

**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, May 7, 2026** at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida

Present and constituting a quorum were:

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

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Ashley Hilyard	Field Manager, GMS
Jarrett Wright	Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 7, 2026 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 9:18 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period and explained that comments on agenda items would be taken first, while non-agenda comments would be heard at the end of the meeting. She asked everyone to keep comments to three minutes. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the March 5, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 5, 2026, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the March 5, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-07
Approving the Proposed Fiscal Year
2026/2027 Budget (Suggested Date:
August 6, 2026), Declaring Special
Assessments, and Setting the Public
Hearings on the Adoption of the Fiscal
Year 2026/2027 Budget and the Imposition
of Operations and Maintenance
Assessments**

Ms. Burns reviewed Resolution 2026-07, which kicked off the FY2027 budget process and set the preliminary assessment cap for the District. She explained that the current year budget included about \$96,000 in developer contributions to help offset resident assessments, but that contribution would not continue next year, making an increase necessary. Another major factor driving the increase was expanded security staffing due to ongoing issues with vandalism, behavior problems, and concerns at the amenity center. Ms. Burns walked through several budget adjustments, including lower property insurance costs, higher streetlight expenses, reduced water and sewer projections, increased repairs and maintenance for damage around the community, higher janitorial costs, and increased amenity water usage. Security funding was proposed to increase from about \$48,000 to \$92,000 to allow for daily staffing at the amenity facility. The proposed annual assessment increases were reviewed for each product type, with single-family homes seeing the largest increase. Management also explained that because the proposed assessments exceeded the prior notice amount, mailed notices would need to be sent to residents ahead of the public hearing. The Board discussed the proposed public hearing date of August 6, 2026 at the Holiday Inn Celebration, noting the larger venue was chosen because management

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expected a higher resident turnout after the mailed notices went out. After confirming that enough Supervisors would be available, the Board approved the resolution and public hearing date.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, Fiscal Year 2026/27 Budget Declaring Special Assessments and Setting the Public Hearings on the Adoption of the Fiscal Year 2026-2027 Budget and the Imposition of Operations and Maintenance Assessments on August 6, 2026, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding ROW Maintenance

Ms. Burns stated that the Board had discussed the ongoing maintenance of right-of-way areas throughout the community. She explained that the CDD had originally been maintaining many of those areas during construction, while the HOA already handled the townhome sections as part of their lot maintenance responsibilities. After reviewing the HOA documents, it was confirmed that homeowners were actually responsible for maintaining the area between the sidewalk and curb for their individual lots. Board members agreed the CDD should continue maintaining only the main boulevard areas because they served as the entrance and overall appearance of the community, but they did not want the District maintaining every residential right-of-way area moving forward. Ms. Burns noted that landscape costs should drop significantly once those areas were removed from the contract, and they had also received complaints from residents who preferred to maintain the areas themselves. The Board discussed timing for notifying residents and agreed to send a mailed notice with a map showing which areas the CDD would continue maintaining and which areas would become homeowner responsibilities. They decided the change would become effective July 1st to give residents enough notice. Ms. Burns also confirmed the HOA was aware of the plan and prepared to enforce maintenance requirements if homeowners failed to maintain those areas. The Board approved a motion to send the notices informing residents that, except for the boulevard areas, right-of-way maintenance between the sidewalk and curb would become the responsibility of the homeowners beginning July 1st.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Discussion Regarding ROW Maintenance was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

Mr. Collins stated that their annual financial disclosure forms would be due before July 1st and said they would receive an email from the Commission on Ethics with instructions and a link to complete the filing online. He updated the Board on the boundary amendment, explaining that Osceola County had been heavily delaying CDD petitions and appeared to have informally paused processing them while changing its review procedures. He said the county had recently resumed reviews but could not provide a timeline for a public hearing or say where the District was in the queue. Mr. Collins noted that the District still needed the amendment completed by October 1st and did not expect that deadline to be an issue. A Board member clarified that the amendment would remove everything except 13 lots, and Mr. Collins said that was his current understanding based on information from the county.

