

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, November 20, 2023 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
Lane Register	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We have all five Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

B. Consideration of Resolution 2024-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: We had a landowners' election on November 7, 2023. The proxy holder for the landowner elected Lane Register and Brent Kewley to four-year terms and Kathryn Farr to a two-year term. The Board sits as a canvassing Board for purposes of certifying the election. Any questions on this? Otherwise, is there a motion to approve Resolution 2024-03?

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-03 Canvassing and Certifying the Results of the Landowner’s Election, was approved in substantial form.

C. Election of Officers

D. Consideration of Resolution 2024-04 Electing Officers

Mr. Flint: Each time there is an election, you are required to elect officers. Adam is Chair, Rob is Vice Chair, Lane, Brent, and Kathryn are Assistant Secretary’s, I am secretary, Jill Burns is Treasurer and Katie Costa and Darrin Mossing are Assistant Treasurers. We can change those or leave them the same.

Mr. Morgan: Make a motion to remain the same unless anybody has any comments.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 16, 2023 Meeting and Acceptance of Minutes of the November 7, 2023 Landowners’ Meeting

Mr. Flint: The next item is approval of the minutes from October 16, 2023 Board of Supervisors meeting and Acceptance of the November 7, 2023 landowner minutes. Are there any comments or corrections?

Mr. Morgan: No, they all look great. Make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the October 16, 2023 of the Board of Supervisors Meeting and Acceptance of the Minutes of the November 7, 2023 Landowner’s Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Finalizing the Special Assessments Securing the Series 2023 Bonds

Ms. Trucco: The Bridgewalk assessment area two bonds have successfully closed so this is a finalizing resolution that is required under Statute. It is just the Board approving the finalized amount of the bonds which was \$4,930,000. Assessments are going to be collected in that amount pursuant to the Supplemental Assessment Methodology for assessment area two that is attached to this resolution. The assessments will be collected in order to construct that project which is detailed

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in the Engineer’s Report which is also attached to this resolution. She asked for any questions, otherwise looking for approval of Resolution 2024-02 finalizing assessments in the amount of \$4,930,000.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-02 Finalizing the Special Assessments Securing the Series 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Rule G-17 Disclosure Engagement Letter with FMSBonds, Inc.

Mr. Flint: This is to be ratified and the date of the letter is October 16th.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Rule G-17 Disclosure Engagement Letter with FMSBonds, Inc., was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Ms. Trucco: This is the agreement with the property appraiser to use the tax bill as required by Statute.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only other thing besides the bonds closing is that we are trying to move forward with the lift station conveyance to TWA. TWA has the survey, they are reviewing that and as soon as we have their comments back, I will send them over to your team to try to resolve if there are any. Also a couple of notices of commencement that I need some NOTs on. I will reach out to Lennar’s team to help with this one.

Mr. Lane: You are preparing the NOT’s, correct?

Ms. Trucco: Yes.

B. Engineer

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Mr. Althafer: I am working on requisitions for the improvements associated with Phase 2A and 1B. Lennar sent me a link with all of the contracts so will be working on that over the next few days.

Mr. Morgan: Is there any way we can push this so we can complete this requisition by November 30th?

Mr. Althafer: I have to go through the documents that I received to make sure I have everything but will do everything we can to try to hit that date.

Mr. Register: Are you expecting to be able to completely closeout the construction fund dollars or is this going to be requisition one of say two?

Mr. Althafer: I think it will be really close. I am pretty sure we can empty the construction fund.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register for the month of October totaling \$27,568.92. Do you have any questions on the check register?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$27,568.92, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. There is no action required. Any questions on those?

Mr. Morgan: Do we have \$537 left in the construction fund?

Mr. Flint: In the Series 2022, yes.

Mr. Register: If we have a dollar left in the construction fund especially at Bridgewalk, I need it. I need every dollar I can get.

NINTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business such as plats, conveyances, or permits that we need to discuss.

Mr. Morgan: We are all good there.

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Mr. Register: Broc, are we square with transferred operation of stormwater permits out there to the District?

Mr. Althafer: Yes, we should be good on that but I will confirm and follow up with an email to you.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, 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