

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, April 4, 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 |

Also present were:

|                |                   |
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| George Flint   | District Manager  |
| Kristen Trucco | District Counsel  |
| Broc Althafer  | District Engineer |
| Alan Scheerer  | Field Manager     |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public here to provide comment.

**THIRD ORDER OF BUSINESS**

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

Mr. Flint: Are there any comments or corrections to those?

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

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

**Consideration of Resolution 2022-11 Authorizing Use of Electronic Documents and Signatures**

Mr. Flint: There are some legislative changes that now allow us in certain circumstances to be able to use electronic documents and this resolution would provide the procedures for doing that. Any questions on Resolution 2022-11?

Mr. Morgan: I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-11 Authorizing Use of Electronic Documents and Signatures, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: Any pending plats or conveyances that the Board needs to discuss? I think we've got 1A conveyed.

**SIXTH ORDER OF BUSINESS**

**Staff Report**

**A. Attorney**

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: No updates today.

**B. Engineer**

Mr. Flint: Broc, anything from the Engineer?

Mr. Althafer: I am working on the stormwater needs analysis that needs to be transmitted to the state later on this year. George, I will be working with your office a little bit to fill in the budget portion of that. The report is coming along pretty well and I should have it ready to present to the Board at the next meeting.

Mr. Morgan: That would be great. You will be the first. I am looking forward to seeing it.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials for February in your agenda. If there are any questions, we can discuss those.

**ii. Ratification of Funding Request #7 - #8**

Mr. Flint: We have funding request #7 and #8, which we are asking the Board to ratify. These have been transmitted to the developer under the funding agreement. Funding request #7 is for \$7,502.99. Funding request #8 is for \$3,430.29.

Mr. Morgan: I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Funding Request #7 - #8, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Those were the only business items we had, was there anything else?

Mr. Bonin: Yeah, I spoke to Mark Todd this morning. I don't know if Drew or Lane got with you on our irrigation situation out there.

Mr. Scheerer: I heard you're getting a pump. We were supposed to have a well and now you are getting ready to pull out of the lake. I saw a massive pump and a bunch of pipes in the ground.

Mr. Bonin: Yeah, I am just giving you the cliffs note version. Per DSA, Toho only has so much reused water to give us. In our DSA we got 50 reused meters to start with and we had a cap on that. Hence the need to build this, the big permanent irrigation pump station that's going to be the primary reuse source for Bridgewalk and other communities in the area. We are building this for Toho. The idea when this was conceived 18 months ago, is that this thing would be online by the time we needed any more reuse meters. That was never going to happen because Toho wanted to in my opinion overdesign this thing and build this huge monstrosity of a pump station. We were hoping to get temporary relief from them once they moved over to the new water plant. They are saying they can't account for like 300,000 gallons a day of water. So until they get their hands on where that water is going, they can't give us anymore meters. In the DSA it allowed us to come up with another source. Another source was either wells or surface water out of the lake. Mark and Frank Polly put a 25-horsepower pump in with an intake into the lake. That is in and it is all connected. They are doing a test run today to see how many gallons per minute they are actually getting because Toho and DEP told us if you were to connect that, which we are okay with, you are completely severing the portable jumper. So, we don't even have it as a supplement. This is our primarily and only source of reused water for houses and the common area. Kirkland and Patterson are running it today to see how many homes can max out zones, go at one time, just with the water they are getting. We are going to have to govern what days a week and what time those zones run for the common area, which is you guys. We, Lennar, are going to have to figure out the homes, maybe odd numbers run on this day and even addresses run on this day. Mark Todd was telling me he still does not have permanent power for his irrigation. They are waiting on a meter, and I am pushing them.

Mr. Scheerer: We have already applied for that meter there as well.

Mr. Bonin: I told them they have got to get this online. In the meantime, Kirkland is now having to program all these pucks as opposed to doing it from the clock until the clocks up. Until the power is up, he can't program the clock. He's got to do it for 30 different pucks for all the common area, so that is kind of a pain. The houses are my problem, but because the District/HOA is not watering nor cutting the grasses and all the clocks are in the garages, I've got to deal with getting in the garages and dealing with this so we don't have this situation where everybody is trying to water at the same time, and we can't provide the water.

Mr. Flint: Who is going to own the pump station and irrigation system?

Mr. Bonin: This is another weird wrinkle. Toho wants to charge the homeowners and the District for reuse water coming out of our pond. They are going to reimburse us that bill. Once the permanent pump station is up, even though we are paying for this thing, they want to get the billing on that, but we're going into a negotiation to cost share on the construction steps. I am letting you know because this week Kirkland is going to be troubleshooting. I can do 20 homes at one given time. We need to map out: here is the day of even number homes, here is the day for odd number and here is the time and days for common area.

Mr. Scheerer: I can reach out to Mark with that.

Mr. Bonin: I had a joint call with me, Kirkland, and Todd today to go over this because Drew or Lane had not really gotten him up to speed on what was going on.

Mr. Scheerer: Yeah, we were surprised to come out there on a site just last week to see this gigantic trench and a meter in it.

Mr. Bonin: This was kind of a rushed deal. I was like Kirkland; I need a pump and I need this tomorrow.

Mr. Flint: Is this an interim solution?

Mr. Bonin: This is a stop gap until the permanent big station is on.

Mr. Flint: That's going to be operated by Toho.

Mr. Bonin: Yeah, think of it as a lift station. We are building it and putting it all together and we are going to turn it over to them in January or February. So, it's got another ten months to get constructed and turned over.

Mr. Flint: Is it pulling out of that lake in Bridgewalk? And it is serving areas outside of Bridgewalk?

Mr. Morgan: No

Mr. Bonin: This one is just serving Bridgewalk.

Mr. Flint: So, I guess Toho's got a consumption use permit to pull that water out?

Mr. Bonin: Yeah.

Mr. Flint: I am worried because there is a set lake level when it gets down below, they've got alternative. So, they are not sucking that thing dry.

Mr. Scheerer: They are not going to recharge it? I know Adam just mentioned the well, they are not going to have the ability to do that.

Mr. Bonin: There is that option, but all the stormwater goes to that lake. Broc is on the phone. Can you speak to that?

Mr. Althafer: Based on the modeling that we've done for the pond, the pond is not going to draw down more than 2 feet during drought conditions. That's within a reasonable amount.

Mr. Bonin: We are not excited about having to deal with this, get this in, monitor it until this permanent pump station, but this is what we inherited, a section of town that does not have a resource. We're still going to push Toho to provide supplemental water or get us back on track that we can turn this pump off. Those talks will continue to happen, but in the meantime, if I wanted more meters, if I want more CO's, I had to get this built quick. That is what is going on. Kirkland can give us an update this week.

Mr. Scheerer: Thanks Rob. I will be out there again this week and I will be speaking with United Land as well.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

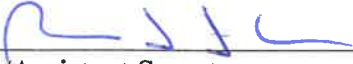
There being none, the next item followed.

**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