B. Engineer

Mr. Duncan and Mr. Arrington reminded the Board that the District would need to complete the required five-year water management District study during the FY2027 budget year. Mr. Duncan explained the study includes a 20-year projection for future maintenance costs and said updating the existing report would likely cost around \$5,000 to \$6,000 if the District had completed the last one. He noted that starting from scratch would cost a few thousand more because the full 20-year report would need to be redone. He said updating the report was cheaper since they would only need to add the next five years and verify the first 15 years already completed. The discussion was just meant as a heads-up for future budget planning, and the Board had no questions afterward.

C. Field Manager's Report**i. Consideration of Proposals for Landscaping Services**

Ms. Hilyard gave the field manager's update and said the broken card reader at the soccer field gate had been fixed. She reported that someone had ripped the card reader and toilet paper holder off the wall in the women's restroom at the amenity center, but both were already being repaired and replaced. A missing fence post on the pool deck had also been replaced, which the fence company handled as a courtesy. Ms. Hilyard said landscaping, aquatics, and janitorial services were all continuing without any issues, and she noted that landscaping enhancement proposals had been received and would be reviewed next.

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a) Proposal to Replace Plants Affected by Freeze Damage

The Board reviewed a proposal to replace plants around the community that had been damaged by the freeze and were not recovering. The affected plants were located throughout the amenity area, entrance monument, and middle entrance island, and the proposal also included mulch and irrigation adjustments. Prince submitted a proposal for \$4,050, and staff confirmed there was enough room in the budget for the replacements.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Proposal to Replace Plants Affected by Freeze Damage, was approved.

b) Proposal to Replace Dead Palm Tree in Pool Area

Ms. Hilyard discussed a dead Sylvester palm on the pool deck that had been struggling even before the freeze and never recovered despite treatment attempts. She recommended replacing it because removing just one palm would make the area look uneven and unsymmetrical. The replacement cost was proposed at \$2,605. Board members talked through concerns that a new Sylvester palm could end up with the same damage because of the wind direction and chlorine exposure from the nearby pool feature. Ms. Hilyard explained that cheaper alternatives like sable or ribbon palms could be used, but the appearance would be different. They also discussed other options, including removing both palm beds entirely and replacing them with pavers or smaller plant beds. In the end, the Board decided to table the proposal and asked for pricing and ideas for removing the other palm be brought to the next meeting.

c) Proposal to Replace Dead Trees Along Verge Area

Ms. Hilyard stated that the Board had discussed a proposal to replace failed trees throughout the community's verge and right-of-way areas for about \$21,354. She explained that many of the trees, including oaks and elms, had struggled since they were originally installed and were not expected to recover. Board members questioned whether the CDD should even be responsible for the replacements since the areas were technically part of resident lots and tied to homeowner irrigation systems. There was also discussion about whether the trees had originally been installed by the builders instead of the CDD. The Board wanted more information on what caused the failures, including whether irrigation, soil conditions, fertilizer, or poor installation

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practices were to blame. Ms. Hilyard agreed to gather additional details from the landscaper, including a report, possible soil testing, and a map showing the affected addresses. The Board decided to table the proposal for now and noted that any townhome-related trees would likely be referred to the HOA since those areas were maintained by the HOA.

ii. Consideration of Proposal for Amenity Fence Replacement

Ms. Hilyard presented an informational proposal for possibly replacing the black fences around the pool deck and playground sometime next year. She explained the current fencing material was fairly easy to damage, which was causing recurring issues with people breaking sections of it. The proposal was to install a sturdier commercial-grade fence while keeping the same overall look. The existing gates would stay since there had not been any problems with them. The total cost for replacing both fence areas was \$35,340. Ms. Hilyard said she hoped increased security presence might help avoid needing the replacement but wanted the Board to know the option was available. The Board also briefly discussed the soccer field chain-link fence, which maintenance crews had recently repaired and adjusted so the gates would swing closed automatically again. No additional questions or field issues were raised.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the Board had reviewed the check register for February 1 through March 31 totaling \$82,329.93. She asked if there were any questions on the invoices, but none were asked. The Board approved the check register unanimously.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were also reviewed, and since there were no questions, no further action was needed

iii. Presentation of Number of Registered Voters – 337

Ms. Burns stated that the annual requirement to determine the number of registered voters

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within the community as of April 15 and explained that it is used to track when Board seats transition from landowner-elected to resident-elected under Florida law. The Board was informed that the District had already surpassed the 250 registered voter threshold but had not yet reached the six-year requirement. Ms. Burns explained that once the District reaches six years, two seats will transition to resident-elected positions following the next landowner election.

iv. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns noted that the Form 1 reminder had already been discussed earlier in the meeting with the deadline being July 1 2026.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns opened the meeting for final public comments, reminded everyone to keep remarks to three minutes and state their name for the record.

