

**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, August 6, 2026** at 9:15 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:

Milton Andrade	Chairman
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the August 6, 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 9:15 a.m. Three 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.

Resident asked for alternative cost-efficient options to raising assessments.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the May 7, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 7, 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. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the May 7, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Adoption of Fiscal Year 2026/2027 Budget**

Ms. Burns noted that this public hearing had been advertised for as per Florida Statute and a mailed notice was sent to all property owners and she gave a brief overview of the budget. She noted there were two versions of the budget that she was presenting that were very similar with one differentiating line item. Two substantial changes consider an increase in janitorial services to accommodate resident's requests for garbage pickup, particularly around the pickleball court and soccer fields and security services that would contemplate daily services. Option B contemplates all the same increases except the security line item would have a seasonal security service instead of a 365 days-a-year type service. Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns asked for any public comments concerning the two versions of the budget presented. Resident (Meagan Spooner) had a concern that the current services that the residents are currently paying for are not being provided as reported and gave examples. She wants to know before they are charged for increases that they are getting what they are paying for.

i. Consideration of Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds (Option A and Option B provided for review)

Board discussion continued on the increases and the reasons for them. The Board asked if it would be an option to remove the soccer goals (due to trash and vandalism) and only bring them out when that field is reserved and Ms. Burns noted that it is something they could look into but it

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would require additional staff to be there to bring out the goals and store them when they are not in use which would be an extra cost. Another option of taking down the fence and permanently removing the soccer goals was discussed. Option B which is the option with less security services is approximately \$50 cheaper per lot. Discussion around security and amenity problems continued. Board direction was to go with Option A with the greater number of security hours to start with hopes to cut back if things seem to get better as the year progresses.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds (Option A), was approved.

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

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

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

Ms. Burns stated that this public hearing will impose the assessment for collection based on the budget the Board has just approved as well as the previously levied debt assessments. Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Burns asked for any public comments regarding the resolution to impose special assessments and certifying the assessment roll. There being none she asked for any questions from the Board. There were no Board questions and Ms. Burns asked for a motion to approve the resolution.

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On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027

Ms. Burns presented the resolution noting that the proposed schedule is the same as the current year's meeting schedule. The resolution was provided in the agenda for review and Ms. Burns offered to answer any questions.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-10 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday November 5, 2026 – Regular Meeting Date) (Seat #1, Seat #2, and Seat #3)

Ms. Burns noted that the District holds a landowners' election every two years in November and this would be held at the regularly scheduled Board of Supervisor's meeting on November 5, 2026 at 9:15 a.m. Seat #1, Seat #2, and Seat #3 will be up for election and Ms. Burns stated that there are proxy forms available at the GMS office and are also available on the District's website.

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On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election on Tuesday November 5, 2026, (Seat #1, Seat #2, and Seat #3), was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-12 Setting a Public Hearing on the Parking & Towing Policies for the District

Ms. Burns presented the resolution to the Board and noted there have been several resident emails complaining of semis parking in the designated parking areas throughout the District. This policy change would not allow oversized vehicles to park on the roadway overnight from 10:00 p.m. to 6:00 a.m. allowing staff to remove illegally parked vehicles while still allowing for landscape vendors to operate during the day. The notice requirement to hold a public hearing is 35 days and the proposed hearing date is the regularly scheduled October Board of Supervisor's meeting.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-12 Setting a Public Hearing on the Parking & Towing Policies for the District, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Addendum to Pool Maintenance Service Agreement for Temporary Fuel Surcharge

Ms. Burns stated that due to higher fuel costs the pool vendor is imposing a temporary \$50 upcharge to their contract. This item was approved outside of a meeting and Ms. Burns is asking for the Board to ratify that action.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Addendum to Pool Maintenance Service Agreement for Temporary Fuel Surcharge, was ratified.

NINTH ORDER OF BUSINESS

Ratification of License Agreement for Events with Crossings Neighborhood Association (HOA)

Ms. Burns stated that the HOA manager reached out to Ms. Burns asking how they would go about getting permission to hold events on CDD property. District Counsel prepared a blanket

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agreement that would allow the HOA to hold events, and they would just have to reach out to staff to get approval for those events which is standard practice. This item was approved outside of a meeting and Ms. Burns is asking the Board to ratify that action,

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the License Agreement for Events with Crossings Neighborhood Association (HOA), was ratified.

