

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, June 17, 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.

Mr. Flint: We have four Board members in attendance and one on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Any public comment? Hearing no comments, we will move to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 20, 2024 Meeting

Mr. Flint: You have approval of the minutes from May 20, 2024 meeting. Did the Board have any comments, corrections, or changes to those?

Mr. Morgan: They all look good. I 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 May 20, 2024 of the Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Boat Dock Easement Agreement with Bridgewalk Homeowners Association, Inc.

Ms. Trucco: The Board will recall that you gave me direction previously to draft an agreement between the CDD and the Bridgewalk Homeowner's Association so that we can document the HOA has permission to basically have their boat dock, ramp, and slips into the waterbody tract that is owned by the CDD. That is what this document is intended to do. It basically just shows in the first paragraph that this easement agreement is from the CDD and is being granted to the HOA. The specific tract is tract U of the Bridgewalk Phase 1A plat. It also goes through the permits that we are aware of and that apply or basically have jurisdiction over that contract.

Mr. Bonin: This is just the boat dock/ramp up at the amenity center?

Mr. Morgan: Yes. It has nothing to do with Lake AJ. We are giving them permission to build a boat dock and use the ramp and maintain it.

Ms. Trucco: Operate that and grant permission to residents to use that. It states they are fully responsible for operation, replacement, and repair, etc. The HOA is responsible for indemnifying the CDD in the event the CDD ever faces damage as a result of either the HOAs use or whatever individuals they granted to use our property. The HOA would be responsible for that. They would also be responsible for repairing any damage. If the HOA fails to do that then the CDD has rights under this agreement to basically lean their property if they fail to do it and the CDD has to go out and make their own repair on something that the HOA or individuals that were granted authority by the HOA. If there is damage by those individuals then it would protect the CDD too in that situation.

Mr. Bonin: This was just overlooked all this time basically?

Mr. Register: Yes, just the HOA amenity and CDD pond.

Ms. Trucco: I understand this has already gone to the HOA's counsel and he or she has given their blessing on this moving forward. We have also asked that individual residents that were granted authority have to sign a waiver so that is in process. We feel this protects the CDD because the HOA will ultimately be responsible for any damages.

Mr. Bonin: What individual residents have?

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Mr. Morgan: They park their boat at the dock.

Mr. Bonin: Will those be covered in the agreement or separate?

Ms. Trucco: Those are covered in the HOA CCNR so the declaration of covenants, conditions and restrictions that the HOA records.

Mr. Bonin: I thought our HOA docs don't even allow docks. I think we missed that one.

Mr. Register: I think we have amended them since then.

Mr. Bonin: We have amended them to allow this. Now that they have permission, this document enables the permission via the CDD.

Mr. Morgan: This is just to build a common area boat dock, not individuals.

Mr. Bonin: What if an individual wants to go do a dock?

Mr. Morgan: That is on the HOA.

Mr. Bonin: What permission do they have to get from the CDD?

Ms. Trucco: None. The HOA needed permission from the CDD in order to operate that system with its residents because it is the CDD's property.

Mr. Register: A resident will go to the HOA and ask permission and the HOA will decide to allow them to put a dock on the CDD's property or not.

Mr. Bonin: If they do, do they have to get permission from the CDD.

Mr. Register: There is no subsequent permission from the CDD, correct me if I am wrong.

Mr. Bonin: This is talking about the boat ramp and dock at the amenity center, one boat ramp dock. We have 40 homes that homeowners may or may not choose to build their own dock into this same lake in the future. We are presuming that at least one person will decide to do that so my question is, have we thought through that permission process?

Mr. Register: I thought we had covered this. I am looking through the agreement to see if there is anything specific through the easement.

Ms. Trucco: It will protect the CDD for that but if that is the case, where you are saying what is contemplated is not just use of the boat dock.

Mr. Bonin: Just like we forgot to do it at the amenity, we forgot to do it with the homeowners too.

Mr. Morgan: This particular easement only has to do with the amenity.

Mr. Bonin: Understood, but I want to make sure we are good when that happens.

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Ms. Trucco: That is great. Thank you for bringing that up because I was not aware of that other piece here that we are also contemplating separate.

