

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, July 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 <i>by phone</i>	Assistant Secretary
Kathryn Farr <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	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 on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 17, 2024 Meeting

Mr. Flint: You have the June 17, 2024 meeting minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: They all look good to me, make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the June 17, 2024 Meeting, were approved.

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FOURTH ORDER OF BUSINESS

Consideration of Outdoor Lighting Agreement with OUC for Bridgewalk Phase 2C

Ms. Flint: This has already been signed so we are just asking the Board to ratify this streetlight agreement.

Mr. Morgan: I think Storey Creek got signed. I don't think this one got signed.

Mr. Flint: Are there any questions on the streetlight agreement?

Mr. Morgan: Lane, are you handling the streetlights?

Mr. Register: Yes, I thought I had signed this one but apparently not. This is consistent with what we have done, the standard course of business here.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Outdoor Lighting Agreement with OUC for Bridgewalk Phase 2C, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2022 & 2023 Bonds

Mr. Flint: This is a proposal from AMTEC to provide arbitrage rebate calculation services for the Districts two bond issues. We are required to do this calculation and make sure we are not earning more interest than we are paying. This is a combined proposal for both of the Districts bond issues. It is basically \$450 per year and it's a five-year agreement.

Mr. Morgan: Don't we have to get this pretty quick?

Mr. Flint: You only have to do it every five years. We do it annually. The cost is the same whether you do it annually or do it every five years. We are not up against any deadline other than we need to do this for both.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2022 & 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only real update that I have is that I have made some revisions to the boat dock easement agreement that you previously saw. You will recall that this is an agreement between the CDD and the Bridgewalk HOA to basically memorialize their permission to construct

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a boat dock in one of the waterbody tracts owned by the CDD and maintained by the CDD. The CDD is also the permit holder as well so the boat dock easement is designed in order to make sure the HOA indemnifies the CDD for any damages caused or liability that the CDD incurs as the result of their use of the property that is owned by the CDD. It also requires them to repair any damage or reimburse the CDD for such damage. We previously discussed this with the Board and there was discussion about the fact that individual residential lot owners were also going to be able to construct boat docks into this waterbody tract that is owned by the CDD. They wanted some documentation regarding their old permission and use of the waterbody and their construction of the dock inside that. I have gone ahead and drafted some revisions into the easement and have circulated those. The prior easement was approved in substantial final form by the Board subject to Chair or Vice Chair signoff. I circulated the revision to the easement but basically what it states is that the HOA Board can approve any individual application for a boat dock to be constructed off of a residential lot. They will not need to receive the permission from the CDD so that would be written consent. Also, the revision to the easement states that any permission that is granted to individual lot owners to construct a dock is subject basically to all of the terms that are in the boat dock easement with the HOA. I think at this point my understanding is the construction of the HOA's master dock is underway. I would recommend we proceed with getting this signed. It does state that the HOA needs to require those individuals who want to construct a dock from their personal lot, they have to get written consent from the CDD. I think that is enough for now to protect the CDD and it will bring back some rules that the CDD can adopt as far as what type of waiver or document you actually want the residents to sign before they construct a dock. I think at this stage right now, the revision to the easement is sufficient to protect the CDD to require that the HOA get written consent from the CDD before it goes and gives permission to individual lot owners to construct a dock in the waterbody. Do you have any comments or questions? Those revisions will be subject to Chair/Vice Chair signoff which is what the Board previously directed us to do but wanted to provide an update to see if there are any comments or objections to basically that plan of action.

Mr. Morgan: Sounds good to me.

Mr. Flint: I think it has already been approved so we are good. Anything else?

Mr. Trucco: Other than that, I don't have any updates for you right now at this meeting.

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B. Engineer

i. Presentation of Annual Engineer’s Report

ii. Discussion of Pending Plat Conveyance

iii. Status of Permit Transfers

Mr. Flint: Engineer, Broc are you on?

Mr. Althafer: Hey Good morning, yes, I am on.

Mr. Flint: Do you have the annual Engineer’s Report?

Mr. Althafer: Yes, I do. Last month I performed the annual inspection of CDD improvements. Inspection showed that everything appears to be maintained and in working order. My recommendation is that management continue with the current maintenance practices. Other than that, I really don’t have anything to report.

Mr. Flint: Anything else for Broc? Any pending, plats, conveyances, permit transfers that we need to discuss?

Ms. Trucco: Not at this time. I am working on the expansion petition for Bridgewalk and have followed up with the developer’s team for the exhibits that we need. I will reforward that, Broc. I think we need your help as well on one of the exhibits that we still need for that. It’s something that we are currently working on.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the check register for the General Fund and payroll totaling \$17,606.14. 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 that are in your agenda through the end of June. If you have any questions, we can discuss those. We still have \$2.8 million in the Series 2023 construction fund as of the end of June.

Mr. Morgan: We should be getting close to being able to get the last phases.

Mr. Bonin: Yes, we are building roads.

D. Field Manager’s Report

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Mr. Flint: Field Manager's report?

Mr. Scheerer: Just a couple of things. The lake spraying with Applied Aquatics is going really well. You will see a noticeable ring around the lake. We will continue to treat it and try to improve especially where the outfall is. The new boat dock looks like it is almost complete for the HOA. It is a nice boat ramp so we will continue doing that. We did have an issue with the pump station recently for about the last seven to 10 days. I reached out to Toho and for some reason it looks like the residents were getting water but the CDD common area were not. We felt they had a damaged gate belt somewhere. Josh Lucas who I have been speaking with at Toho sent his guys out here. I got a voicemail from him this morning that they believe they found out what the problem was and to call him when I am finished with the meeting but the water is back up and running on the CDD side.

Mr. Bonin: Did somebody shut something off?

Mr. Scheerer: We didn't shut anything off.

Mr. Bonin: Who is investigating this? Toho?

Mr. Scheerer: Yes, Toho.

Mr. Bonin: The residents are getting water but the CDD is not?

Mr. Scheerer: The CDD common areas were not getting water.

Mr. Register: Was it all common areas?

Mr. Scheerer: Yes.

Mr. Register: That seems very odd.

Mr. Scheerer: I talked to Carly last week and she said that Lennar was looking to do some tie ins but they also had no water to the mainline. I'm not sure if she was looking for some of the common area CDD tracts like the dog park or some of the other pocket parks but Josh Lucas called me right as the meeting was starting. He told me he found out what the problem was and is going to let me know. Rob, I will be happy to let you know what that is.

Mr. Bonin: Definitely let me know.

Mr. Scheerer: We want to know too because there is a gate valve that is right there and we tried to open the gate valve and all it did was spin, spin, spin. We got no water so we think the gate valve may have dropped. It happens, not very common but it does happen. I am being told right now in the text message from Josh that everything should be up and running right now. I sent it to

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United Land and asked John Borland and his team to get out there as quickly as possible to confirm that everything is good as stated.

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