

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, May 20, 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 <i>by phone</i>	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.

Mr. Flint: We have three Board members in attendance and two joining by phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is only Board members and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 15, 2024 Meeting

Mr. Flint: Approval of the minutes from April 15th, did the Board have any comments or corrections to those?

Mr. Morgan: No changes, I will make a motion to accept.

May 20, 2024

Bridgewalk CDD

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the April 15, 2024 of the Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint: This resolution is in your agenda for review. We are recommending your August 19th meeting for your public hearing at 10:00 a.m. in this location. Exhibit A is the proposed budget. This is not binding on the Board and is really the start of the process. You will be actually adopting the budget at the public hearing. You are just approving a proposed budget for purposes of meeting the statutory requirement. The assessment levels are contemplated to remain the same. You can see on page 2 of the proposed budget a comparison of the current year versus FY25 so those pre-unit amounts remain the same.

Mr. Morgan: We are anticipating Springhead Lake South coming online.

Mr. Scheerer: We allocated six months. I understand we did not have an exact timeframe but Lane indicated that we should be receiving some of those common areas over there and estimated the street lines based on the number of lots.

Mr. Bonin: Yes, street lights and some maintenance.

Mr. Flint: We are using some carryforward to balance this. We are continuing to refine the expense numbers but we do have available cash in the carryforward to be able to balance next years budget without an assessment increase until everything settles out and we get a handle on where we are actually going to be.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Resolution 2024-08 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 19th at 10:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Aquatic Plant
Management Agreement with Applied
Aquatic Management, Inc.**

Mr. Scheerer: Included in your agenda is an agreement with Applied Aquatics to begin the maintenance of the Shoreline of the Large Burrow Pit Lake, Springhead Lake. This would only treat the North, South and East ends of the shoreline, not on the West end of the lake. This will be effective June 1 which we have funded in the budget through this fiscal year and then added the

May 20, 2024

Bridgewalk CDD

remainder to begin October 1st through September 30th of 2025 for \$322 per month for a total of \$5,150 on the annual cost for all of those months.

Mr. Morgan: This is for algae, shoreline grass, and cattails.

Mr. Scheerer: Yes, absolutely. The only thing it doesn't include is submersible.

Mr. Morgan: This looks like it is in line with all of the other contracts we have done.

Mr. Scheerer: Pretty much. Some of the other ones do deal with submersible, but this one does not.

Mr. Morgan: The easement with the County, that is all done?

Mr. Trucco: They emailed me at the end of last week and they ordered title work for those eight different drainage easement areas because I put a provision in there that they would not interfere with any recorded encumbrances so they wanted to order title work. They have sent that over to me and I need to take a look at it but would prefer that provision stay in the agreement rather than me reviewing all of the title work just to have them assure us that there is no interference with reported encumbrances on the property. It is very close. As far as I am concerned, they have already approved all of my requested revision and we have gotten the signature pages so just waiting for them to get comfortable and then they are going to proceed with recording that.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, any updates?

Ms. Trucco: We are working on finishing up the tract conveyances so any tracts that were plotted to come to the CDD, we have gotten signature pages. I am just waiting for title work to come back on those and then will go ahead and forward the deed once we confirm there are no encumbrances there. The other thing we are working on is finalizing the draft agreement with the HOA for the boat dock slips. One question came up and I sent an email this morning but will try to confirm now too, is there a plan for the developer to be reimbursed with bond funds for the construction of the boat dock slips? Do we know?

Mr. Althafer: Just to be clear, you are talking about the boat ramp and dock only in J.

Mr. Morgan: No, we are talking about the one on the pond.

May 20, 2024

Bridgewalk CDD

Mr. Althafer: There is no expectation put on the CDD to reimburse the cost of that.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Boundary Amendment

Mr. Flint: Engineer, anything Broc?

Mr. Althafer: Bridgewalk Phase 2C the County staff has approved that plat. They approved the letter of credit for the performance bond last week so that one should be ready to record. That is Phase 2C within Assessment Area 2.

Mr. Bonin: Was this a staff approval or DRC?

Mr. Althafer: DRC is tomorrow. Officially it will be ready to record after tomorrow.

Mr. Bonin: Are we on the agenda for tomorrow?

Mr. Althafer: Yes.

Mr. Bonin: Is it a consent or a discussion? They can record the next day or shortly after.

Mr. Althafer: Correct.

Mr. Register: We are not quite ready to start conveying tracts out of 2C just because of completion, we will be ready to do that here within the next few months.

Mr. Flint: Anything else on those items?

Mr. Althafer: I sent out the Engineer's Report for Assessment Area 3 late last month and did not receive any comments back on that. I wanted to make sure that everyone has received that to review.

Mr. Morgan: I didn't see it.

Mr. Althafer: I will reforward that email.

Ms. Trucco: That was a requisition, right.

Mr. Althafer: No, it was the Engineers Report for Assessment Area 3.

Mr. Register: He sent it on 4/22 at 1:10 p.m.

Mr. Flint: Does that include area to be annexed?

Mr. Althafer: That would be the Springhead Lake property just North of the current CDD boundary so it would be annexed in.

Mr. Trucco: I sent an email requesting exhibits for the petition to expand the CDD so that is something that we are going to have to get with Broc on. That might be related to the petition. There are a few items that we are still in need of before we can file that.

May 20, 2024

Bridgewalk CDD

Mr. Flint: You can't do anything with the Engineer's Report until we expand the boundaries. Why don't we add a status on here of boundary amendment.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have approval of the check register. Were there any comments or questions on that?

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

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the combined balance and income statement. No action required. If there are any questions, we can discuss those. We do have money in the FY23 construction account \$2.76M.

Mr. Morgan: We need to requisition that.

Mr. Flint: I think that is what we are working on, phase 2C stuff.

Mr. Register: Just to be clear, we are currently processing some water clearances and should be geared up for sewer clearances here shortly for 2C1. We will take a look at what that dollar amount is and see if we can get as much of that completed or requisitioned as possible. This is the one that we reimbursed 1B and 2A to the tune of like \$1.5M. The construction fund originally was just over four if I remember correctly. The 2C production out there is lagging.

iii. Presentation of Number of Registered Voters – 199

Mr. Flint: We have 199 registered voters as of April 15th. Once that number hits 250 and the District has been in existence six years, the Board will start to transition. The District was created in 2021 so the earliest a transition would start would actually be 2028 because it would need to be in an even numbered year. In November 2028 two of the five seats will transition. The developer will lose control in 2030. No action required on that.

D. Field Manager's Report

Mr. Flint: Field Manager's Report, Alan?

May 20, 2024

Bridgewalk CDD

Mr. Scheerer: A couple of FYI's. We have been experiencing some pine trees dying for some reason on the boulevard. About three months ago, we replaced three or four of them and we noticed another one looks like pine needles or something that are getting into these things. We are treating the surrounding areas for those but we have got a couple more that we are getting ready to replace as well. We had some of the split rail fence along Cyril's that was damaged and fixed all of that and monitoring that with school getting out this next week. We have done a weed treatment on all of the turf especially the Bermuda up in initial phase one and will be doing a detail of Phase 1 this week as well. I will reach out to Applied Aquatics to try to get the agreement once it is executed over to them so we can start the treatment of the shoreline grasses on the big lake too.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
B61B5DF431644AD...
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17F6DF603436...
Chairman/Vice Chairman