

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, April 15, 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	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 five Board members here constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is no members of the public to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 18, 2024 Meeting

Mr. Flint: Were there any comments or corrections to the March 18th minutes?

Mr. Morgan: They all look correct. I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the March 18, 2024 of the Board of Supervisors Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Consideration of Final Funding Agreement with Standard Pacific of Florida, LLC for the 2024 Expansion Project

Mr. Flint: Item four is consideration of Final Funding Agreement with Standard Pacific for the 2024 expansion project. You all had approved District Counsel to prepare a petition to expand the boundaries of the District. This just goes along with that. This is a Funding Agreement that indicates that Standard Pacific of Florida, LLC would be responsible for the cost of the expansion versus spreading those costs to the other property owners within the District that aren't really benefiting from that.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Final Funding Agreement with Standard Pacific of Florida, LLC for the 2024 Expansion Project, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Certifying the Series 2022 (AA1) Project Complete

Mr. Flint: Item five is Resolution 2024-07 Certifying the Series 2022 (AAI) Project Complete. Kristen?

Ms. Trucco: There is a requirement in the bond documents your Master Trust Indenture and its supplement for each series of bonds that the Board has a resolution stating that that particular project that used the bond funds is complete and that the actual project cost exceeded the par amount of the bond pursuant to Florida law. So, that is what this resolution is. There is also requiring the indenture that there be a certificate of your CDD Engineer also confirming the project is complete and that the cost of the project exceeded that total par amount. So, for this one it is Assessment Area One project, and the amount of the bond was \$4,440,000. This was the Series 2022 bonds. I sent this over to Broc and I think he is reviewing that. Once we get his certificate signed and back, we will attach it to this resolution. We are looking today for a motion approving Resolution 2024-07 subject to the District Engineer sign up on the attached certificate.

Mr. Morgan: I make a motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-07 Certifying the Series 2022 (AA1) Project Complete Subject to the District Engineer Sign Up on the Attached Certificate, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition #3 and Consideration of Requisition #4

Mr. Flint: Item six is ratification of the Series 2023 Requisition #3 and consideration of Requisition #4. Requisition #3 is for Osceola Engineering for \$700 and Requisition #4 is for Latham, Luna, Eden & Beaudine, LLP for \$1,770.

Mr. Morgan: I make a motion to approve both.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ratifying the Series 2023 Requisition #3 and Approving Requisition #4, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Agreement with HOA Regarding Boat Ramp Docks

Mr. Flint: This is a discussion item. I am not sure we've got a lot at this point, but we received some HOA amenity improvements that may be on CDD property related to some boat docks and slips and maybe a boat ramp.

Ms. Trucco: I had reached out to Michelle, and she sent over some documents. I need to review them and see. We will make a recommendation to you all about the next step so that it would be great if the CDD would be able to utilize the HOAs fining powers, but just team up with the HOA for that boat ramp and all those slips there.

Mr. Bonin: So, the boat ramps, that tract is an HOA tract?

Mr. Morgan: No. It's a CDD tract.

Mr. Register: The pond is what we are talking about. There was no provisions taken in that sort of project for actually allowing boat docks in any way, shape, form, or fashion. That was kind of a mess that we are kind of cleaning up and memorializing correctly here between to allow homeowners that are along the pond tract to have docks.

Mr. Bonin: But what document says they can't?

Mr. Register: No document says they can't. No document says they can either.

Mr. Morgan: And also, the CDD owes for the pond bank.

Mr. Bonin: I thought our docks do allow for private docks.

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Mr. Register: I believe our ERP is silent on it and our HOA declaration does not allow it. Now, that was kind of incorrect because it's partially up to the HOA, but mostly up to the CDD as far as what can be done.

Mr. Bonin: Ok. Yes. I know that was a miss on the HOA.

Mr. Morgan: And Michelle is working on it. Michelle and Chris are working on it.

Mr. Bonin: But how is the CDD involved?

Mr. Morgan: Because we own the pond and secondly where the amenity is going to be a boat ramp and a dock as well that is on CDD property.

Mr. Bonin: But what did we never procure that we are now procuring now?

Mr. Morgan: An agreement between the HOA and the CDD. The HOA can maintain stuff on CDD property and also have the ability fine people. We haven't done it yet.

Mr. Bonin: But we've been knowing there is a boat ramp here and a dock all this time. Ok. I guess put it on a list to not forget again.

Mr. Morgan: We are actively working on it. Michelle is engaged. She sent over the documents to Kristen.

Mr. Bonin: Isn't that an automatic on every one of our Districts? That we've got an agreement because there is almost always something that the HOA is managing or needs access?

Mr. Morgan: This is just the original HOA docks. We are having to go back and amend the HOA docks.

Mr. Bonin: Let's say the HOA docks were fine, we would still be doing this. Right?

Mr. Morgan: Okay, yes.

Mr. Bonin: I am saying is that not an automatic agreement that we have an HOA access on CDD property?

