

**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, October 2, 2025**, at 9:20 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 <i>by Zoom</i> | Chairman |
| Milton Andrade | Vice Chairman |
| Garret Parkinson | Assistant Secretary |
| Brent Elliott | Assistant Secretary |
| Kareyann Ellison <i>by Zoom</i> | Assistant Secretary |

Also, present were:

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| Jill Burns | District Manager, GMS |
| Patrick Collins | District Counsel, Kilinski Van Wyk |
| Lauren Gentry <i>by Zoom</i> | District Counsel, Kilinski Van Wyk |
| Chace Arrington <i>by Zoom</i> | District Engineer, Dewberry |
| Joey Duncan <i>by Zoom</i> | 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 October 2, 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 9:20 a.m. Three Supervisors were present in person constituting a quorum.

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 and none joining by Zoom.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 6, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 6, 2025, Board of Supervisors meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the August 6, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Burns noted they would be opening the public hearing on the use of the uniform method of levying, collecting, and forcing non-ad valorem assessment of the boundary amendment areas. She asked for a motion to open the public hearing.

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

A. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement on Non-Ad Valorem Assessments on Boundary Amendment Area

i. Consideration of Resolution 2026-01 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns stated that the Board had reviewed Resolution 2026-01, which expressed the District's intent to use the uniform method of levying and collecting non-ad valorem assessments for the Phase 3 portion of the boundary amendment area. It was noted that about fifteen lots would be directly billed this year since the tax deadline had already passed in September. Ms. Burns added that the resolution would allow those lots to be collected on the tax roll next year with the rest of the District.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-01 Expressing the District's Intent to Utilize the Uniform Method of Collection was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Adopting Amended Amenity Policies to Include Sports Court & Field

Ms. Burns stated that the Board had reviewed Resolution 2026-02 to adopt amended amenity policies covering the sports court and multipurpose field. Ms. Burns pointed out that the rule about “chalking or marking the field” should be removed since the surface is turf, not grass. She also suggested adding language to prevent outside teams, tournaments, or organized practices from using the field without District or Board approval. They discussed possibly allowing structured programs like summer camps through special agreements or fees. The Board agreed to update the policy language before moving forward with adoption.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Resolution 2026-02 Adopting Amended Amenity Policies to Include Sports Court & Field, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Memo Regarding Amendments to District Rules of Procedure

A. Consideration of Resolution 2026-03 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns stated that the Board had reviewed a memo outlining proposed amendments to the District’s Rules of Procedure and Resolution 2026-03 which set the public hearing for their adoption. The attorney explained that the revisions reflected updates from the 2025 legislative session, mainly housekeeping changes such as replacing “facsimile” with “email,” extending the rule-adoption notice period to 35 days, and revising CCNA language so that prior work history with the District could no longer be considered in evaluations. The Board confirmed that the public hearing would be held on December 4th at the regular meeting and then approved.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, Resolution 2026-03, Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District for the December 4, 2025 Board Meeting, was approved.

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SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-04
Spending Authorization Resolution**

Ms. Burns stated that the Board had considered Resolution 2026-04 the spending authorization resolution. She added that it outlined the authority for the Chair, Vice Chair, and District manager to approve expenditures outside of formal meetings with specific dollar limits listed in the document.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Resolution 2026-04 Spending Authorization Resolution was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Proposal for Arbitrage
Rebate Services for Series 2024 Bonds
from AMTEC**

Ms. Burns stated that the Board had reviewed a proposal from AMTEC for arbitrage rebate services for the Series 2024 bonds. She noted that the annual fee was \$450, and staff pointed out that the report was required under the trust indenture. There were no questions, and the Board approved the proposal.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Proposal for Arbitrage Rebate Services for Series 2024 Bonds from AMTEC was approved.

NINTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Reports****A. Series 2022 Bonds****B. Series 2024 Bonds**

Ms. Burns stated that the Board had reviewed the arbitrage rebate reports for the Series 2022 and Series 2024 bonds. She explained that these reports were required under the Internal Revenue Code to confirm the District hasn't earned more interest than it paid on the bonds. Page 4 of both reports showed a negative amount, indicating no rebate was due. The reports were independent, and the Board was asked to make a motion to accept them.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Accepting the Arbitrage Rebate Reports, was approved.

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TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Collins stated that they were about to file the boundary amendment petition to remove Jones Road and other previously included parcels. He noted that he didn't expect it to be controversial or as complicated as the earlier expansion. He added that once filed, they expected the hearing to proceed quickly but noted that the final deadline would likely fall around the next budget season. Other than that, he didn't have anything else to add.

B. Engineer**i. Presentation of Annual Goals & Objectives Review for Fiscal Year 2025**

Mr. Duncan stated that Dewberry had provided the annual goals and objectives report for review. He added that based on their inspection, the District's facilities were found to be in reasonably good repair. They also reviewed the Fiscal Year 2026 budget and confirmed it was sufficient for the proper operation and maintenance of the District. The Board was asked to make a motion to accept the report.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Annual Goals & Objectives Review for Fiscal Year 2025, was approved.

ii. Consideration of Work Authorization 2026-1 for Fiscal Year 2026 District Engineering Services from Dewberry

Ms. Burns stated that the Board had reviewed the 2026 work authorization, which included annual engineering fees for the upcoming year. A Board member asked whether the amount was about the same as the current year, and Mr. Arrington confirmed it was, with an estimate of other direct costs not to exceed \$15,000. There were no further questions, and a motion to approve it was made.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Work Authorization 2026-1 for Fiscal Year 2026 District Engineering Services from Dewberry was approved.

C. Field Manager's Report

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i. Consideration of Proposals for Landscape Maintenance Services**a) Blade Runners****b) Exalt Outdoors****c) Prince & Sons**

Ms. Hilyard reported that the general maintenance had been completed. She added that the damaged fencing at the soccer field had been repaired, and the side gate had been adjusted so it no longer stuck. She said that the mitered end in Track 19 was cleared of debris, and riprap was added. The clubhouse A/C blower motor was replaced, resolving earlier issues. Ms. Hilyard said the playground had been cleaned of bird droppings, and the damaged pool gate keypad had been replaced with a pull handle for easier maintenance. Sinking pavers near the side pool gate were reset. Ms. Hilyard stated that the work included repairs to the pool slide stairs, which were still awaiting an update from the manufacturer; replacement of a missing playground step topper, with the area blocked off for safety; and coordination with the installer to address sinking turf. Two new pet waste stations and sanitary receptacles in the women's restroom stalls were recommended. Ms. Hilyard said that Prince & Sons continued mowing and irrigation work. Janitorial staff handled excess trash at the soccer field, and pool and security services remained stable, with security discontinued after Labor Day. She noted that excessive trash on the soccer field remained an issue and suggested smaller fenced trash cans.

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| On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Prince and Sons Proposal for Landscape Maintenance Services, was approved. |
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ii. Consideration of Proposals for Pet Waste Stations**a) Dog Waste Depot****b) Pet Waste Eliminator**

Ms. Hilyard noted that two options for new pet waste stations were under review, with the first matching the existing stations. It was stated that Mr. Wright had found a cheaper Amazon model with the same look and features for about \$407 each, compared to the \$650–\$900 options on the agenda. The Board agreed that the Amazon version made the most sense and approved buying and installing two of them. She added that the replacement bags could also be ordered from Amazon as needed.

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On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Ordering the Pet Waste Stations from Amazon was approved.

iii. Consideration of Proposals for Sanitary Napkin Receptacle from ULINE

a) Plastic Mounted Option

b) Metal Swing Top Option

Ms. Hilyard stated that the Board had reviewed two options for sanitary receptacles in the restroom. The plastic wall-mounted version costs \$163.53 for five units, while the metal swing-top floor model costs \$351.10 for five. Ms. Hilyard recommended the metal option since it would hold up better against damage and last longer. Board members agreed it could be tucked behind the toilets to save space and avoid being kicked or pulled off the partitions. The motion to purchase the metal floor-standing receptacles was approved.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Proposals for Sanitary Napkin Receptacle from ULINE, was approved.

Ms. Hilyard suggested authorizing the Chair to execute holiday lighting proposals. She noted they have not received the proposal back yet, but if they wait until the November meeting it might be too late to schedule with the vendors.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, Authorizing the Chair to Execute Holiday Lights Proposal, was approved.

D. District Manager's Report

i. 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 a motion of approval was made.

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

ii. Balance Sheet and Income Statement

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

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

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

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Milton Andrade
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Chairman/Vice Chairman