

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, March 18, 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
Lane Register	Assistant Secretary
Kathryn Farr <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 by phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board members and staff here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 19,
2024 Meeting**

Mr. Flint: The next item is approval of the minutes from the February 19, 2024 Board of Supervisors meeting. Did the Board have any comments or corrections?

Mr. Morgan: No, they all look good. Make a motion to accept.

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On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the February 19, 2024 of the Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Authorizing a Petition to be Filed to
Expand the District Boundaries**

Mr. Flint: This is authorizing the petition to expand the District boundaries.

Ms. Trucco: Exactly! We were notified by the developer that they are ready to move forward with a petition to expand the boundary of the CDD by 83.47 acres of land. There is a survey right now that is attached to the resolution with the new description that I believe we will be using and also a sketch of that area. This resolution is going to allow us to kick off that process and engage the District Engineer to prepare the necessary exhibits for our petition and also the District Manager of course prepares the statement of estimated regulatory cost as well for the expansion and its impact to the CDD. We are looking for approval of this resolution again to authorize us to proceed with filing a petition with Osceola County to expand the boundary of the District and that will be effectuated through an amended ordinance for the CDD.

Mr. Morgan: This is 2A and 2B?

Mr. Register: No, this is at Springhead Osceola. That 241-lot piece is expanding all the way up to the county line. Broc and Kathryn, we want to start tracking this on our weekly call.

Mr. Althafer and Ms. Farr: Okay, understood.

Mr. Flint: We don't have it on the agenda but we should add 4A funding agreement to fund the cost associated with the boundary amendment. If the Board is amenable, is there a motion to amend the agenda to add item 4A?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-05 Authorizing a Petition to be Filed to Expand the District Boundaries, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Amending the Agenda to Add Item 4A, was approved.

A. Funding Agreement

Mr. Flint: We need a basic funding agreement that would have Lennar paying the cost of the boundary expansion so the residents of Bridgewalk are not paying it. We will draft that and get the Chair to sign.

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

FIFTH ORDER OF BUSINESS

Consideration of Requisitions

A. Series 2022 Requisition #7

Mr. Flint: This is to draw down the balance of the construction account for \$23,079.42.

Mr. Morgan: Will this close out that account?

Mr. Flint: Yes, we have the same issue here with interest earnings.

Mr. Register: This is Assessment Area 1?

Mr. Flint: Correct.

Mr. Register: Which is 1A and then 1B, 2A and 2B are a separate assessment area.

Mr. Flint: That sounds right. We should be able to certify this.

Mr. Register: Broc, we need to prepare a completion certification or whatever documentation pressing forward.

Ms. Trucco: It is a short certificate. I will send it over to Broc and he is going to sign certifying that the project is complete.

Mr. Register: This is just to close out the 2022 bond series and the project associated with that assessment area.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2022 Requisition #7, was approved.

B. Series 2023 Requisition #2

Mr. Flint: This is the Assessment Area 2 project for \$1,712,131.73. This is reimbursement of infrastructure costs for 1B. Any questions on the requisition?

Mr. Register: That looks good to me. How much does that leave in the account?

Mr. Flint: As of February, we had \$4.4M minus \$1.7M.

Mr. Register: That included 1B, 2A, 2B and 2C as well so that is why it is that large.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2023 Requisition #2, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Approving the Conveyance of Real
Property and Improvements to the District**

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Ms. Trucco: We completed these in conjunction with our review of the requisition because we wanted to make sure that all of the improvements and any tracts that are to be dedicated to the CDD. We are going through the process now of getting those conveyed to the District. This resolution is going to approve the conveyance documents in substantially final form subject to District Engineer and District Staff signoff on these conveyances. It is just our standard documents that are attached to the resolution. You have the Special Warranty Deed that is going to convey the tracts from the developer to the CDD. The Bill of Sale conveys the infrastructure improvements that are located on those tracts to the CDD. I am actually still confirming with the District Engineer what specifically those infrastructure improvements are. My understanding is that some of those will be conveyed either to TWA, Osceola County or OUC. There will be a follow up to this resolution but as of right now you can at least see the tracts and these are all the tracts remaining that need to be conveyed to the CDD in both of the plats that I have which is Phase 1A plat and Phase 1B, 2A, and 2B plat. Following the Bill of Sale is our agreement regarding taxes, Owner's Affidavit, standard documents where the developer certifies to us that there are no outstanding taxes on these tracts nor are there any encumbrances that would hinder the ability of the District to own and maintain these in conjunction with the intent behind those tracts. If it is a stormwater tract, there are no encumbrances on that stormwater tract that would hinder our ability to maintain and operate that as a stormwater tract. There is a Certificate of the District Engineer. This is required for all conveyances to the CDD. The District Engineer certifies that these tracts have been approved by all of the governmental entities with all approvals necessary for us to own and operate them and in addition that ownership by the CDD of these tracts is consistent with the original construction plans for the CDD. I am still confirming with the developer and District Engineer that these are completed and ready for conveyance. I believe they are.

Mr. Register: There should be nothing standing in the way of the conveyance here. I think probably the last item was sanitary clearance which we received so that is in place. Conveyance to OUC in particular, presumably the OUC components here that you called out in exhibit B to be conveyed, presumably that is just a Bill of Sale that is unilateral one sided recorded.

Ms. Trucco: We will send that to them and will say basically we are providing this to convey any and all rights the CDD incurred as a result of financing the underground electrical system. Those were noted as financed with CDD bond funds so we do want something in writing

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to OUC saying we are releasing any and all rights that we may have in that system to OUC. Again, those rights would have just been by virtue of contributing to the financing of that system.

Mr. Register: We also want to do a map with these where possible so we can visually see where these tracts are in space. I don't care about highlighting the potable water or sanitary sewer stuff.

Mr. Bonin: Who is doing that map?

Mr. Register: My expectation is that someone within the chain whether that is us or Broc as highlighting the plat.

Mr. Bonin: Are you talking about Dave Reid's version of Storey Lake?

Mr. Register: I am specifically talking about when we are doing conveyance documents. I want to see a highlighted map.

Mr. Bonin: Let's be clear on who we are tasking with that.

Mr. Register: That is something we have to sort out, who does that as a matter of procedure.

Mr. Morgan: If Broc is certifying it as the Engineer, it seems like it would be logical for him to do this.

Mr. Register: I think that makes the most sense is have Broc handle the map that accompanies the certification.

Mr. Althafer: I am hearing this and will start working on putting a map together.

Ms. Trucco: Do you want to put it under staff reports? Could we have status of permit transfers. It is really something that the District Engineers work on with the developers. Maybe status of permit transfers and related highlighted map as a reminder.

Mr. Register: I am fine with that.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2024-06 Approving the Conveyance of Real Property and Improvements to the District, was approved in substantial final form subject to staff signing off.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The deed that is included encompasses all of the remaining tracts that are dedicated on the plats to the CDD that have not yet been conveyed to the CDD. Once we get this conveyed, I think we are in good shape. Other updates, we will move forward with the expansion

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petition and get that final soon. That is going to be dependent if we can get those exhibits back so I will send a follow up email to the developer team and District Engineer to specify what exhibits are needed and also provide example exhibits on there. Similar concept to the establishment. The Cost Allocation Agreement between Standard Pacific of Florida and Tohopekaliga Water Authority has been completed and now finalized. We will bring a version back to the Board so can put it on the upcoming agenda for ratification of the final form of that by the Board. We are continuing to work with Osceola County with regard to the drainage easements requested for the Cyrils Drive expansion project. Broc sent back some helpful comments on that and I forwarded those over to the Osceola County attorney's office for them to work out a response on that. I will continue to keep you updated on that. Otherwise, there are no other legal issues that have come up since the last meeting.

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

Mr. Althafer: I am working on the Engineer's Report for Assessment Area 3 for Springhead Lake Osceola so you will see that circulating in the next couple of weeks for initial review.

Mr. Flint: Any questions for the Engineer?

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: The check register for the General Fund and Board pay is \$31,709.04. Any questions on the register?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$31,709.04 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of February. If the Board has questions. We just did a requisition drawing down the 2022 Capital Funds and \$1.7 of the 2023. Any questions on the financials?

Mr. Kewley: High level, other current charges were just over \$3,000 on page 75?

Mr. Flint: Those are typically bank fees in that category. It is over significantly. I will look to see if maybe we put a miscellaneous charge against that line item.

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Mr. Kewley: The palm trees died in the landscape.

Mr. Scheerer: We had the palm trees and four pine trees; those were all part of a global plant replacement and were not under warranty. Lennar funded a lot of the oak trees through there.

Mr. Register: There was a significant amount of cost participation on Lennar's part between HOA, CDD and Lennar.

Mr. Flint: Irrigation repairs are over as well. We will relook at those when we are doing the budget for next year. Probably irrigation repairs need to go up as the system is aging.

Mr. Register: I want to have a conversation with you about irrigation repair budget. We need to increase that budget. There are some systemic things that they will be facing there for a while.

On MOTION by Mr. Kewley, seconded by Mr. Morgan, with all in favor, the Balance Sheet and Income Statement, was approved.

D. Field Manager's Report

Mr. Scheerer: We are doing some repairs to the split row fence that runs east and west on Cyrils. A few slats were damaged and the contractor has been out there. We will get those fixed. Lane was copied on an email about some benches on the west end that are missing. We are trying to get those. I guess they were stolen during the installation and were never replaced so getting those handled. Irrigation inspections are ongoing. A resident that lives along Cyrils as you come in off Addison, she wants a sound wall installed because of the noise. I told her that is more than likely not going to happen. George and I were copied on an email from Michele Dudley about an agreement for the boat dock. We have been trying to find an accurate detail of what the amenity and boat slips are going to look like. I did talk to Carly and she reached out to Carrie. I have a generic hardscape plan but don't know if that has changed or been modified.

Mr. Flint: To the extent, any of it is on CDD property, there will need to be some sort of agreement.

Mr. Scheerer: We will need to address something with residents requesting permission to build docks on that same lake.

Mr. Register: Carrie can provide the correct plan set. There is a substantial portion of that dock and probably the ramp that crosses the HOA tract boundary into the pond which is CDD.

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Mr. Scheerer: Michele has been talking to George about it so we want to get ahead of this. Again, we are going to have to look at some sort of ARB type agreement between the District and the HOA to allow residents to construct some sort of docks boat ramp into the pond the borrow pit.

Mr. Register: We need to have a conversation about architectural standards for that.

Mr. Scheerer: We have a CDD that currently does that so maybe George wants to use that as a footprint, Osceola Chain of Lakes or Hanover Lakes.

Mr. Register: If you want to send us what they are using, I am sure that will be sufficient.

Mr. Morgan: They all look really nice. They are \$150,000 boat houses. I do have something for Alan. Last meeting, Rob and I brought up the gate along Split Oak if there was supposed to be something kind of a finished sidewalk or whatever there. Has anything ever come of that?

Mr. Scheerer: Not from us.

Mr. Register: I am working with Daniel Brockhouse at Osceola County with the Parks and Rec Department. There will eventually be two that connect.

Mr. Bonin: Assign that to somebody.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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?

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