TENTH ORDER OF BUSINESS

Ratification of Second Amendment to Landscape and Irrigation Maintenance Services Agreement

Ms. Burns noted that this was discussed at the last meeting and was approved outside of a meeting and this would remove the rights-of-way from maintenance on all of the portions outside of the boulevard which is a reduction of the contract. Ms. Burns is asking the Board to ratify that action taken outside of the meeting.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Second Amendment to Landscape and Irrigation Maintenance Services Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report and Letter from Auditor

Ms. Burns presented the audit report which is an annual requirement. The report was provided in the agenda for review and she stated there were no instances of noncompliance and not findings making this a clean audit and was submitted to the state prior to the June 30th deadline.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Accepting the Fiscal Year 2025 Audit Report and Letter from Auditor, was approved.

TWELFTH ORDER OF BUSINESS

Goals & Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns presented the Fiscal Year 2027 Goals & Objectives and noted that they were the same as the previous years.

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B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns noted that the current year's goals and objectives needed to be reviewed. The District is on track to meet all of the goals and she asked for a motion to authorize the Chair to review the FY 2026 goals with staff, confirm that those have been met, and sign the form that is submitted to the State.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins updated the Board on the boundary amendment and noted that they have all the necessary consents that they know of for the time being that will be submitted to the county in the next few days. He had nothing further for the Board and the next item followed.

B. Engineer

i. Presentation of Annual District Engineer's Report

Mr. Duncan presented the annual report from the District Engineer associated with the Goals & Objectives and summarized its contents for the Board. He noted that the presented budget is sufficient for operations and maintenance need. He offered to answer any Board questions. There being no questions, Ms. Burns asked for a motion to accept the report.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Accepting the Annual District Engineer's Report, was approved.

B. Field Manager's Report

Ms. Hilyard presented the Field Manager's report which was provided in the agenda for Board review and summarized completed and ongoing project within the District.

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i. Consideration of Proposals for Fence Repair

Ms. Hilyard presented a proposal from All-Rite Fence Services which was provide in the agenda package for review. The current chain-link at the soccer field cannot be repaired and the scope includes the removal of 280 feet of six-foot chain link and 160 feet of eight-foot chain-link and replacing it with a commercial grade mesh. Board direction is asking for a quote or removal all together and not replacing the fence. Ms. Burns asked for a motion to authorize the chair to decide outside of the meeting so action can be taken on whatever is decided before the next month's meeting.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Fence Repair or Removal with Authorization of Chair to Execute, was approved.

ii. Consideration of Proposal for Pool Deck Landscaping Enhancement

Ms. Hilyard presented a proposal for the removal and replacement of a palm trees on the pool deck that was provided in the agenda package for review. There are two versions of the proposal and Board direction was to go with the suggested second proposal that is more cost effective for replacement due to chlorine damage.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Pool Deck Landscaping Enhancement, was approved.

iii. Consideration of Proposal for Pickleball Court Repair

Ms. Hilyard noted that the damage to the pickleball court was more significant than originally thought. The vandalism was etched into the court as opposed to spray painted and repairs include sanding, various coats of acrylic resurface, and coloring for a total of \$1,003.00. Board discussion followed on where this will fit in the budget followed by a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Pickleball Court Repair, was approved.

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iv. Notice from Prince and Sons Regarding Fule Charges

Ms. Burns noted that this is being implicated across all Districts for a temporary fuel charge until the costs of fuel prices comes down again of through the end of the Fiscal Year.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Notice from Prince and Sons Regarding Fule Charges, was approved.

C. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register that was include in the agenda package for review. She offered to answer any questions. Hearing none, 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 financial statements were also reviewed, and since there were no questions, no further action was needed

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**FIFTEENTH 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.

Resident (Megan Spooner) asked about the pool fencing adding there is a section on the parking lot side that will sway in the wind and it is easy for young children to pry the bars apart circumventing the card access. She also added that there is an alarm that will go off if there is someone in the pool after hours but it doesn't seem like anything is done after the alarm is trigged.

Resident (Brenden Spooner) has a concern on the location and time of the Board meetings. His complaint is that the meeting location is 45 minutes away at a time that is inconvenient for

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members of the community. He also added that that he is not happy with the increase of fees and decrease of services noting that it does not seem that people are coming to empty the trash.

Resident (Joshua Rodriguez) agreed with Brenden Spooner and wanted to add it to the record.

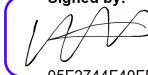
Resident (Kerwin Vega) stated in regard to the vandalism and destruction of property he sees the Board is trying to increase security which is rising assessments and asked if there is any other way to go about that. He is suggesting fees and restrictions be placed on homeowners held responsible to try to prevent more vandalism in the future.

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.


Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman