

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, August 19, 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	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
Michelle Dudley	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

Mr. Flint: We have four Board members here and we have a quorum. Lane, are you on the phone?

Mr. Register: I am.

Mr. Flint: Lane is on the phone. Kathryn, when you got put on the Board did you accept compensation? The other four Board members have.

Ms. Farr: Yes.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is no members of the public here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 15, 2024 Meeting

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Mr. Flint: The next item is approval of your July 15, 2024 minutes. Did the Board have any comments or corrections?

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

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

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Is there a motion to open the budget and assessment hearings?

Mr. Morgan: I make a motion to open.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Public Hearing was opened.

Mr. Flint: The hearing is open. There are no members of the public here to provide comment or testimony.

A. Consideration of Resolution 2024-09 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint: You have Resolution 2024-09 in your agenda. The Board previously approved a proposed budget and set the public hearing for today for its final consideration. We've updated the actuals in the proposed budget through the end of July. I don't believe the budget numbers for next year have changed substantially from what you saw in the proposed budget. We reflect everything being assessed. We are using some carry forward to balance the budget at this point. I know we are in the process of working on a Boundary Amendment.

Mr. Morgan: We have a full assessment roll?

Mr. Flint: Yes.

Mr. Morgan: Does Anybody have any comments or questions on the budget? I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Resolution 2024-09 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

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B. Consideration of Resolution 2024-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next you have the assessment resolution imposing assessments associated with the budget you just approved. Are there any questions on that?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Resolution 2024-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the hearing?

Mr. Morgan: I make a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Adoption of District Goals and Objectives

Mr. Flint: As you know the legislature now requires CDDs to adopt these. You have seen this memorandum in other Districts. Are there any questions on the goals and objectives? If not, is there a motion to approve them?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Adopting District Goals and Objectives, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2023 Requisition #5

Mr. Flint: This requisition is for District counsel invoice totaling \$270. Are there any questions on the requisition?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Series 2023 Requisition #5, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I just have a couple of updates since the last Board meeting. The boat dock easement has been recorded. Thanks to Michelle for her help with that, that is finalized. I requested

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updated title work for the Phase 1B, 2A and 2B plat. It still needs to come to the CDD. Once I have that back, we can go ahead and record that deed and get all the signatures. That's in good shape. As far as the expansion, I did speak with Lane and he had mentioned we might be waiting for another phase to be taken down then combining them into an expanded area. We are standing by for direction on that. I will send Lane a follow up email on that today and we will keep the Board updated as that progresses too.

Mr. Register: Kristen, we can talk about that sometime later today. I don't recall that is exactly where we left off, but I understand we had some issues. We do need to talk about that so we can get that expansion completed here. We are going to be starting site work very quickly.

Ms. Trucco: Sure, I will give you a call this afternoon and get it done.

Mr. Register: Thank you.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

Mr. Flint: Engineer, Broc anything for the Board?

Mr. Althafer: Yes. I would like to give some updates on the Phase 2C development. We have full water clearance of the water system in Phase 2C. I submitted the DEP sewer clearance this morning to FDEP. I anticipate we will have clearance this week. I am waiting on some reuse as-built and as soon as I get that, we'll be able to finalize the record drawings and get those submitted to TWA. Where I am tracking right now is we should be in a position to submit all certification documents to TWA at the beginning of October. I think we need to start putting together the acquisition document and getting everything in order for that.

Mr. Bonin: Broc, the sewer clearance is for the whole project. It will be a final clearance?

Mr. Althafer: That is correct, yes.

Mr. Bonin: When is that going into Toho?

Mr. Althafer: That went in this morning.

Mr. Bonin: Okay.

Mr. Flint: There is about \$2,800,000 in the 2023 construction account. We will be able it sounds like early October to draw that down.

Mr. Morgan: Maybe before then.

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Mr. Flint: Yes. We can do that in pieces, Broc. If there are parts of it that are ready to be acquired, we don't need to wait until October if there are parts we can acquire before that.

Mr. Althafer: Okay, should I work with Kristen on which portions can be acquired prior to full acceptance?

Ms. Trucco: I will give you a call this afternoon, Broc. That way if the conveyance documents haven't already been done, we'll make sure that they are teed up.

Mr. Althafer: Okay, that sounds great.

Mr. Bonin: What is the necessity of that?

Ms. Trucco: Getting the funding sooner.

Mr. Flint: It depends if you want the money quicker or you want to wait until October.

Mr. Bonin: What are you saying you need to get the requisition?

Mr. Flint: We just need to prepare the conveyance documents, so if there is anything that has to be deeded, if there are bills of sale, if there is a certificate of the engineer that has to be signed, etc.

Mr. Bonin: Just to get the requisition funds?

Mr. Flint: Yes.

Mr. Bonin: When did this change?

Mr. Flint: It didn't. It's always been that way.

Mr. Morgan: We've already requisitioned all we could for the first phases. This money is left over from Phase 2C requisitions.

Mr. Bonin: Conveying those bill of sale items.

Mr. Morgan: Kristen just has to confirm.

Ms. Trucco: Yes. We've been doing it.

Mr. Bonin: But the construction items don't need to be certified and CO through the agencies.

Mr. Morgan: No, the engineer just has to certify.

Mr. Bonin: But the definition of complete.

Mr. Morgan: Installed.

Mr. Bonin: Alright, I kept hearing complete.

Mr. Morgan: No, installed.

Mr. Bonin: It's certifying it's in the ground.

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Mr. Morgan: We don't have to wait for Toho acceptance or anything like that.

Mr. Bonin: Because I was on a Board last week and the engineer was defining complete as he was waiting for the project to be complete to requisition.

Mr. Flint: There is a little bit of discretion there, but in that interpretation, it varies from engineer to engineer and attorney to attorney. We can get with Broc and Kristen and see where we are at.

Mr. Morgan: Typically, the way we have been doing it with all the Boards is once it is completely installed and not necessarily accepted by the county or anything.

Ms. Trucco: We also have Lennar sign a bunch of documents as well. That is our practice, and we have not had an issue with that. If there is an issue, Lennar will come back.

Mr. Bonin: You could have a \$10,000,000 job that takes 12 months to build and have \$6,000,000 in the ground at six months. The project is not going to be certified for another six months or even longer possibly.

Mr. Flint: If it is substantially completed in six months, but there is really two ways to do it. One is we acquire completed improvements. The other is you assign the contracts to the CDD. Then, the CDD, every time you get a payout, can pay the contractor directly. But that is not how we do it. We are acquiring completed improvements. The reason for that whole process is what happened in the down time was that there were a lot of situations where the construction funds were depleted and there were no completed improvements in the ground. So, the bond holders really want to see when we are paying for improvements that they are not partially completed, but they are substantially completed because there needs to be a value there. They don't want all their bond money spent and then there is no value in the improvements.

Ms. Trucco: The developer has already been paid, so they don't have an obligation there to do anything else.

Mr. Flint: Yes. They walk on their Completion Agreement.

Ms. Trucco: The bond documents actually require the engineer to certify that it is complete before the CDD technically can give out.

Mr. Bonin: But again, complete is a little subjective and nuanced on what that definition is because you can't get CO until the job is certified complete. That is one definition of complete. And another complete is it is in the ground, and you can physically see it and touch it.

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Mr. Flint: We will work with Broc. If the water is done and the sewer is not done, we can acquire the water. We don't necessarily need to wait until October to do that. Alright. Anything else, Broc?

Mr. Althafer: No. Unless there are any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have the check register for the General Fund and the Board compensation. Any questions on the invoices or checks?

Mr. Morgan: All looks right. I make a motion to accept.

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 financials through July 31, 2024. No action is required.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint: You have the annual meeting schedule. We've prepared it under the assumption that you will continue to meet on the third Monday at 10:00 a.m. in this location.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Flint: Field Manager's report?

Mr. Scheerer: Yes. Just a couple things. We're working with the landscaper. I think I reported to the Board a while back that we were having some irrigation issues. Those have been solved. It turned out to be a 3 inch gate valve that the gate had dropped and not allowing the water to get on to the CDD side. That was dug up. It was repaired. Because of that we incurred some damage, so at no cost to the District, the landscaper is working on a landscape plan and were going to be replacing most of the sod that was affected by that work. We continue to meet with them on a regular basis. We are monitoring the dog park improvements and some of the other common area stuff that is going in. It's looking pretty good, so I am assuming there will be a turnover at some

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point. I guess probably the biggest question I have right now is what is Jr. Davis doing on the southside of the pond digging the gigantic hole. I sent an email out last week to Lane, I know Lane is on the phone, but to Lane, Barry and Carly to see if anybody had any updates on that.

Mr. Morgan: That has got to be the county work.

Mr. Scheerer: Yes. It's got to be the road widening work, but they took the split rail fence down and dug a giant hole just past the cart path.

Mr. Bonin: Is Broc the engineer for that work?

Mr. Scheerer: I don't know.

Mr. Bonin: Broc, who is the engineer for that work?

Mr. Althafer: Is that the roadway work?

Mr. Morgan: Yes.

Mr. Althafer: That is Poulos & Bennett, LLC.

Mr. Scheerer: I am just curious. There is just a big hole they put. They've got some dewatering equipment in there.

Mr. Bonin: Which end of the pond?

Mr. Scheerer: It's center of the pond.

Mr. Scheerer: Just parallel to Cyrils. If you were to come off of Cyrils. Walk to the fence. It's just on the other side of the fence. There is no exact location. I will be out there later today. I talked to a guy who tried to speak to me and all I said was "*Who do you work for?*" and he goes Jr. Davis. There was nobody else there.

Mr. Bonin: Broc, can you opine on that? Are they making their improvements per plan and it's not affecting our waterbody slopes, and they are restoring it properly?

Mr. Althafer: Yes. I will go take a look at it and see what is going on. But we do have easements in that general vicinity to allow them to do work. I will try to confirm that the work that they are doing is within the easements.

Mr. Bonin: Yes, and whatever improvements they're doing, they line up with what they have permission to do.

Mr. Althafer: Understood. I'll take a look at that and let you know.

Ms. Trucco: I was going to add too that there is a pre-work inspection provision in the easement. So, they should be contacting us before they start doing work on our tract.

Mr. Bonin: True.

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Ms. Trucco: Broc, if you want to mention that. I can shoot you an email with those easements just so you have a copy at the top of your email box.

Mr. Scheerer: We just want to make sure the hole is filled properly, and the split rail fence gets put back the way it's supposed to be.

Ms. Trucco: It was like a pre-work and post-work inspection provision in the easement.

Mr. Flint: Well, they already missed that one.

Mr. Scheerer: Yes. They missed one of them. We'll have to deal with the post-work.

Mr. Flint: They didn't start off very well.

Mr. Scheerer: Yes. I just showed up out there and there is a giant hole.

Ms. Dudley: There is two things that homeowners bring up to the HOA. First is the dog parks. Do we have a status of when that's getting turned over?

Mr. Bonin: No.

Mr. Scheerer: They're installing the landscaping on the backside of the dog park right now. I just got an email from my office about a new water account. I assume the two meters, one for irrigation and one for potable water for the drinking station for the pets, is probably what I am going to see when I go out there later today. But the park itself, it looks like they're focusing on a lot of the common area parks right now. They haven't quite made it to the interior of the dog park, but they are getting there.

Ms. Dudley: The other one is the retaining wall and black aluminum fencing behind Stephens Road. The homes on Stephens. When is that getting turned over to the CDD?

Mr. Bonin: Which wall?

Mr. Scheerer: It's the one that got damaged.

Ms. Dudley: Yes. It's damaged. The homeowners keep calling us about it. The homes on Stephens, right behind there, there is the retaining wall.

Mr. Bonin: I don't know where Stephens is.

Mr. Morgan: I don't either.

Ms. Dudley: East side of the community.

Mr. Bonin: Pull it up on the map. What is the date on that? August 8?

Mr. Morgan: This is August 8. There is still a lot of non-sodded areas out there.

Mr. Bonin: It's on the back of homes?

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Mr. Scheerer: It's right back here. I think that all has to tie in with the improvements of the park area.

Ms. Trucco: I have signature pages for the conveyance of Tract M.

Mr. Bonin: So, the wall is in that got damaged?

Mr. Scheerer: The wall is in, but what got damaged is some black aluminum fence back there. I don't know if it was done during construction and the aluminum fencing was damaged.

Mr. Bonin: The wall is ok, but it's the fencing.

Mr. Scheerer: Yes. It's just the four foot black aluminum fence that is back there. I know there has been some emails going back and forth.

Ms. Dudley: We've been following up with Derek about it for a couple of months now.

Mr. Scheerer: Trying to get it fixed. There is a homeowner right there. But that whole Tract M, ties into that green space that is right in the middle. Once the green space is done, we would go ahead and assume all the maintenance for the retaining wall and the black aluminum fence in the actual open space tract. That is all. It just needs to have the fence fixed. Real simple.

Mr. Bonin: Ok.

Mr. Scheerer: And they're probably pretty close on that landscaping. As they get all of it done, then we'll do an inspection and assume the maintenance responsibilities.

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. Morgan: I make 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
D8F17F68DF603436...
Chairman/Vice Chairman