

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, March 7, 2022 at 1:30 p.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Five Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We don't have any members of the public.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 7, 2022 Meeting**

Mr. Flint: Did the Board have any comments or questions about the February 7, 2022 Board of Supervisors meeting?

Mr. Morgan: They look good. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 7, 2022 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10  
Finalizing the Series 2022 Bonds**

Ms. Trucco: This is a resolution finalizing the assessments and the terms of the Series 2022 bonds. The District issued the bonds you will see as Exhibit ‘A’ the Engineer’s Report and Exhibit ‘B’ is the Final Supplemental Assessment Methodology.

Mr. Morgan: So the Engineer’s report covers the whole project and the assessment report covers what?

Mr. Flint: Assessment Area 1.

Mr. Morgan: Okay.

Mr. Flint: Starting on page 50 you have the final Supplemental Assessment Methodology. On page 9 of the report you will see that this covers 248 units and is a mix of townhomes and three different single family product types. The assessment area includes Phase 1A, 2A/2B. Bond sizing is on page 11, the par amount of the bonds was \$4,440,000. The average coupon was 3.71% for 30 years, capitalized interest through June 15, 2022, and debt service reserve of 50% of max annual debt. Since this time, interest rates have clicked up a little bit. You can see on Table 6 the annual assessment rates were at \$711 for a townhome and a 40 foot is \$1,139 and a 50 foot is \$1,124 and a 60 foot is \$1,708. Phase 1A was platted so the assessment roll includes all of the individual lots as well. Any questions on the resolution or exhibits? Anything you would like to add, Kristen?

Ms. Trucco: This supplements the levying resolution, Resolution 2021-01. You are approving the levying of assessments in the final bond amount of \$4,440,000. Those assessments are being levied in accordance with George’s report attached to this agenda.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-10 Finalizing the Series 2022 Bonds, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: As far as any plats or conveyances, is there anything we need to discuss at this point?

Mr. Morgan: How far are we into Phase 2?

Mr. Register: We are in design for 2A and 2B and permitting and getting bids on that. Is that correct? And 1B is underway.

Mr. Morgan: Okay.

Mr. Bonin: No plats?

Mr. Register: We should be in possession of a draft plat at this point for 2A and 2B, not for 1B.

Mr. Flint: Let us know when it is time to circulate that.

Mr. Register: Broc, do you need anything else from us? I think we talked about this the other day.

Mr. Althafer: I am working with Drew from your office on gathering all of the necessary information.

Ms. Trucco: So they are making some conveyances related to that.

Mr. Register: I believe all of the existing tracts have been conveyed.

Mr. Flint: We had to do that because the street lights wouldn't switch over to the CDD without that.

Mr. Register: The conveyances are done we just need to put together the requisition.

Mr. Flint: That is good, it is usually the other way around.

## **SIXTH ORDER OF BUSINESS**

### **Staff Report**

#### **A. Attorney**

Mr. Flint: Staff reports, anything else from you Kristen?

Ms. Trucco: No, I do not have any other updates for the Board. I will keep any eye out for the requisitions.

#### **B. Engineer**

Mr. Flint: Broc, do you have anything?

Mr. Althafer: I am working on the stormwater needs analysis. I hope to have that completed and ready for presentation at the next meeting.

Mr. Morgan: Great.

Mr. Flint: That will be the first one.

Mr. Morgan: You will be setting the precedent on that one.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited financials through the end of January. If there are any questions, we can discuss those.

**ii. Ratification of Funding Request #6**

Mr. Flint: This is for Funding Request #6 for \$4,683.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #6, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business or Supervisor's requests?

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman