

**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 7, 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

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**

**Organizational Matters**

**A. Acceptance of Juan Vasquez Resignation as Assistant Secretary and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023**

Mr. Flint: We have a resignation from Juan. Is there a motion to accept? Any nominations to fill that vacancy?

Mr. Morgan: Would like to nominate Kathryn Farr.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting Juan Vasquez's resignation as Assistant Secretary and Appointment of Kathryn Farr with a Term Ending November 2023, was approved.
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**B. Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Flint: Ms. Farr is not here so we will do the oath at a future meeting.

**C. Consideration of Resolution 2023-09 Electing Officers**

Mr. Flint: Do you want to just make her an Assistant Secretary?

Mr. Morgan: Please do.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-09 Electing Officers Appointing Ms. Farr as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 1, 2023 Meeting**

Mr. Flint: The next item is approval of the minutes from May 1, 2023, did the Board have any comments or corrections?

Mr. Morgan: I will make motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the May 1, 2023 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05 Approving the Conveyance of Real Property from Standard Pacific of Florida, LLC**

Ms. Trucco: You have this resolution in your agenda and it will look familiar. This is an irrigation pump station that we are conveying today or asking for approval on conveyance. You will recognize these documents because they are identical forms as we are using to convey the lift stations to Toho Water Authority. This resolution is going to approve the conveyance of the irrigation pump station at Bridgewalk Phase 1A plat from the developer Standard Pacific of Florida to the CDD and then from the CDD to Tohopekaliga Water Authority. I am asking for approval in substantially final forms subject to final edits or comments of District staff or Tohopekaliga Water Authorities Counsel. Attached to the resolution are the deeds. These are the documents actually pending the real property in that order from the developer to the CDD and CDD to Tohopekaliga Water Authority. You have also got matching bills of sale to convey the respective improvements for irrigation pump on the property again in that same order from the developer to the CDD and then from CDD to Tohopekaliga Water Authority. There is also a certificate of the District Engineer. This certificate is required under the initial bond document for the CDD and basically

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the District Engineer certifies that this conveyance is in accordance with the development plans for the CDD that the irrigation pump station is being constructed in accordance with all of the pool's regulations and requirements for the governmental entity. Lastly, you have the standard Toho documents that they require including an LLC affidavit from Standard Pacific of Florida whereby Mark McDonald will sign assuring that he is authorized to sign on behalf of the LLC. I wanted to get this resolution in front of you today to ask for approval of the conveyances in substantially final form subject to District staff signing.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-05 Approving the Conveyance of Real Property from Standard Pacific of Florida, LLC in substantially final form, was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint: Next is the public hearings to adopt the budget and impose assessments. Is there a motion to open the hearings?

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

**A. Consideration of Resolution 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint: You all approved a proposed budget and set the hearing for today. The budget has not changed substantially since when you saw it previously. We have updated the actuals for the current year. The preunit assessments are not changing. Any questions on the budget? If not, is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The next hearing is to impose the assessments. The budget that you just approved and the assessment roll are attached and there are no members of the public here. Are there any questions on the resolution?

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On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: There are no members of the public here to provide comment or testimony. Is there a motion to close the hearing?

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

**SEVENTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Flint: DiBartolomeo, McBee, Hartley, and Barnes is your auditor. Any questions on the audit report?

Mr. Morgan: It appears to be a clean audit.

Mr. Flint: Yes, if you look at the last three pages and the management letter there are no findings or recommendations and we have complied with the provisions.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08 Designating Assistant Treasurer of the District**

Mr. Flint: Resolution 2023-08 designates Darrin Mossing as an Assistant Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-08 Designating Darrin Mossing as Assistant Treasurer, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: Updated for today is the memorandum that is included in the agenda. It goes over legislative updates from the last session including the new requirement for four hours of ethics training for all Board Supervisors for the following year so please review that along with the other legislative updates that are included in the memorandum. If you have any questions, please reach out. Other updates, I was contacted by a representative for Osceola County to request a temporary drainage easement for the counties expanding of Cyril Drive so I am in the process of reviewing

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that. There are also a few permanent easements related to that same roadway project that I received late last week so I am in the process of reviewing those. We will have the District Engineer also review that and send it over to the project manager at Lennar to make sure that there are no issues in that regard.