Mr. Register: It references the boat dock in here as a defined term so presumably the homeowner that wants to build a dock, it is HOA or rather architectural review board approval and then presumably that homeowner probably needs their own easement over the CDD property not through the HOA. I don't know where we have or would memorialize that a resident can do that. If a resident comes into the county or water management district to apply for a permit to build a dock, one of those agencies theoretically is going to say you have to go get permission from the landowner being the CDD.

Mr. Bonin: The way I see it is we create a vehicle or document that allows them to do that but they still have to individually get Board approval. That is how I see it happening.

Mr. Morgan: That is correct.

Ms. Trucco: Yes, it is up to the CDD Board.

Mr. Bonin: I want to have the general overall document in place so we are not recreating this every time. It says you have permission, the CDD grants permission but you have to go get individual permission from the Board when you decide do it.

Mr. Register: We need to create the document.

Mr. Bonin: The document says the CDD is granting it but the Board has to approve like if they are going to do some crazy dock or something that's not going to be safe. We will still have the veto authority.

Mr. Flint: We have a process at Hanover Lakes, correct?

Mr. Register: Yes.

Mr. Flint: I think it works okay; we inherited it.

Mr. Bonin: Is it just granting general permission for the CDD or does each homeowner that wants to build a dock have to get CDD permission each time they build a dock?

Mr. Scheerer: The HOA handles the application, the design, and the approval but the dock goes into water that is owned by the CDD. We have an agreement.

Mr. Register: Are you the attorney for Hanover Lakes?

Ms. Trucco: No, but I have seen that and this is similar. I just wasn't aware that we were also doing individual homeowner lots here but we can add that language. Also, what you are talking about is you also just want a pair of CDD eyes on those applications as they come in.

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Mr. Register: Sure, and I would say to the extent that there is any involvement with the individual residential lots with this agreement, it is more of a recital section. This does not provide easement rights to individual homeowner's seeking to build a dock on or adjacent to their property and to the CDD property.

Mr. Flint: You can do a separate agreement.

Mr. Register: A separate agreement will be required. That is the extent to which I would modify this agreement that we currently have. This does not cover that.

Ms. Trucco: We can do a separate agreement or combine that.

Mr. Bonin: I think you combine it because the CDD and HOA are both parties allowing this to happen.

Ms. Trucco: That is fine. We would just ask for written signoff from the CDD because it is the HOA that would ultimately be granted that authority but it would come back to the CDD if an individual resident wanted to build a dock off their lot. This agreement would be to contemplate that and also needs to come back to the CDD.

Mr. Register: Draft something up and let's look at it. If we need to tweak it a little bit, we can.

Mr. Scheerer: I think there is some licensing and insurance requirements and boat identification numbers.

Mr. Bonin: We want to have the last look and make sure they have done everything they are supposed to and we are okay with what they are proposing. If they have checked all of the boxes, they get their dock.

Mr. Register: The HOA has to provide a certificate of insurance to the CDD. I am not 100% sure how that works on the individual homeowner level, but in my mind, I am seeing something like we want some sort of indemnification and insurance requirements from the homeowner directly to the CDD.

Ms. Trucco: A couple of options, I can revise this to try to accommodate what you are asking this to reflect and we can bring it back to the Board or you can delegate authority to someone.

Mr. Bonin: Are we in a hurry to get this thing across the goal line?

Mr. Register: The dock is not constructed yet.

Mr. Register: Do we have a chain across the boat ramp?

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Mr. Scheerer: No.

Mr. Bonin: Someone could go drop a boat in right now.

Mr. Scheerer: We are going to use it to spray the pond.

Ms. Trucco: This does cover the amenity boat dock and slip. If this is time sensitive, this could proceed forward and we can just let them know this does not cover.

Mr. Bonin: I don't think it is that time sensitive.

Mr. Register: From the standpoint that somebody could physically go drop a boat in there, my thought process is rather than waiting a month, let's just delegate authority to one of you guys.

Mr. Morgan: Michele is pushing it because the HOA wants to build a dock.

Mr. Bonin: So right now, they need permission to build their dock? Okay so let's do that.

On MOTION by Mr. Bonin, seconded by Mr. Register with all in favor, the Boat Dock Easement Agreement with Bridgewalk Homeowner's Association, Inc. Subject to Staff Signoff and Delegation of Authority to the Chair or Vice Chair for Final Signoff, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Draft FY2023 Audit Report

Mr. Flint: The Board is required to have an annual independent audit performed. You selected DMHB as your annual independent auditor. If there were any findings or recommendations they would be included in the letter to management at the end. You can see that there are no current or prior year findings and we have complied with the provisions of the Attorney General.

Mr. Morgan: It's a clean audit.

Mr. Flint: Any questions? If not, is there a motion to accept it and authorize it to be transmitted to the State?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Draft FY2023 Audit Report and transmitting it to the State, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Recently Enacted Legislation

Mr. Flint: Kristen, any updates?

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Ms. Trucco: I have been working on that boat dock easement since the last Board meeting. All of the Supervisors here today have already heard the update about House Bill 7013. By October 1st, we need to adopt those goals, objectives and standards for measuring that. Starting December 1, 2025, we will need to publish the results of those goals and objectives and whether or not the CDD reached them.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

Mr. Flint: Engineer, Broc are you on?

Mr. Althafer: I don't have anything to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the month of May for the General Fund and Board compensation totaling \$31,205.77. Any questions on the check register?

Mr. Morgan: 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 also have the unaudited financials. There is \$2.77M in the 2023 capital project fund.

Mr. Morgan: Where do we stand on doing a requisition for those funds?

Mr. Flint: Broc, where are we on being able to requisition the remainder of the 2023 project?

Mr. Althafer: Is that Assessment Area Two?

Mr. Flint: Yes.

Mr. Althafer: Phase 2C is still under construction. We have requisitioned everything we could from Phase 1B so we are waiting for 2C to progress.

Mr. Register: We are probably four months out or so.

Mr. Flint: Any other questions for Broc? Hearing no comments, we will move on to the next item.

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iii. Form 1 Filing Reminder – Due July 1st

Mr. Flint: Form 1 is due July 1st. I think the Board is aware of that.

D. Field Manager's Report

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

Mr. Scheerer: We are just doing regular site visits at Bridgewalk. We just did a recent treatment, turf weed application. They are getting ready to do a complete detail of the community and irrigation inspection. As you know up until recently, we didn't have any water between Tuesday and Saturday. Toho had the water shut off. Now that we are starting to see the seasonal rains, we are back to a more regular watering schedule.

Mr. Morgan: I thought we had our own water.

Mr. Register: That is not applicable because of the stormwater pump system.

Mr. Morgan: They turned our own water off?

Mr. Scheerer: They just told us that we shouldn't be watering between 10:00 and 4:00 Tuesday through Saturday.

Mr. Register: I will reach out to Toho because I need to make sure they are not shutting it off.

Mr. Scheerer: No, it wasn't shut off.

Mr. Register: I am okay if we restrict our watering times but home building needs reclaimed water to tie in.

Mr. Scheerer: It was just a request from Rodney Tilley at Toho to make sure we are not overwatering and stay within the watering guidelines that they have issued for all of Osceola County.

Mr. Morgan: We lost trees because we weren't watering enough, is that correct?

Mr. Scheerer: There was months without any water while the tie in process was going on but those trees have since been replaced. We have seen some pine beetles get into some of the pine trees which we are replacing as we can within the scope and within the confines of the budget. Other than that, we are just keeping an eye on things.

Mr. Morgan: Are we required to replace with Loblolly or Longleaf pine or can they replace with something else? There had to be landscape plans approved by the county that said we had to plant X trees.

Mr. Register: The CDD is not bound by any particular requirements.

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Mr. Morgan: Why are we replacing pines with pines if the beetles are bad?

Mr. Register: We can reach out to Lori and see what the specific letter of the law is because we have seen in the past where the county has come in at the conclusion of an overall project and said something you did five years ago in the first phase is not in compliance so go fix this. We may not be required to. It may just be a species variety.

Mr. Morgan: Let’s look into that. When I was out there two weeks ago, the pines were looking awful. You could tell they were getting hit by the beetles.

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

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman