

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, February 19, 2024 at 10:00 a.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

Also present were:

Jeremy LeBrun	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. LeBrun called the meeting to order and called the roll. We have all three Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 18, 2023 Meeting

Mr. LeBrun: The next item is approval of the minutes from the December 18, 2023 Board of Supervisors meeting.

Mr. Morgan: They all look good. Make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bonin with all in favor, the Minutes of the December 18, 2023 of the Board of Supervisors Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Series 2022 Requisitions #5 - #6 and Series 2023 Requisition #1

Mr. LeBrun: These start on page 13 of the electronic agenda.

Mr. Morgan: Make a motion to approve all.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Series 2022 Requisitions #5 – #6 and Series 2023 Requisition #1, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Discussion of Pending Plat Conveyance**
- ii. Status of Permit Transfers**

Ms. Trucco: We have been working on finalizing a cost allocation agreement between Standard Pacific of Florida and Tohopekaliga Water Authority and the District so that is up for approval by Toho’s Board on February 21st. I do not see an issue with that being approved. I will keep you updated on that. The other thing that is coming back up is the Sirel’s Drive easement request. Part of that same pond by Osceola County so we are also seeking Toho’s approval of that concept to make sure that everybody is aware of what is being drained and dewatered into the pond. We have already granted authority to proceed with that. I am going to run the easements past the District Engineer to make sure he has no objection. I will also send him to Lennar to make sure there is no objection to the final forms. We did get indemnification language that was previously requested by the Board into those easements so those are about to the finish line too. Will keep you updated on them.

B. Engineer

Mr. Althafer: I don’t have anything to report today but available for any questions.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. LeBrun: On page 28 of the electronic agenda is the approval of the check register. In the General Fund you have checks 117-132 totaling \$551,984.94. You have your payroll fund, State Statue allowed Board of Supervisors payments for their work on the Board, checks 567-569 totaling \$554.10. The grand total for the check register is \$552,539.04. Behind that is the line-by-line register.

Mr. Morgan: All looks good.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$552,539.4 was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: You have the unaudited financials through January 31, 2024. No action required on the Boards part and just there for your review.

D. Field Manager's Report

Mr. Scheerer: The tree replacement program is completed throughout the community. Recently we replaced about five palm trees that were diseased and dying so we did that. We had four pine trees in the median so we removed and replaced those. We are keeping an eye on the progress especially around the dog park and some of the pocket parks. We will be talking to you soon about 2025.

Mr. Bonin: Any issues with the pump station?

Mr. Scheerer: Not that I am aware of.

Mr. Bonin: It has not been cutting off or low pressure?

Mr. Scheerer: I am not getting any reports. We do get the occasional line break and stuff like that and everything has to be shut down.

Mr. Bonin: Definitely reach out to me if you hear anything related to that pump because we have not officially turned it over to Toho yet. I think they are kind of quasi managing it but we haven't gone to the Board with the Cost Share Agreement with Scott Glass. Do we know what is going on with that?

Ms. Trucco: It is going to be approved on February 21st.

Mr. Morgan: I was under the impression that Toho was already operating it.

Mr. Bonin: They kind of technically are.

Mr. Scheerer: They did that with a mainline break, there was some back and forth about a mainline break out there or somebody's meter was leaking.

Mr. Bonin: February 21st Board date for cost share.

Ms. Trucco: That is correct.

Mr. Scheerer: We are keeping an eye on the parks. The park you are building looks good. I am glad you guys saved that house over there where the amenity is going.

Mr. Bonin: As far as meters, reuse meters, are we in good shape there? The crossover one is behind us.

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Mr. Scheerer: The last set of condo buildings at the end of Addison have been resolved a while back ago. It is taken care of. Carly had mentioned something that you guys had to install another connection for the meter at the dog park, I am not sure.

Mr. Bonin: There was something about access to the park to the East and some gate. There is some county park.

Mr. Morgan: That is Split Oak.

Mr. Bonin: In our PD there was some kind of edict about connectivity.

Mr. Morgan: We have a sidewalk that dead ends into their fence. Is there a gate there?

Mr. Scheerer: I don't recall if there is a gate yet.

Mr. Bonin: Let's talk about this on Wednesday. There was a condition in our PD that said we had to prove connectivity to that park. I can't remember if there was like continual sidewalk access because that is their little trail. I didn't know if we had to extend it or if they extend it up to us.

Mr. Scheerer: I am pretty sure the sidewalk terminates right there and there is a park bench there too.

Mr. Bonin: It ends there and there is a gap? I can't remember the details of us trying to connect but there was a requirement in our PD to connect the split.

Mr. Scheerer: I am not sure I ever saw a gate there.

Mr. Bonin: I can't remember if we are supposed to have one or should have one. I think Carly reached out to the county parks and they said you don't need a gate.

Mr. Scheerer: I don't know if there is a gate or if you were to stick a telephone pole in there. You don't want people riding cars back in there.

Mr. Bonin: I think we should be putting a fence up there with some kind of gate to get access.

Mr. Scheerer: We can chat about it Wednesday cause you guys will have to install a gate. I just don't recall seeing a gate.

Mr. Bonin: There is definitely not one.

Mr. Morgan: It is the barbed wire fence still.

Mr. Bonin: Now that we are connecting the trails, do we need to keep this maintained where residents can go through there.

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Mr. Scheerer: I really don't have anything else for the Board. We did all of the pine trees, palm trees, just keeping the water up and keeping everything running.

Mr. Bonin: I just want to make sure now that we are past having that little, small pump that we get the full-blown pump and should not be having any water issues.

Mr. Scheerer: We get normal breaks, spray heads or something gets ran over but that is not an issue. You guys are doing all of your curb work stuff out there too.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, 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