Mr. Brendan Spooner stated that he had lost confidence in the Board and felt the meeting time and location made it difficult for residents to attend. He also spoke about the recent assault on a pool security guard and said better fencing and stronger security measures could have helped prevent it. He noted the pool fence had been damaged for months and said people were still able to squeeze through it. He shared that homeowners recently met with the Osceola County Sheriff's Office, which recommended considering armed security, along with additional lighting, cameras, and clearer signage around the amenities. Mr. Spooner suggested posting the amenity rules and operating hours at each entrance so security staff and law enforcement would have clearer support when enforcing rules. He also raised concerns about the current camera systems and said higher-quality technology was available that could better identify people entering the area.

Ms. Daniella Alvarez said she drove an hour to attend the meeting because she was worried about the recent vandalism and teenager activity in the community, especially with a young child at home. She agreed with earlier comments about improving security and shared that the sheriff had recommended installing very bright lighting around the pool area at night to help deter trespassing. She also supported adding better camera coverage, stronger enforcement of amenity

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rules, clearer trespassing policies, and improving maintenance and cleanliness around the amenity areas. She mentioned there had been trash bags piled outside the pool house for over a month and asked if a dumpster could be added because it looked bad for residents. She said many residents were confused about whether certain issues were HOA or CDD responsibilities. Ms. Alvarez stressed that residents wanted to address the problems before they got worse during the summer and said she believed having an armed security officer could help because incidents were happening almost daily.

Ms. Julie Dawson said she came to support her neighbors and suggested creating quarterly community events to help bring everyone together. She mentioned that a lot of residents owned local businesses and said similar events had worked well in other neighborhoods. She felt it would help neighbors get to know each other better, create a stronger sense of community, and give kids a fun activity while encouraging everyone to take more pride in the neighborhood.

Ms. Burns along with the Board, responded to resident concerns about safety issues, vandalism, trespassing, and problems at the amenity center. She explained that the CDD could not directly hire armed guards because their insurance carrier prohibited it, so they instead relied on off-duty sheriff's deputies, when possible, although staffing those shifts consistently was difficult and expensive. She clarified the difference between HOA and CDD responsibilities, explaining that the CDD only handled common areas, amenities, roads, and stormwater infrastructure, while the HOA handled private lot and covenant issues. She also explained that the pool was only permitted to operate from dawn to dusk, which was why the amenity area was not normally lit, though they agreed to check with insurance about potential lighting options. Residents voiced frustration about teenagers trespassing, speeding through the community on e-bikes and golf carts, vandalizing amenities, and assaulting a security guard. Ms. Burns said that the CDD did not have police power and depended on the sheriff's office for enforcement. They encouraged residents to call law enforcement immediately when incidents happened and stressed that repeated calls from residents would help increase police attention in the area. She also noted that they had already provided police with clear photos and videos of the teens involved and believed the same group was also causing issues in nearby communities. The discussion also included possible solutions like upgraded fencing, more lighting, speed bumps, roving security patrols, and improved access card controls. Ms. Burns explained that speed bumps would require engineering studies, county approval, and major costs, while roving security would increase expenses because a security

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vehicle would be needed. Residents suggested adding stickers or identifiers to amenity access cards to help security identify residents more easily, and the Board agreed to explore inexpensive sticker options and send reminders telling residents not to let unknown people through the gates. Residents also suggested organizing community events to bring neighbors together and encourage more pride and involvement in the neighborhood. Ms. Burns said those events would typically be coordinated through the HOA because of insurance requirements for using CDD property. Other smaller concerns discussed included janitorial schedules, trash pickup, dog waste stations, vandalism at the pickleball courts, and encouraging residents to help keep the community clean and safe.

NINTH ORDER OF BUSINESS**Adjournment**

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

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman