

**MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, May 2, 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
Jay Lazarovich	LLEB
Broc Althafer	District Engineer
Alan Scheerer	Field Manager
Katie Neale	Osceola Engineering

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 just have Board and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 4, 2022 Meeting

Mr. Flint: Are there any comments or corrections to the April 4, 2022 meeting minutes?

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

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the April 4, 2022 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-12
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Flint: We are recommending your August 1, 2022 meeting for the public hearing in this location at 1:30 p.m. Exhibit A attached to the resolution is the proposed budget and it has a combination of special assessments and developer contributions. We're keeping the per unit amounts the same at this point. I think this includes Phase 1. Does it include Phase 2?

Mr. Scheerer: I don't have anything in 2.

Mr. Morgan: It's all in Phase 1.

Mr. Flint: We don't have any Phase 2 cost in here. We don't have Phase 2 assessments in here. We're balancing it with developer contributions at this point. Any questions on the proposed budget or the resolution?

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-12 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for August 1, 2022 at 1:30 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Service Agreement for
Lighting with Orlando Utilities
Commission**

Mr. Flint: Next is the Lighting Services Agreement with OUC for the streetlights.

Mr. Morgan: Is it the same as we just saw on the budget?

Mr. Flint: Yeah, I think this has been signed. It hasn't been. We just finally got this from OUC.

Mr. Kewley: This is in place with Lennar right now. They don't do an assignment or anything like that, it is just a new agreement with an attorney in place. The CDD wasn't established when we first set up the account.

Mr. Flint: They were asking for proof that we own the roads. We had to get the recorded plat.

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Mr. Kewley: They wanted your taxpayer identification number too.

Mr. Flint: We got them everything they wanted. They finally got us an agreement.

Mr. Morgan: What do you need from the Board?

Mr. Flint: The Board to approve the Lighting Services Agreement.

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Service Agreement for Lighting with Orlando Utilities Commission, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with United Land Services

Mr. Flint: Next is an agreement with United Land Services for landscape maintenance, Alan.

Mr. Scheerer: Yeah, I believe this already approved at a previous meeting when United Land took it over and we just had the attorney draft the front-end document for it and we are just going to formalize it at today's meeting. I believe it's going to be kind of a prorated at this point because the full investment in the contract less the palm trees for the first year, I think it was \$73,000, but some of the areas weren't done and they were going to reduce the actual billing price by 10% of the overall contract, but this makes up the first phase that was approved at a previous meeting.

Ms. Trucco: Yeah, it has our standard identification language in there just in case the contractor causes any damages to the District, they are bound to repair/compensate us for any damages. It also has our public records law and E-Verify law requirements in the agreement and some insurance requirements. It is just our standard agreement that we have.

Mr. Flint: They've been performing the service. This is just the front-end agreement. Is there a motion to approve it?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Landscape Maintenance Agreement with United Land Services, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any pending plats or conveyances that we need to discuss?

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Mr. Register: We do have the plat on 1B and that is expected to be recorded here in about 30 to 45 days.

Ms. Trucco: Can you send us just a copy of the draft plat?

Mr. Register: Yes.

SEVENTH ORDER OF BUSINESS

Staff Report

A. Attorney

Mr. Flint: Staff reports, attorney?

Ms. Trucco: No updates for the Board. We have recorded the deed regarding the tracts for Phase 1A plats so that conveyance is all set. That's the only update since the last time. That's it. Thank you.

B. Engineer

Mr. Flint: Broc?

Mr. Althafer: I am working on a requisition for the Phase 1A improvements. I am hoping to get all that information together and to guys in the next week or so. I may need some documentation from you guys: contracts, lean releases, etc.

Mr. Bonin: Do you have any pay apps that you're working on? What are you working on?

Mr. Althafer: I've got pay apps, yeah.

Mr. Kewley: The main thing that you need is for landscape and conduit.

Mr. Althafer: Yes, I don't have that.

Mr. Kewley: I'm sure it's common tract landscape conduit.

Mr. Althafer: The second thing, earlier this year we were put on notice that we had to prepare a stormwater needs analysis of the CDD owned and maintained the stormwater systems. Katie from my office has done all the leg work on this. She has got the analysis that she is going to present to you guys.

Ms. Neale: There are a lot of pages, but some are fairly easy to go through. I was just going to provide an overview of each page. If there is something in particular you want to go into more detail to or discuss, just let me know and I will pause. Like Broc said, this is the stormwater needs analysis. There are several parts to it. A lot of the boxes are prefilled out language that just came with this spreadsheet. The first section starts on page 3. It gives background information, and this is the Bridgewalk CDD. We list George Flint and his contact information. We are within South Florida Water Management District and our special District. Part 1 goes into the description of the

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stormwater management program. I used the environmental resource permit for the project to give a description about the stormwater management system and then I list that Bridgewalk CDD has dedicated funding to maintain the stormwater system. At the scale of 1 to 5, the importance of the stormwater goals, I listed each item as a 5 because of drainage, flooding, and water quality improvement. They are all important. The current stormwater program activities are on page 5. Several of these are not applicable. The funding mechanism would be a CDD assessment.

Mr. Morgan: We are not part of the Osceola County MS4, Bridgewalk?

Mr. Flint: It says do we have one separate.

Mr. Morgan: Yeah, MS4 means permit. Municipal separate storm sewer system is an MS4 promulgated by the EPA. Each state has to implement MS4 throughout your state and then the state delegated to the counties. I am almost positive that Bridgewalk is part of the Osceola County MS4. Which part of it? I can't tell you off the top of my head.

Mr. Flint: We are part of their MS4. We don't have our own MS4.

Mr. Morgan: Does your jurisdiction have an MS4? Okay I see that now, but we are part of the Osceola County.

Mr. Flint: Right, but they have their reporting requirements.

Mr. Morgan: Jurisdiction, I'm just thinking that area that were in. Disregard.

Ms. Neale: Then for the stormwater master plan in reference to the plans, I just provided a link to what's available online through South Florida's website. Some of these are going to be above and beyond standard protocol. On page 6, does your stormwater management program implement the following, these to my knowledge are no. Things such as a public education program, I don't think that the CDD has anything established for that. Current stormwater program operation under part 1.3, these are more of the items that were applicable. For the routine maintenance program, these include routine mowing of turf associated with the stormwater ponds, swales, and banks – yes, debris and trash removal from pond skimmers – yes, invasive plant management associated with stormwater infrastructure – yes, ditch cleaning – yes, street sweeping – yes. The ones in this section I listed as no were the pump and mechanical maintenance for trash pumps and then again, the public outreach and education. Moving on to part 2, they provided description of the stormwater management system and projects. The first part breaks down the elements in the stormwater system. There are several listed, but the two that were applicable for

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Bridgewalk was the estimated feet of buried culvert and there is one stormwater pond. I do want to make a note that the feet of storm pipe that we included as that \$6,000 is from Phase 1 only.

Mr. Morgan: That much just for Phase 1?

Ms. Neale: When Phase 2 is completed and accepted by the CDD, I figured at that point then the spreadsheet could be updated to reflect Phase 2 as well. Right now, it only reflects Phase 1. On page 9 there is again some additional BMP that all are really not applicable. As far as what we use to gather this information, I said we consulted with the CDD engineer.

Mr. Morgan: Excuse me, are we required by our ERP to plant on that shelf in the east parking lot? I know cattails have volunteered themselves, but were not required to plant anything there?

Mr. Althafer: No.

Mr. Morgan: Okay.

Mr. Althafer: Just to be clear, you're talking about in the bar pit?

Mr. Morgan: Yeah.

Mr. Althafer: That should be going away.

Mr. Morgan: Oh okay, that shelf will go away?

Mr. Althafer: We'll see.

Mr. Scheerer: Cattails will eventually go away.

Ms. Neale: Part 3 basically asks for a shapefile of the CDD boundary, which we have and will include with the submittal. Then, part 4 talks about the current and projected service area and the first section is describing that the stormwater pond does extend beyond the geographic limits of the CDD boundary. That lake is so large that it extends outside of it, but the appropriate access and drainage easements are in place to ensure that maintenance can be implemented. Moving into part 5, this is more of the funding aspects of this spreadsheet. They have a couple of sections broken out. The first one is the routine operation and maintenance. We got some information from George Flint. He mentioned that the cost to maintain the lake is \$265 per month. We used that to come up with an annual cost. Then, they asked for costs on a five-year period projected out and we do not have any type of inflation, or anything added on to this cost, we just kept those costs as is. That is on page 11. The next section pertains to future expansion. For future projects, I put as not applicable. It doesn't seem that we have anything future that we are anticipating.

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Mr. Morgan: That's just because the CDD is not building it. Lennar's building it. Once Lennar builds it, the CDD takes over and then we will include Phase 2.

Ms. Neale: Correct. This is just for that Phase 1. On part 5.4, this is projects that are associated with the resiliency initiative, so that's related to climate change. I've put in N/A for all these sections. Part 6 replacement of equipment down the road, I put not applicable. Part 7 on page 17 is really to document past expenditures and since this is just being established, it is not applicable. On page 18 you'll see past expenditures N/A. They are all totaled up in part 8. Page 19 is really where we see those lake maintenance costs come up again. They are the only costs that we identified that would be committed to the stormwater management system that would be applicable per the spreadsheet. The pages at the end are additional projects to be listed. I don't have any at this time. That completes the spreadsheet analysis unless there is anything you want to dive into.

Mr. Morgan: This is what we submit to the county?

Ms. Neale: This and the GIS shapefile for the CDD boundary.

Mr. Morgan: That's incredible. This is the first complete one I've seen. Thank you.

Mr. Flint: Will you all be doing a cover letter to transmit this?

Mr. Althafer: We can do that. Since it's the first time, I'm not really sure what all needs to go along with it.

Mr. Flint: I would say a cover letter and I've got the name of the specific individual of Osceola County that is collecting these if you all don't have it.

Mr. Register: Do they just file this thing, or do they go out and look at everything?

Mr. Flint: No. They assemble it along with all the other reports from every other government entity in Osceola County and then they transmit it to the state. The county is not going to analyze this. They are just going to compile it along with all the other agencies and then transmit it.

Mr. Althafer: We will put together a cover letter and submit this to Osceola County.

Mr. Flint: Okay.

Mr. Morgan: What was your name again?

Ms. Neale: Katie Neale.

Mr. Morgan: I want to make sure I give credit where credit is due. Thank you, Katie.

Mr. Flint: Thanks Katie. Thanks Broc. Anything else from the District engineer?

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C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the balanced sheet and income statement through March 31. I know we are working on the requisition. There is \$4,000,000 in the construction account. Any comments or questions on the financials?

ii. Ratification of Funding Request #9

Mr. Flint: We have ratification of funding request #9.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #9, was ratified.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there anything else the Board wanted to discuss that was not on the agenda?

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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


Secretary/Assistant Secretary

Adam Morgan
Chairman/Vice Chairman