

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, December 18, 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
Alan Scheerer	Field Manager

**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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 20,  
2023 Meeting**

Mr. Flint: The next item is approval of the minutes from the November 20, 2023 Board of Supervisors meeting. Are there any comments or corrections?

Mr. Morgan: They all look correct.

December 18, 2023

Bridgewalk CDD

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the November 20, 2023 of the Board of Supervisors Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)**

Mr. Flint: This allows us to open an investment account with the SBA investment pool.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME), was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2022 Revised Requisition #2 & Requisition #4**

Mr. Flint: You had previously approved requisition #2 and I think after the approval and what was in the agenda, there were some adjustments made to the requisition. It did not change the total amount but the backup for that requisition changed. We just wanted to bring it back for the Board’s ratification. There is also requisition #4 which is a small invoice from District Counsel.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2022 Revised Requisition #2 & Requisition #4, were ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

Ms. Trucco: I have a couple of updates. We are trying to finalize a lift station conveyance to TWA. Since the last meeting, I have drafted the notices of termination and final payment affidavits for Omni and Sentinel. I think Lennar’s team is working on getting those executed and recorded. TWA already has the survey and reviewing it so we should be in good shape. I did not see anything bizarre on the title work that would slow it down so that is good.

Mr. Morgan: I thought I had signed those conveyance documents a long time ago.

Ms. Trucco: Yes, I think you did.

Mr. Lane: There are two NOC’s standing in the way of recording.

December 18, 2023

Bridgewalk CDD

Ms. Trucco: As far as the inventory of the plats, the plats that I have in the final are Phase 1A and then the 1B, 2A and 2B plats. Bridgewalk Phase 1A I think I had noted a lot of those plat notes state that the transfer is to go to SBF. Transferring those to the CDD is the plan but have to get with the Lennar folks to confirm that and then confirmation that the open space tracts in the other plat are ready to be conveyed as well and the recreation tract in the other plat.

Mr. Bonin: Is it conveying it once the work area is complete?

Ms. Trucco: We generally ask for the work to be complete. Generally you guys will reach out and say you are ready and we ask the District Engineer to certify through the CDD.

Mr. Bonin: The dog park is still not complete and needs to get complete. It is ridiculous that it is not complete. Are we leaving that second middle incomplete until the houses are done? Have all of those homes started around it?

Mr. Lane: I think the West side has started but not the East side.

Mr. Bonin: There needs to be a plan to finish the dog park most importantly and the area behind those homes so we can turn it over and convey it as a functioning maintainable area.

Mr. Scheerer: That reactional tract is not the amenity or boat ramp that you are referring to, is it?

Mr. Lane: No, that is HOA.

Ms. Trucco: Another status update is the Cost Sharing Agreement with TWA; we had requested a revision on there because the county is also requesting the drainage easement so we just need to note in that Cost Sharing Agreement the consideration for that.

Mr. Bonin: What did we land on there?

Ms. Trucco: I keep following up with Tony. The county is now asking for a conference call with Tony and he responded back stating he will join. It is currently scheduled for Thursday at 11 a.m.

Mr. Bonin: What is our goal here?

Ms. Trucco: For TWA basically to sign off on the Cost Sharing Agreement with the consideration that the county will be allowed to also have the drainage into the stormwater pond.

Mr. Bonin: The main documents have to be rewritten or amended to achieve what you are talking about.

Ms. Trucco: Yes, I reached out to Scott and he agrees we need a revision to basically paragraph eight because as it is right now it was an exclusive right.

December 18, 2023

Bridgewalk CDD

Mr. Bonin: What would the language of that revision read?

Ms. Trucco: It would reflect that it is not exclusive and that TWA is also acknowledging and allowing the county to drain into that pond. That revision has been drafted and returned back to Tony I think about four weeks ago. I will forward that to you.

Mr. Bonin: We have written language that revises that allows the county to send it to Toho with the idea of them being okay with this language.

Ms. Trucco: Yes, I do not anticipate that they would have an objection to it but Tony has not responded.

Mr. Bonin: Is this with the goal of getting this on Toho's Board in January?

Ms. Trucco: Yes as soon as possible.

Mr. Lane: I don't know what their lead time is.

Mr. Bonin: Their lead time is typically the end of the month because their Board date is the second or third Wednesday of the upcoming month. Kathryn, you need find that out, the Board date and what is the deadline. If we don't come up with hard dates and deadlines, this is going to keep rolling over.

Mr. Lane: We need to talk to Tony, Ray and John to make sure there is nothing else standing in the way.

Mr. Bonin: Kathryn, I want this set up as a nailed down teams call with this goal in mind with a deadline to hit because this keeps getting pushed out.

Ms. Trucco: I will forward the last correspondence follow up to Tony to everybody and that will be at the top of your mailboxes and will try to push it.

**B. Engineer**

Mr. Althafer: I am still working on the requisition for assessment area two. I have been working with Lane to try to find as much cost as we can but not quite complete with that yet. I hope to have a better update prior to the next meeting. I am available for any questions if the Board has any.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have approval of the check register for the month of November totaling \$14,206. Do you have any questions on the check register?

December 18, 2023

Bridgewalk CDD

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register totaling \$14,206, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of November. Broc referenced the Series 2023 bonds; we still have those construction funds.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Bonin: Are we square on all of the meters?

Mr. Lane: As far as I know. We got that one changed from the HOA to CDD issue.

Mr. Scheerer: Are you talking about the small park on the last townhome building?

Mr. Bonin: Had the townhome connected to our meter. Are they off of it?

Mr. Scheerer: That is correct, yes sir.

Mr. Bonin: What are they on?

Mr. Scheerer: Their own meter.

Mr. Lane: There were two services side by side, one had a meter and one was just a curb stop so one was tied into the one with the meter. The HOA meter is set.

Mr. Bonin: How has the pump station been working? Have we had any issues?

Mr. Lane: Toho has fully taken this over in terms of operation. There was something that happened within the first two weeks or so of us turning it over, since then I have not heard any reports. It kicked off but I don’t remember what the deal was but Toho jumped in and fixed it and was barely a conversation with us.

Mr. Bonin: Basically that thing is pumping out water for the HOA and the District.

Mr. Scheerer: Yes.

Mr. Bonin: I just want to make sure we are in the loop when that thing goes down, some kind of alert system if it goes down for more than 24 hours.

Mr. Lane: I will get with Toho.

Mr. Bonin: Do we have anymore meters to set in 2A, 2B.

Mr. Lane: Did we order the meter for the dog park that has not been set yet?

Ms. Farr: I have not ordered the meter for the dog park.

December 18, 2023

Bridgewalk CDD

Mr. Scheerer: That will be potable though. We are having a drinking fountain there.

Mr. Lane: I am talking about the reclaim meter specifically but I am recalling we had them tap a potable service.

Mr. Bonin: I am more concerned about the reuse meter. Is there one specifically just for that park?

Mr. Lane: There is a road crossing and it catches both of those pieces.

Mr. Bonin: Is there a meter to be set at the location?

Mr. Lane: It does not have a main line running by it is.

Mr. Bonin: Is the irrigation already installed in the dog park?

Mr. Lane: No.

Mr. Bonin: Is that a District meter or HOA meter?

Mr. Lane: District.

Mr. Bonin: What about the connectivity to the park that you asked me about the other day?

Mr. Lane: I have an email that I have tried to get finalized and sent over to Daniel but the PUD specifically calls out a pedestrian connection to Split Oak as a requirement.

Mr. Bonin: That could simply mean just a sidewalk all the way to the property line.

Mr. Lane: I am sending this guy an email saying we are doing this.

Mr. Bonin: What is the closest trail?

Mr. Lane: At the fence line. It is a fireguard but it connects all of the trails. If I can get on that fireguard, I can walk the whole perimeter of the thing.

Mr. Bonin: There is no restriction about going to the front door of the public park.

Mr. Lane: They would have to assert to us that the requirement of our PUD was essentially not valid. There are two connections.

Mr. Morgan: Does that mean there would be a gate in the fence or just an opening in the fence?

Mr. Bonin: Is Split Oak a gated park?

Mr. Lane: I do not know what you have to do to get in.

Mr. Morgan: It has a barbed wire fence along our perimeter.

Mr. Lane: We have two options, either put a break in the fence and leave it open or we can put a gate on it with a Split Oak sign that says private access to Bridgewalk Residents only or whatever.

December 18, 2023

Bridgewalk CDD

Mr. Morgan: Basically its going to walk into people’s backyards almost.

Mr. Lane: It ties in at a sidewalk.

Mr. Bonin: We have a common tract between two lots with a sidewalk. Bottom line, I just want to get all of this completed. Further discussion is needed with the county parks so that we are not doing anything out of turn or different than what they think is happening.

**NINTH 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.

DocuSigned by:

*George Flint*

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Secretary/Assistant Secretary

DocuSigned by:

*Adam Morgan*

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Chairman/Vice Chairman