

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, October 3, 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
Brent Kewley <i>by phone</i>	Assistant Secretary
Lane Register	Assistant Secretary
Juan Vasquez	Assistant Secretary

Also present were:

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. Prior to the meeting, Mr. Vasquez was sworn in by Mr. Flint.

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 September 12, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the September 12, 2022 Audit Committee Meeting

Mr. Flint: Are there any comments or corrections to the September 12, 2022 Board of Supervisors and Audit Committee meeting minutes?

Mr. Morgan: I will make a motion to accept both of them.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 12, 2022 Board of Supervisors Meeting were approved as presented and the Minutes of the September 12, 2022 Audit Committee Meeting, were accepted.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01
Approving Conveyance of Real Property
and Improvements (Lift Station)**

Mr. Trucco: This is the conveyance of a lift station tract in the Bridgewalk Phase 1B, 2A, and 2B plat. This one is going to be going from Standard Pacific of Florida, LLC who is the owner, pursuant to the dedication in the plat, to the District, and then from the District to Toho Water Authority. This resolution is going to approve the concept of the conveyance, and then authorize District staff and the Chairman to execute these documents, subject to approval of the District Engineer and District Counsel. Attached to the resolution are standard conveyance documents for this type of transaction. The deed and the bill of sale transfers the real property tract and the infrastructure improvements on the lift station tract to the District, and then from the District to Toho. We also have an agreement regarding taxes, our owner’s affidavit—certifying that there are no outstanding taxes on the tracts, nor are there any encumbrances that would prohibit the District from owning them and transferring them. There’s also an LLC affidavit that is required by Toho, which comes from the Developer, certifying that it is a properly formed LLC under Florida Law. We have prepared these in substantially final form, but like I said they are still subject to District Engineer sign-off, as well as a sign-off from Toho. This is the most current form, so there will probably be minimal changes from this point forward, but if you have any questions, I can take them now. Otherwise, we are looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-01 Approving Conveyance of Real Property and Improvements (Lift Station), was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02
Ratifying Conveyance of Real Property
and Improvements (Phase 1A)**

Mr. Flint: This is also a conveyance, and it is to clean up any other infrastructure improvements in Phase 1A from Standard Pacific of Florida to the District. Basically, the District Engineer had notified us that there were actually some remaining infrastructure improvements on tract ZZ, which is the roadway in that Phase 1A plat. It still needed to be transferred to the District

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because they were being reimbursed for the requisition to Standard Pacific of Florida. So these are just our standard conveyance documents for infrastructure improvements only that are located on tract ZZ. There is the bill of sale for the transfer from the Developer to the District only, and then there are the owner's affidavit and the certificate from the District Engineer, which we have already obtained. I just need a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-02 Ratifying Conveyance of Real Property and Improvements (Phase 1A), was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03
Amending the Fiscal Year 2022 Budget**

Mr. Flint: This is Resolution 2023-03, which amends the budget. Any time the total expenses exceed the total budget, you are required to amend the budget within 60 days of the end of the Fiscal Year.

Mr. Morgan: How much were we off?

Mr. Flint: If you go to the attachment, I think our budget was \$106,918, and we are amending it to \$122,007.60.

Mr. Morgan: Was it landscape maintenance that was the big one?

Mr. Flint: Yes, because we didn't have any field expenses budgeted. We had some savings on the admin side, but then we had about \$42,000 in operational costs that net increases to about \$15,000.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-03 Amending the Fiscal Year 2022 Budget, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat/Conveyances

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

Mrs. Trucco: Are there any other real property tracts that are in Phase 1B and 2A and 2B?

Mr. Register: Just those.

Mr. Morgan: There is \$4,000,000 in the construction fund, correct?

Mr. Flint: The requisition isn't on here for it.

Mr. Kewley: I got the email last week and I am gathering that information to get to George.

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EIGHTH 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, anything from the Engineer?

Mr. Althafer: I have nothing to report but I am available for questions.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of August. No action is required. If there are any questions, we can discuss those.

ii. Ratification of Funding Request #15

Mr. Flint: You have ratification of Funding Request #15, which has \$11,584 for FY22 and \$5,000 for FY23, and that is for the liability insurance.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #15, was ratified.

NINTH ORDER OF BUSINESS

Other Business

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

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.

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman