burns proposed making a minor change to the policy clarifying that resident will be given amenity access cards upon registering for access after closing. Board direction was to make the change.

ii. Approval of Check Register

Ms. Burns presented the check register and noted that it was provided in the agenda package for Board review. There were no questions and there was a motion of approval.

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

iii. Balance Sheet and Income Statement

Ms. Burns presented the financial statement and offered to answer any questions. No action was required from the Board on this item.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman