

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, August 1, 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 just have Board members and staff here.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 2, 2022 Meeting**

Mr. Flint: Are there any comments or corrections to the May 2, 2022 meeting minutes?

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 2, 2022 Meeting, were approved.

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**FOURTH ORDER OF BUSINESS**

**Ratification of Uniform Method Agreements**

- A. Agreement with Osceola County Tax Collector**
- B. Agreement with Osceola County Property Appraiser**
- C. Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. Flint: Next is the ratification of agreements with the Tax Collector, Property Appraiser, and the Data Usage Agreement with the Property Appraiser. This is in order to be able to use the tax bill as the collection method for your data and O&M assessments. I have executed these agreements and I am asking the Board to ratify my action in doing that.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Uniform Method Agreements, were ratified.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2022 Requisition #1**

Mr. Flint: Next is the ratification of the Series 2022 Requisition #1 for \$155.15. These were issuance costs that came in after the Cost of Issuance account was paid out. These are for Bond Counsel.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisition #1, was ratified.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

- A. Consideration of Resolution 2022-13 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint: Next is a public hearing to adopt the Fiscal Year 2023 budget. You have Resolution 2022-12 approving the budget for Fiscal Year 2023. The budget is a combination of a special assessment and a developer contribution. The per unit assessments are on page 2 of the budget and page 40 of the pdf. There are 248 units that would be assessed, and they are a mix of townhomes, single family 40', 50', and 60'. The remaining estimated cost would be covered through the Developer Funding Agreement. Any questions on the budget? For the record, there are no members of the public here to provide comment. So, we will bring it back to the Board. Any questions on the budget? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-13 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

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**B. Consideration of Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: You have the assessment resolution with the budget and the assessment roll attached reflecting the per unit assessments in the adopted budget. Again, there are no members of the public here to provide comment or testimony. Is there a motion to approve Resolution 2022-14?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Developer Funding Agreement for Fiscal Year 2023**

Mr. Flint: Part of the FY 2023 budget is funded through a funding agreement and part is through assessments. This is the standard Funding Agreement that the Board and the developer have seen in the past.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Developer Funding Agreement for Fiscal Year 2023, was approved.

**EIGHTH ORDER OF BUSINESS**

**Appointment of Audit Committee and Chairman**

Mr. Flint: Item eight is appointment of an Audit Committee and designation of a Chair. The District is required to have an annual independent audit and there is a statutory bidding process that we have to follow, which includes the Board appointing an audit committee and designating a Chair. We would recommend for administrative efficiency that the Board consider appointing themselves as the Audit Committee and one of the Board members is the Chair, but you could also appoint non-Board members, if you chose to.

Mr. Morgan: I will make a motion to appoint Board members.

Mr. Flint: Who would be the Chair?

Mr. Morgan: I will be the Chair.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Appointing the Audit Committee and Chairman, was approved.

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**NINTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

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

Ms. Trucco: No, we are covered.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, anything else Kristen?

Ms. Trucco: I have no updates for the Board.

**B. Engineer**

Mr. Flint: Broc is not here today.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of June. No action is required.

If there are any questions, we can discuss those.

**ii. Ratification of Funding Request #10 - #12**

Mr. Flint: We have ratification of funding request #10, #11, and #12. Those were submitted to the developer under the current Developer Funding Agreement. Any questions on the funding request? If not, is there a motion to ratify?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #10, #11, and #12, were ratified.

**iii. Presentation of Number of Registered Voters – 22**

Mr. Flint: There is a letter from the Supervisor of Elections in your agenda indicating that as of April 15, 2022 there were 22 registered voters. There is no action required.

**iv. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: We have a proposed meeting schedule in your agenda. Any questions on the meeting schedule?

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Fiscal Year 2023 Meeting Schedule, was approved.

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**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Was there any other business or Supervisor's requests? Hearing none,

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**THIRTEENTH 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.

*George Flint*

Secretary/Assistant Secretary

*Adam Morgan*

Chairman/Vice Chairman