

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 1, 2023 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	Assistant Secretary
Lane Register	Assistant Secretary
Juan Vasquez <i>by phone</i>	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. We have four Board members here and one on the phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 6, 2023 Meeting

Mr. Flint: The next item is approval of the minutes from March 6, 2023, did the Board have any comments or corrections?

Mr. Morgan: They look good. I will make motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the March 6, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for Series 2022 Bonds

Mr. Flint: Next is a proposal from AMTEC to do the annual arbitrage rebate calculation. It's \$450 a year and they are providing pricing for five years. Any questions? 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, the Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint: Next is Resolution 2023-04 approving a proposed budget and setting the public hearing for August 7th for the final hearing in this location at 1:30 p.m. Exhibit 'A' is the proposed budget. Right now, the way we have it structured is we have all the build out expenses and the build out units, 529 units, being reflected as being assessed. I know there is a water and sewer issue that is impacting the second half of the project. The timing of that, we need to take into account if we want to assess those lots for a full year. Lane, do you or someone you know the timing on that water and sewer issue?

Mr. Register: Presumably, that's the end of this year that things are online.

Mr. Bonin: Yes. The last update we got; the plant is up it's the third well is what they are bringing online. Right? That's how they described it. The third well in the plant.

Mr. Register: Okay. The sewer plant is operational?

Mr. Bonin: Remember at the Lennar Toho thing.

Mr. Register: I was thinking that it wasn't operational yet. I was thinking that's how he said it.

Mr. Bonin: He kept saying the third well would be done in the fourth quarter.

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Mr. Morgan: Our force main is installed and everything to the plant?

Mr. Register: No. That is another thing. We have force main that heads north but stops and has to be extended. There are other components there. The question is will those lots come on in Fiscal Year 2024?

Mr. Flint: They may come on, but I guess the question is when.

Mr. Bonin: What's the need to know on that? What's the trigger?

Mr. Morgan: The budget.

Mr. Flint: The fiscal year is October 1st to September 30th.

Mr. Bonin: Are we talking about lots or are we talking about common area?

Mr. Flint: I am talking about the lots. When the plat is going to be recorded.

Mr. Bonin: The plats are recorded.

Mr. Flint: Okay. When you think the first closing will be?

Mr. Bonin: The first closing of a house?

Mr. Flint: Yes, on that phase.

Mr. Register: Probably 18 months from now at best.

Mr. Bonin: Yes, the homes wouldn't start until Q4. I think we will be starting homes in about 6 months. 12 to 15 months would be the first closings, but those two sections, 1B and 2A, are platted and recorded. Infrastructure is built in 1B and almost built in 1 and 2A.

Mr. Flint: It sounds like regardless of when your first closing is, you're probably going to be looking to turn that stuff over to the CDD to maintain.

Mr. Bonin: The infrastructure?

Mr. Flint: Yes.

Mr. Bonin: Yes.

Mr. Flint: We probably do need to be assessing those lots then for the cost of the maintenance. We can change this between now and the August meeting if we get more information or if you guys have other direction for us. Right now, we've got all of the lots paying O&M for a full 12-months.

Mr. Bonin: Those newly platted lots?

Mr. Flint: Yes.

Mr. Bonin: Starting when?

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Mr. Flint: October 1st is when the fiscal year starts, so it would be on the November 1st tax bill.

Mr. Bonin: You're saying that this October is when those lots would start getting assessed?

Mr. Flint: It would show up on the November 2023. I didn't want to if there is something that is going to be delaying closing on those and you wanted to operate under a Funding Agreement instead of assessments. The downside of that is when you close, it's not going to be on the tax bill and you're going to end up chasing that money. That's the issue. This doesn't lock us in on that, but it's just something we need to be aware of. Any questions on the resolution or the budget?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 1:30 p.m., was approved.

SIXTH ORDER OF BUSINESS

Consideration of Request for Transfer of Environmental Resource Permit

Mr. Flint: We have the transfer of the ERP to the operating entity.

Mr. Bichard: This does not include those two ponds?

Mr. Bonin: Correct, but we will just modify that. The borrow pit and all of the piping and the outfall structure that go in and out of that pond are complete, so Broc said yes, we're transferring the permit.

Mr. Flint: As soon as he signs it, then we can get Adam or someone to sign on behalf of the CDD.

Mr. Morgan: Can this be done electronically, or does it have to be ink?

Mr. Bonin: Mark has the hard copy in his office.

Mr. Morgan: I can be at the office tomorrow.

Mr. Bonin: Does it say who?

Mr. Flint: It doesn't have a name. It just says Standard Pacific. It just needs to be the Chair or the Vice Chair.

Mr. Bonin: Who is the Vice Chair?

Mr. Flint: You are the Vice Chair.

Mr. Bonin: Okay. I can sign it.

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Mr. Flint: Is there a motion to approve the transfer of the ERP to the operating entity?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Request for Transfer of Environmental Resource Permit to the Operating Entity, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: The update is that we've sent the conveyance documents for the lift station to Toho. They are reviewing them right now. As we get closer, we will need to order that survey and cost estimate from the engineer. I've been communicating with Juan and he is going to keep me updated on when we're get close to that. That is all I have, thank you.

B. Engineer

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: No, I have nothing to present at this time, but I am available for questions.

Mr. Flint: Any questions for Broc? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 28th through April 24th.

Any questions on that?

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of March. There is no action required. If you have any questions, we can discuss those.

iii. Designation of November 7, 2023 as Landowners' Meeting Date

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Mr. Flint: This District was created in an odd numbered year, so we do have a Landowners' Election that needs to occur this November. We are asking the Board to designate November 7, 2023 as the Landowners' meeting date.

Mr. Morgan: That's fine. I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Designating November 7, 2023 as Landowners' Meeting Date, was approved.

Mr. Flint: There will be a Landowner Election on November 7th. In your agenda is the landowner proxy, the sample instructions, and agenda for that Landowner Election.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business, plats, conveyances or permit transfers that we need to discuss regarding Bridgewalk? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

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

DocuSigned by:
George Flint

Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan

Chairman/Vice Chairman