

**MINUTES OF MEETING
CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossroads Village Center Community Development District was held on **Tuesday, May 12, 2026** at 2:01 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Syed Raza
Bill Hardman
Murthy Ravipati

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jennifer Kilinski *by Zoom*
Mitchell Zwang *by Zoom*
Dave Schmitt *by Zoom*
Tim Todd

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
District Engineer, Dave Schmitt Engineering
District Engineer, Dave Schmitt Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were present or attending via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 13,
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 13, 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. Hardman, seconded by Mr. Raza, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-03
Approving the Proposed Fiscal Year
2026/2027 Budget and Setting the Public
Hearing on the Adoption of the Fiscal Year
2026/2027 Budget (Suggested Date: July
14, 2026)**

Ms. Burns reviewed Resolution 2026-03 to approve the proposed Fiscal Year 2026/2027 preliminary budget and setting a public hearing for July 14, 2026. She explained that the preliminary budget must be approved by June 15th each year, with the final budget adopted at least 60 days later, and sent to the county 60 days before the public hearing. The budget is mostly the same as the current year; except they added a \$50,000 capital reserve transfer as a temporary cushion in case unexpected costs arise; they expect to remove it before the final budget. She noted the developer contribution was removed from the preliminary budget to give the Board more flexibility and keep the spending cap higher for notice purposes, since the final budget can always be reduced later.

On MOTION by Mr. Raza, seconded by Mr. Ravipati, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 14, 2026, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Fiscal Year 2025 Audit
Services Engagement Letter**

Ms. Burns stated the Board was considering ratification of the Fiscal Year 2025 Audit Engagement letter. She explained that it is part of a multi-year agreement already approved by the Board, that this specific engagement letter is for FY 2025, and that the cost does not exceed \$3,000. She also noted that the agreement had already been executed, so the Board only needed to formally ratify it.

On MOTION by Mr. Raza, seconded by Mr. Hardman, with all in favor, the Fiscal Year 2025 Audit Services Engagement Letter NTE \$3,000, was ratified.

SIXTH ORDER OF BUSINESS**Ratification of 2026 Contract Agreement
with Polk County Property Appraiser**

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Ms. Burns stated the Board was considering ratification of the 2026 contract agreement with the Polk County property appraiser. She explained that Polk County requires this agreement to be renewed annually so the district can obtain the parcel information needed to collect assessments on the tax bill. She also noted that the agreement had already been approved, so the Board only needed to ratify it by motion.

On MOTION by Mr. Hardman, seconded by Mr. Raza, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was ratified.

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

Ms. Kilinski stated the Board should have received legislative session recap updates, a reminder that Form 1 is due July 1, and an annual ethics reminder. She also noted that the requirement for next fiscal year's Form 1 is not due until the end of the year, and they offered to answer any questions.

The Board asked if there are any that are due this year. Ms. Burns explained that Form 1 must be filed every year. She said Board members should expect an email from the state in late May or early June, and the form is due July 1. She also said the required ethics training is due every calendar year, requires four hours, and must be completed by December 31.

B. Engineer

Mr. Schmitt had nothing to report.

C. District Manager's Report**i. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements were included in the meeting package for review and covered activity through March. She said no Board action was required, but they were available to answer any questions about the statements.

ii. Presentation of Number of Registered Voters – 0

Ms. Burns stated the number of registered voters in the community as of April 15th was zero. She explained that this count is tracked for residents turnover of the Board.

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

Ms. Burns reminded the Board to file their Form 1's by the July 1, 2026 deadline.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Raza, seconded by Mr. Hardman, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Syed Raza

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Chairman/Vice Chairman