Mr. Bonin: Are you familiar with this easement? The county reached out to Johnsons about this and Johnson had not mentioned it on any call or discussion with us but I am most concerned because that is where we are adding two lots. Theoretically, it goes either right on the back side or possibly right through the yard of one of those lots. That may mean that one of those lots wont work and also those lots have not made their way to the plat drawing either. I told Kathryn to get with Leslie at Johnsons who did not really know much of anything.

Mr. Register: I recall it came through this morning so the two lots are South. I can tell you looking at this that it will not work. I do not even think we can squeeze a single lot in there.

Mr. Bonin: Broc never said that we couldn't fit two lots there. I told Broc about these two or three lots two months ago. He never said that pipe would be an obstruction or be in the way.

Mr. Register: The thing I don't know is if this is a CDD parcel.

Mr. Althafer: I am not hearing the full conversation but I think this is related to the outfall pipe from the pond to Lake AJ. We did take that into account when we looked at adding some lots in that area and made sure that pipe did not fall within the lots.

Mr. Bonin: Lane is saying it doesn't work.

Mr. Register: I am forwarding this to you Broc now that I am not seeing how we are going to fit more lots in there with the way that pipe runs. I am assuming this easement as it is drafted matches the as built condition. As long as it matches the as built condition then it is correct and doesn't need to confirm that. If it can be shifted over kind of toward the south a little bit, we might be able to squeeze a lot in there.

Ms. Trucco: Looks like they are asking for six permanent easements as well.

Mr. Bonin: What is the width of the easement that we need?

Mr. Register: On looking at it, it looks like a 20ft easement. You could at least get one for sure.

Mr. Bonin: Does this thing need to be as wide as it is? Maybe it doesn't need to be that big because that is not a deep pipe.

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Mr. Register: I would imagine it is fairly deep and I know it's big. Broc, how big does this pipe run over here?

Mr. Althafer: It is not big.

Mr. Bonin: Did Johnson just say I will dig a 30 ft. easement over this thing?

Mr. Althafer: The draft plat that I previously saw did not have that on there.

Mr. Bonin: Somebody at the county reached out to them to do this and they just forgot to mention that. I do not know if Broc's line work made its way to Johnson either for the two lots.

Mr. Register: Broc, do you recall some of that line work?

Mr. Althafer: Yes, we sent the as built drawings over to them and they used that to create that easement.

Mr. Register: Where does it say in the line work for the additional two lots?

Mr. Althafer: No, we have not sent that over to them yet. Lane, that is a 24-inch pipe and is only 3-4 feet deep. It is a single run.

Mr. Register: We should need 15 ft at most.

Mr. Bonin: Is that thing truly centered on that pipe?

Mr. Althafer: Yes, there was some correspondence related to that easement, so I sent the as built over to Rick for him to check it and he did adjust it slightly based on the as built condition.

Ms. Trucco: What is best is that if I forward these two requests for the permanent easements as well as the temporary drainage easement to the Lennar team and then also to the CDD's engineer.

Mr. Bonin: Permanent/temporary, what are we talking about, the same pipe?

Ms. Trucco: They are both related to the Cyrils winding project from the county but I do not know the details yet. I just received this at the end of the week last week. I will forward it to you all but I will need your insight. It is over CDD property so they are asking for permanent easements.

Mr. Bonin: Who at the county is the head of this?

Ms. Trucco: It looks like they are working with Christy Baxter at Poulos & Bennett. Dan Jones is copied here and Stephen Underwood, Paul Satchfield at Osceola. I absolutely will share all of that with you. Nothing will be approved by myself.

Mr. Flint: Seems like the county has retained Poulos and Bennett. They are the ones that initiated reaching out.

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Mr. Register: They have because Poulos and Bennett are working for the county as their design engineer. I am not sure why they need temporary in that area either.

Mr. Bonin: I want to make clear what is temporary versus what is permanent.

Ms. Trucco: I guess the temporary request is for a drainage easement and these all look like permanent easements across the CDD property but I will forward them to you and we will talk. Nothing will be approved by the CDD until everyone signs off on it. Other than that, that is all of my updates for today.

Mr. Bonin: So, we are square on Bridgewalk lift station 2A and 2B.

Mr. Register: Correct me if I am wrong but we sent paperwork over to Toho for review and have not heard back comments on that.

Ms. Trucco: For Bridgewalk, you approved the irrigation pump station today.

Mr. Bonin: What is the status of the pump station with Toho?

Ms. Trucco: Documents have been sent to Toho and you just approved the resolution today.

Mr. Bonin: Are we just waiting on Toho to comment on this thing:

Ms. Trucco: That is right. Is the irrigation pump station more time sensitive than the lift station?

Mr. Bonin: Yes. We have a final startup this Friday.

Ms. Trucco: Do we have a survey yet?

Mr. Bonin: Yes. You should have that.

Ms. Trucco: I know that Juan had reached out after we started the lift station to do this so I will double check that it has been sent over.

Mr. Bonin: I thought you got everything and it has already been turned in to Toho and hopefully they have already commented on this thing. I thought this was far along.

Ms. Trucco: No, I received notice of this from Juan after the lift station.

Mr. Bonin: We have talked about his more than once. This thing has been under construction for about a year.

Ms. Trucco: I will get on it today and try to rush TWA as much as possible.

Mr. Bonin: This thing is way more important than the lift station. So, whatever they don't have, they need to have in record time.

Ms. Trucco: Okay.

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Mr. Morgan: In our May meeting, we only discussed the lift station and did not discuss the irrigation pump station.

Mr. Register: I had something sent to me by Rick Brown.

Ms. Trucco: To be honest, Juan was coordinating with me so I have whatever Juan sent me. I will be on it and will call TWA and let them know this is extremely time sensitive.

Mr. Bonin: This is also tied to the reimbursement as well. It is all three things converging at once, the actual construction of the thing, the deeding of the land, and the reimbursement of the cost of this thing. There is a reimbursement agreement.

Mr. Register: I do not know if we have to do a Bill of Sale of equipment but the physical property looks like it has already been sent to the CDD a long time ago.

Ms. Trucco: We would just need to convey it to TWA.

Mr. Bonin: We need to find out where we are with the reimbursement.

Mr. Register: Broc, when you an opportunity, can you forward me this reimbursement agreement assuming you have it. I can't find it anywhere.

Mr. Bonin: Broc, what has been the last correspondence on that?

Mr. Althafer: I have not had correspondence on that in quite some time related to reimbursement.

Ms. Trucco: The pump station is what was approved today.

Mr. Register: What we are talking about now is the pump station. The lift station is a lower priority.

Mr. Bonin: The lift station in 2A and 2B is important because we will be going for a DEP. How far are we from startup?

Mr. Register: At least 45 days.

Mr. Bonin: Pump station in front and lift station right behind it.

## **B. Engineer**

Mr. Flint: Broc, do you have your Trust Indenture Report, anything else?

Mr. Althafer: The Trust Indenture report, every year I do an inspection and make sure everything that the CDD has acquired is in good working order. I inspect the site on June 2<sup>nd</sup> and everything appeared to be good so if you have any questions, I would be happy to answer them.

## **C. District Manager's Report**



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**i. Approval of Check Register**

Mr. Flint: You have approval of the check register. Any questions on that?

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. There is no action required. Any questions on those? Hearing none.

**iii. Presentation of Number of Registered Voters – 134**

Mr. Flint: There are 134 registered voters as of April 15<sup>th</sup> and the District was created in 2021. Once we hit 250 and after year 2027, the Board will start transitioning.

**iv. Approval of Fiscal Year 2024 Meeting Schedule**

Mr. Flint: We are recommending you move it to the third Monday at 10 a.m. or soon thereafter as practical, starting with the October meeting.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2024 Meeting Schedule 3<sup>rd</sup> Monday at 10:00 a.m. or as practical, was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Flint: Any other business? Hearing none.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

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

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman