

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, November 1, 2021 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 |
| Lane Register | Assistant Secretary |
| Brent Kewley | Assistant Secretary |

Also present were:

| | |
|-------------------------------|---------------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Broc Althafer <i>by phone</i> | Interim District Engineer |

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 only have Board members and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 30, 2021 Meeting

Mr. Flint: Did the Board have any comments or questions about the September 30, 2021 minutes? Hearing no changes, I would ask for a motion to approve.

| |
|---|
| On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 30, 2021 Meeting, were approved. |
|---|

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: This is the assessment hearing to consider levying the assessments. At the organizational meeting, the Board reviewed the Engineer's Report and the Master Assessment Methodology and you adopted two resolutions, one stating your intent to levy assessments and the other set the public hearing for today. For the record, there are no members of the public here to provide comment or testimony. We will open the public hearing.

A. Consideration of Master Engineer's Report

Mr. Flint: The first item is the Master Engineer's Report. The District Engineer is on the phone. Broc, have there been any changes in the report since the Board saw it at the organizational meeting?

Mr. Althafer: The report that was included in the agenda package is substantially consistent to what was presented previously. I did make an error when presenting at the last meeting. I said that in Section 8, which was about capital improvement costs, the total was around \$19 million and what is included in today's agenda is the correct version that shows \$20,682,999 as the total cost of CDD improvements.

Mr. Flint: We noted that change before we did the mailed notice and we revised the Master Assessment Methodology to be consistent with that \$20 million in the revised report. What the Board considered at your last meeting was not the final version of reports so Brock did revise the report and we revised ours. Those revised reports were sent with the mailed notice to the landowners. Are there any questions from the Board about the Engineer's report? Hearing none,

B. Consideration of Master Assessment Report

Mr. Flint: You also have the Master Assessment Methodology and it is dated September 30, 2021. It takes Broc's capital improvement plan and spreads those plans within the District and demonstrates the amount of benefit received by those properties. It assigns equivalent residential units to the various product types and includes bond sizing for the purpose of the assessment hearing with a par amount of \$26,025,000 and that would serve as the ceiling for what the Board could issue. The likelihood is they will issue significantly less than that amount, but that assumes we were funding 100% of the eligible improvements. We have also attached the preliminary assessment roll. It shows that the Phase 1A lots have been platted and those are listed individually.

The remaining undeveloped parcels and acreage are listed there at the bottom on page 15. Any questions on the Master Methodology? Hearing none,

C. Consideration of Resolution 2021-01 Levying Assessments

Mr. Flint: Kristen, do you want to do this one?

Ms. Trucco: Sure, I can introduce this resolution. This is our typical resolution that is going to approve the District levying up to \$26,025,000 worth of assessments on the entire District boundary in order to pay for the bonds. They will be used to construct the project as described in the Engineer's Report. It is also being approved that the methodology and GMS's assessment methodology is included in the agenda to collect on those assessments. This is just a requirement under the law that the Board approve a formal levying resolution. If you have any questions, I can try to answer them now.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2021-01 Levying Assessments, was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: This item is a general discussion that was requested to be on all of the agendas. I don't know that there is anything specific to discuss regarding plats and conveyances at this point.

Ms. Trucco: I am not aware of any.

Mr. Bonin: We will be fairly close on a couple of tracts. One thing that is jumping out at me is lift station D, I guess that ship has sailed. It hasn't been recorded. We have a few tracts that are not stopping.

Mr. Flint: We just need to make sure then that we don't acquire that lift station. It sounds like it is being conveyed to the city directly.

Ms. Trucco: Okay.

Mr. Bonin: Yes, so that is fine. We do have a few tracts that by the next meeting we will be looking at.

Mr. Flint: In Phase 1A?

Mr. Bonin: Correct.

Ms. Trucco: I will get some forms ready then just so we can get them in at the next Board meeting.

Mr. Bonin: All that we have platted is Phase 1A.

Ms. Trucco: Okay, we will get with Broc and get the necessary signatures and have it on the next agenda.

SIXTH ORDER OF BUSINESS

Staff Report

A. Attorney

i. Presentation of Memorandum Regarding New Statutory Requirement

Ms. Trucco: My only update is that the final judgement validation hearing was scheduled for the earliest date the court had and it is January 14, 2022 so we have that slot. We are moving forward on that. George has already given us his testimony and we are going to be sending it out to Broc to finalize that. That all is moving forward. There is no issue there. Our other update is a memorandum that is included in your agenda package. It is regarding a new law that legislature passed. It became effect July 1 and requires all cities, counties, and Special Districts, which the CDD qualifies as a Special District, to prepare a 20-year trajectory needs analysis report regarding its stormwater and wastewater systems. We have spoken to a few District engineer's and they have indicated that they have several of these items already so we are recommending that the Board direct their District Engineer to work in conjunction with GMS to bring back a proposal stating how much of an additional cost it would be to prepare that report and confirm for us that they have all of the information and we don't need to go to an additional vendor to get it. It needs to be submitted to the county by June 30, we are ahead of the deadline and there is nothing that the Board needs to do, we just want to make you aware that there is a new law that is going to affect us and we are asking the District Engineer to come forward with a proposal for formal approval detailing the cost to prepare the report.

Mr. Flint: Based on the validation hearing date, the earliest we would be able to issue bonds would be 30 days from that date. We are looking at mid-February before we would get bond funds.

B. Engineer

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: I don't have anything to present at this point but I am available for questions.

Mr. Flint: Okay. You heard the discussion on the new reporting requirements for stormwater so we will want to get a proposal from you, hopefully by the end of January that the Board can consider so the report can be completed by the end of next June. This would apply to all CDDs you are involved in. It is a new state requirement.

Ms. Trucco: We will send you an email after this meeting, because the state sent us some forms that you could reference and use to help you out. I will send you a copy of the memorandum as well. If you have any questions, you can reach out to us.

Mr. Althafer: That would be great. Thank you very much.

C. District Manager’s Report

i. Ratification of Funding Request #1

Mr. Flint: We have the ratification of Funding Request No. 1. The total is \$6,969.17. Part of it is in Fiscal Year 2021 and part is in Fiscal Year 2022. Any questions on the funding request? If not, is there a motion to ratify?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Request No. 1, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: That’s all we had, is there anything else that staff or Board need to address? Hearing none, is there a motion to adjourn?

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


Secretary/Assistant Secretary


Chairman/Vice Chairman