Ms. Trucco: Yes. Usually. It's common that once a developer steps out of the CDD, then the HOA management company or the CDD management or somebody realizes along the way that there is no License Agreement. Usually, it takes some type of incident and then fingers are pointed.

Mr. Bonin: My point is shouldn't we have a mechanism that we just do that always.

Mr. Morgan: Automatically.

Ms. Trucco: For this stuff, yes.

Mr. Bonin: Instead of three years into the deal we realize we never had this.

Mr. Flint: Most of the Districts don't have one. This is a little unusual.

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Mr. Bonin: Well, the CDD needs to give the HOA permission to operate or manage something that intrudes into theirs.

Mr. Flint: Yes. Right. And this kind of development specific.

Mr. Register: The last Licensing Agreement that I remember being involved in, and I'm struggling to remember which CDD it was, quite frankly, but it was respect to kind of HOA maintain mailboxes or something on the CDD tract.

Mr. Bonin: We don't have that in ChampionsGate and Storey Lake? Surely, we do. Right?

Mr. Flint: I don't believe so.

Mr. Scheerer: Storey Lake just has the agreement for the bridges that go over the CDD.

Mr. Bonin: Between the HOA and the CDD?

Mr. Scheerer: Yes. Because the HOA constructed the bridge walkways across the lakes and Storey Lake. There is an agreement in place for that, but that is all that covers. We still own the lake, we still maintain the lake, we still maintain the landscaping around the lake. This is a little different because you are putting boat slips, and you are allowing residents to build boat slips in the pond that is owned by the CDD.

Ms. Trucco: That we're maintaining and that we would be liable for.

Mr. Bonin: This is crazy that we have never talked about this; me included.

Mr. Scheerer: It's a little unique.

Mr. Bonin: Knowing there is a boat ramp, knowing there is docks, knowing it's CDD lake.

Mr. Scheerer: I don't think the ramp is the problem, it's the boat slips.

Mr. Bonin: I know, but it's like what do we do to remind all of us to create that document sooner rather than later? I don't know.

Ms. Trucco: I think when you establish it too. If you've got it in your mind, ok the HOA's going to be maintaining the guard shack and we can put it on our radar to get a License Agreement in place with them.

Mr. Flint: Yes. That is what we are doing right now. This is a discussion item to bring to your attention that this is something we are working on.

Mr. Morgan: The main thing is we didn't want the CDD to have to manage the architectural design review for each individual boat dock. I want the HOA to handle that. That is the main driver behind this. And plus, we don't want to have to do the fining or whatever if the boat docks aren't maintained.

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Mr. Flint: Yes. This is a little bit of a different thing.

Mr. Morgan: This is a little bit of a special thing.

Mr. Flint: Yes. We've got a similar situation in Hanover Lakes.

Mr. Morgan: Hanover Lakes. That's right.

Mr. Flint: I think we were going pull that policy. In that situation, the CDD delegated the authority to the HOA.

Mr. Morgan: That is correct.

Mr. Flint: To permit and approve. Hopefully we can improve on it because nothing is perfect, but it might be a good starting point to look at.

Mr. Bonin: And this won't apply to the second boat ramp and dock?

Mr. Register: That won't be homeowner related. It's a pure CDD owned tract.

Mr. Flint: That confuses it a little even more. We've got some HOA private amenities and then we've got the public amenities, so two different lakes.

Mr. Bonin: Ok.

Mr. Flint: This is just information to let the Board know we are working on this. I don't think there is any action at this point. Is there?

Ms. Trucco: No. But I would just like if we could keep it on the agendas so that it stays on all of our radars.

Mr. Morgan: And Michelle is ready to go on whatever we have to do.

Ms. Trucco: Ok. I saw she responded last week with the draft, it looked like, of the final deck. We will work around that. It's enough time now that we can plan ahead before it is turned over to residents.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Mr. Flint: Ok. Your memo. I think everyone that was on the Board was here for the Old Hickory meeting.

Ms. Trucco: Right. It's the same exact memorandum. You guys read it and if you have any questions, reach out.

B. Engineer

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i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

Mr. Flint: Alright. Engineer. Anything Broc?

Mr. Althafer: On the agenda, it lists discussion of any pending plat conveyances. I am not aware of any plat conveyances right now. I know Bridgewalk Phase 2C, that plat is being processed through Osceola County. I spoke with Mr. Brown, the platting surveyor, about that last week. He did mention that there is still an easement that needs to be vacated for him to finalize that plat. Are you guys aware of that there is an outstanding easement that needs to be vacated?

Mr. Morgan: Was that the easement that we just got approved?

Mr. Register: No. That is a separate easement that you all are talking about, but we are working with Ken Brown and Karen Shack at Osceola County right now to get the easement and there is a Reservation Agreement.

Mr. Bonin: Is this that easement that kind of like sticks up or is it a full-blown easement.

Mr. Register: There are two easements and one Reservation Agreement in favor of Osceola County reserving easement rights in the future over basically the southwest corner of 2C.

Mr. Bonin: Ok. What's needed?

Mr. Register: We've prepared the vacations, which are with Daryl Carter right now for the actual easements that exist.

Mr. Bonin: So, the deal is they don't need these rights anymore?

Mr. Register: Yes. These rights are basically irrelevant.

Mr. Bonin: There is no use of them.

Mr. Register: Yes. There is nothing. This should be pretty straight forward.

Mr. Bonin: Who has to sign agreeing to the vacation? How many people? Three?

Mr. Register: Daryl Carter needs to agree to the vacation of the two easements. The release of the Reservation Agreement needs to be signed by Osceola County.

Mr. Bonin: Alright. Let's start with Daryl Carter. Has he been shown the document?

Mr. Register: Yes. And I have talked to him about it.

Mr. Bonin: Has he objected to it or want something for it?

Mr. Register: No. We should have that signed like this week. There is, if I recall correctly, in the Stan Pac PSA, acquiring this property, there is a little clause in there about this is to be done at some point. For some reason it wasn't done at closing.

Mr. Bonin: But did he sign that document?

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Mr. Register: Yes.

Mr. Bonin: So, he signed agreeing.

Mr. Register: Yes. But he might not physically able to. It might have been Maury Carter that signed it.

Mr. Bonin: Right. But it obligated him to do it.

Mr. Register: Yes. So, there is no controversy there. It's always been known.

Mr. Bonin: And it's two easements that he will be signing?

Mr. Register: Two easements that he will be vacating and then the Osceola County Reservation Agreement should be tracked concurrently with the plat going to the Board.

Mr. Bonin: And what are they relinquishing?

Mr. Register: They're relinquishing the right to get an easement at the point in time that Springhead Court, which is that road that Maury Carter's home was on the westside, which aligns with Zuni Road.

Mr. Bonin: So, our plat.

Mr. Register: Our plat gives right of way.

Mr. Bonin: Accommodates what they would have needed the easement for.

Mr. Register: Yes. The county still has their Reservation Agreement over that retained property by Carter and Poitras, but there were like four lots. Lot Four is on our piece. We've purchased and are replatting that Lot Four. It goes away. So, we are having the county release that agreement as it relates to Lot Four.

Mr. Bonin: So, those two easements and one reservation thing are the three documents that have to happen?

Mr. Register: I think by this time next week we should have the Carter easements released and recorded. I'm still trying to get official direction, but the expectation is that the plat and the release of the Reservation Agreement go to the County Commission at the same time.

Mr. Bonin: And this plat has to go to the Commission or DRC?

Ms. Farr: DRC.

Mr. Bonin: Only? Are you sure about that?

Ms. Farr: As far as what the staff approval was.

Mr. Register: Broc, was this PSP for Bridgewalk approved by DRC or by the Commission? Do you recall?

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Mr. Althafer: It was approved by the Board of County Commissioners.

Mr. Register: Ok. So, this only goes to DRC.

Mr. Bonin: And what DRC would we be targeting to get on?

Mr. Register: I stand corrected. It would not go concurrently. You would have to get the reservation release in front of the Board.

Mr. Bonin: That's got to go in front of the Board.

Mr. Register: Presumably, yes.

Mr. Bonin: So, we can't even get back on a DRC until that happens?

Mr. Register: Right.

Mr. Bonin: Good grief.

Ms. Farr: But we have the signed plat.

Mr. Register: We have the signed plat. We have staff approval of that.

Mr. Bonin: But it does no good to sit there another month or more.

Mr. Register: Potentially, yes.

Mr. Bonin: Ok. So, I want to know what calendar date that we would be targeting. And then the subsequent DRC that it would land on after that but we are talking May now.

Mr. Register: Yes.

Mr. Morgan: Alright Broc, anything else?

Mr. Althafer: Nothing else at this time.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Alright. District Manager's Report. You have the check register for March totaling \$21,144.81. Any questions on that?

Mr. Morgan: It all looks right. Anybody see anything? Brent?

Mr. Kewley: No. We are good.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$21,144.81, was approved.

ii. Balance Sheet and Income Statement

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Mr. Flint: You have the financials through the end of March. There is no action. If you have any questions.

Mr. Morgan: When do we anticipate being able to file a requisition for the remaining construction funds?

Mr. Register: Probably about 90 days from now.

Mr. Morgan: Ok. Nope.

D. Field Manager’s Report

Mr. Flint: Ok. Field Manager’s report, Alan?

Mr. Scheerer: We are still waiting on the missing hardscape at the end of Cyrils that we’ve sent emails on before the bench and the trash cans. So, hopefully that is coming soon. Then, we did a handful of repairs to the split rail fencing along Cyrils. There were some slats that were damaged and some boards on that. So, if you see some odds and ends covers out there, that is because that is what we’ve done. Other than that, nothing. Things are going well. The people that asked for a noise wall along Cyrils haven’t been talking to me lately, so we know that is really not going to happen. Budget season is here, so we will be talking budgets here at the next meeting.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman