

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, December 6, 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 <i>joined late</i>	Assistant Secretary
Brent Kewley	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 only have Board members and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint: Just prior to the Board meeting we had a landowner meeting. At the landowner meeting, the proxy holder elected Mr. Morgan, Mr. Bonin, Mr. Register, Mr. Kewley, and Ms. Baksh to the Board. I need to go ahead and administer the Oaths of Office to you all. *“As citizens of the State of Florida and of the United States of America and as officers of the Bridgewalk Community Development District, and a recipient of public funds as such officer, do you hereby*

solemnly swear or affirm that you will support the Constitution of the United States and of the State of Florida?”

Mr. Morgan: I do.

Ms. Baksh: I do.

Mr. Bonin: I do.

Mr. Kewley: I do.

Mr. Flint: You’ve all been properly sworn, and we will have the form executed as soon as we get the copies.

B. Consideration of Resolution 2022-02 Canvassing and Certifying the Results of Landowners’ Election

Mr. Flint: The Board sits as the canvassing Board for purposes of authorizing and confirming the election that just occurred, so in the resolution in the agenda we will insert Mr. Morgan, Mr. Bonin, Mr. Register, Mr. Kewley, and Ms. Baksh’s names, showing Mr. Morgan and Mr. Bonin with 50 votes and the other three Board members with 49 votes. Are there any questions on the resolution? Hearing none, is there a motion to approve?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-02 Canvassing and Certifying the Results of Landowners’ Election, was approved.

C. Election of Officers

Mr. Flint: After each election, the statutes require that you elect officers. Currently Mr. Morgan is Chair, Mr. Bonin is Vice Chair, and the other three Board members are Assistant Secretaries. I am Secretary and Jill Burns is Treasurer and Teresa Viscarra is Assistant Treasurer. If the Board wants to keep it that way, you can make a motion.

D. Consideration of Resolution 2022-03 Electing Officers

Mr. Flint: Is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 1, 2021 Meeting

Mr. Flint: Did the Board have any comments or questions about the November 1, 2021 minutes? Hearing no changes, I would ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the November 1, 2021 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint: At the last meeting you authorized staff to issue an RFQ for District Engineering Services, and we did advertise the RFQ. As a result, we received one response from Osceola Engineering. Under your rules, if you only receive one response, you have the option of rejecting and rebidding, or you can accept the proposal that was submitted. Osceola Engineering is serving as the interim District Engineer right now, as well as the design engineers so they have the knowledge of the projects.

**For the record, Mr. Register joined the meeting.*

Mr. Flint: Lane just joined us, I will administer the oath of office at this time. *“As a citizen of the State of Florida and of the United States of America and as officer of the Bridgewalk Community Development District, and a recipient of public funds as such officer, do you hereby solemnly swear or affirm that you will support the Constitution of the United States and of the State of Florida?”*

Mr. Register: Yes.

On MOTION by Mr. Bonin, seconded by Mr. Morgan, with all in favor, Ranking of Proposals for District Engineering Services and Selection of Osceola Engineering as the District Engineer, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Is there a motion to open the public hearings?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Opening of the Public Hearing, was approved.

A. Rules of Procedure

i. Consideration of Resolution 2022-04 Adopting the District’s Rules of Procedure

Mr. Flint: You were provided a draft of the Rules of Procedures at the Organizational meeting when you set the public hearing. They generally govern how the District operates and how we bid out services.

Ms. Trucco: They follow along and are in accordance with Florida statutes, and these are the same set of rules that are used within every District.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-04 Adopting the District's Rules of Procedure, was approved.

Mr. Flint: Just for the record, there are no members of the public here to provide comment or testimony as part of the public hearing.

B. Uniform Method of Collection

ii. Consideration of Resolution 2022-05 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint: We complied with the advertising requirements by putting four consecutive notices in the newspaper, and you are holding the public hearing today. You have the resolution in your agenda.

Ms. Trucco: This method of collection is an alternative to direct billing and it is our recommendation to use the tax roll.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-05 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Fiscal Year 2021/2022 Budgets

iii. Consideration of Resolution 2022-06 Adopting the Fiscal Years 2021/2022 Budgets and Relating to the Annual Appropriations

Mr. Flint: The District was created with a couple days left in Fiscal Year 2021, so this resolution covers both fiscal years and includes administrative expenses and contemplates that there would be a developer funding agreement in place to fund these in lieu of imposing assessments. We have a FY21 budget of \$8,437 and an FY22 budget of \$106,918.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-06 Adopting the Fiscal Years 2021 & 2022 Budgets and Relating to the Annual Appropriations, was approved.

Mr. Flint: Is there a motion to close the public hearings?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Closing of the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07 Authorizing Execution of the Public Depositor’s Report

Mr. Flint: You previously approved a resolution authorizing the execution of the public depositor’s report, but the only difference is that this also authorizes the assistant treasurer to sign the report.

On MOTION by Mr. Kewley, seconded by Mr., Morgan, with all in favor, Resolution 2022-07 Authorizing Execution of the Public Depositor’s Report, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services – Added

Mr. Flint: We haven’t had any landscape turned over to us yet, but in anticipation of that occurring, we did have an inquiry from Floralawn because according to them, the HOA had awarded them the contract for maintaining the homesites to them. They were asking what the CDD was going to do or if the CDD had considered what they were going to do for the CDD-owned property. As part of the budgeting process we had solicited proposals from the install contractor. They would also hold the one-year warranty. We have a proposal from United Land Services, and then we have a proposal from Floralawn, and their proposal only includes all of Phase 1, but United has the warranty and is about \$35,000 less than Floralawn.

Mr. Kewley: United Land would be my recommendation.

On MOTION by Mr. Kewley, seconded by Mr. Morgan, with all in favor, Proposals for Landscape Maintenance Services and Awarding the Contract to United Land, was approved.

NINTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: This is just a general item to generate any discussion if there are any pending plats or conveyances related to Bridgewalk that we needed to discuss. I know the plat for Phase 1A has been recorded, and there’s nothing for 1B.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: No legal update. Right now we are just working on delegating the bonds and the conveyance documents.

B. Engineer

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: We are working on the closeout of Phase 1A and we are still seeking approvals for Phases 2A and 2B. That is it unless anyone has any questions.

Mr. Morgan: Just that you should go through whatever you need to go through and figure out what you need from me or Drew or our accounting team to prepare the requisition. I want it sitting on the shelf ready to collect when available.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited financials. If the Board has any questions, we can discuss those. These just represent the first month of Fiscal Year 2022. Since these financials have been prepared, we have received some funding under the Developer Funding Agreement, but at the time that these were prepared we had no cash.

ii. Ratification of Funding Requests #2 - #3

Mr. Flint: We have the ratification of Funding Request No. 2 and 3. Funding Request 2 is for \$6,224 and 3 is for \$4,062.08. 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. 2 and 3, were ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

THIRTEENTH 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. Bonin, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman