

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, September 16, 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
Alan Scheerer	Field Manager
Karly Chambers	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.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 19,
2024 Meeting**

Mr. Flint: The next item is approval of your August 19, 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 August 19, 2024, Meeting, were approved.

September 16, 2024

Bridgewalk CDD

FOURTH ORDER OF BUSINESS

Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024

Mr. Flint: You selected DiBartolomeo as your independent auditor. You enter into annual engagement agreements with them. If there are any questions, we can discuss, otherwise I will ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with United Land Services

Mr. Flint: The current agreement expires on September 30th. Alan, do you want to present this?

Mr. Scheerer: Sure, included in your agenda is a new agreement with United land. It will cover Phases 1A and 1b, which we are getting ready to turn over next week, as it's our first meeting. I think Tuesday, Karly, is that correct?

Ms. Chambers: Correct.

Mr. Kewley: When you say, "turn over," what do you mean?

Mr. Scheerer: We are going to land; we are going to do a walk. We are going to inspect everything, make sure it's done. There were some things I spotted on Friday, when I was out there.

Mr. Kewley: What are we turning over in 1A and 1B?

Mr. Scheerer: Well, 1A is done. It just covers 1B.

Mr. Kewley: 1B is what we are really turning over?

Mr. Scheerer: Yes, sorry for the confusion on my part. Basically, it is all of the improvements in 1B that are completed.

Mr. Kewley: And they are completed? The dog park?

Ms. Chambers: I think there is just going to be a couple touch ups, due to the age of the dog park's fencing. Other than that, everything is complete.

Mr. Scheerer: Landscape is in.

Mr. Kewley: Alright, and I will repeat this at every Board meeting, as you are setting up for walks and turn overs and even when you are out there, drainage is the biggest thing that we

September 16, 2024

Bridgewalk CDD

don't always get right. When you are looking at a turnover, that is the thing to be most focused on, drainage, and anything that is of concern. Especially if it is something before sod has gone down or is not yet complete. It is not just parks and the common areas; it is runoff from homes that the water sheds towards the common areas and doesn't have a great place to go. When the civil engineer designs all of these common area sites at the beginning, there is little to no drainage on these plans. They are just a palate of flat land that maybe a couple contours and one arrow pointing water in one direction. The landscape architect is then supposed to put the design in and then put detailed drainage, give that back to the civil engineer and then give it back to the civil contractor to build it. It is process that has multiple steps and if any of those steps get missed along the way, it translates into a bad drainage plan. I just want us to be super focused on paying attention to that before sod goes down but particularly at walk throughs. If you see anything wrong, I want to know about it. You all are going to be walking when?

Mr. Scheerer: Tuesday of next week.

Mr. Kewley: Okay, Tuesday next week.

Mr. Scheerer: There was some things that I spotted when I was on the phone with Karly about some things that we are missing. Mostly wrinkling in the fencing, and a couple of support posts that were missing. Mostly things that can be taken care of relatively quickly.

Mr. Kewley: Will this include that common space, going over to the east side where it connects to the park?

Ms. Chambers: Yeah, it is going to include the two dog parks, the B shaped area, and then there is another pocket park.

Mr. Kewley: Well, the regional park, to the east.

Mr. Bonin: Over there by the split oak.

Ms. Chambers: It includes the pocket part, but I don't think it includes anything further.

Mr. Kewley: So, what is happening, there is a track over there with the trail that goes to the fence. Is that going to be a part of what we are going to be turning over?

Mr. Register: Yeah, there is a 15-foot bumper tract all along that side if I remember right.

Mr. Kewley: I don't know if that's done, but in my mind that is a 1B common area that would be included in this. I don't know if that's done. That's the trail, sod, is it graded and draining properly? That is just something to make sure of.

September 16, 2024

Bridgewalk CDD

Mr. Scheerer: Alright, everything we do, we will do a side audit pro on, so I will have a pdf copy of it. We will have anything that is not right on it. Like I said, I haven't seen your drainage issues, because that park has been vacant for a long time, especially the big, large pocket park and the dog parks. I haven't seen any problems. I have been out there every week while you guys have been doing work on that. But I have not seen anything that will be documented.

Mr. Kewley: Alright, I just get nervous when sod goes down on these parks, because I always like, is it draining? Is it crowned properly? Is there a low spot? Do we have drainage pipes where we need it? Does it shed? Just pay extra close attention to those.

Mr. Sheerer: We will. Normally at these areas, they come online in the future are identified independently within the narrative of the budget. Because we know 1B is coming online, we went ahead and asked them to combine 1A and 1B. We still have 2C and Springhead South that are itemized separately in your budget for 2025. The numbers in here match what we have; they have not changed their pricing on anything, as far as 1A and 1B. We are just looking for a motion to approve so we have an agreement for 2025.

Mr. Kewley: And we have all reuse and electric meters set up to your knowledge?

Mr. Sheerer: As best as we could. Unless there was something in there that wasn't on the plan that we are not aware of. I think we have everything covered in the 2025 budget.

Ms. Chambers: They have most of the backup except one.

Mr. Flint: Is this the one they wanted to charge \$40,000 to transfer the agreement?

Mr. Sheerer: Yeah, it was a little crazy.

Mr. Flint: They went back and recanted it, but initially they were going to charge a \$40,000 transfer fee on the street light lease.

Mr. Scheerer: They were in Lennar's name, and it would have been a termination fee is what they were saying.

Mr. Morgan: We are not terminating it; we are transferring it.

Mr. Scheerer: That's what we told them! That's alright, we had the same problem here.

Mr. Flint: Any questions on the proposed agreement? This is a proposal format so we will need Counsel to prepare a front-end agreement on this.

Mr. Morgan: Make a motion to approve.

September 16, 2024

Bridgewalk CDD

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Landscaping Agreement with United Land Services, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco: Since the last Board meeting, we have received a signed certificate back from Broc for the remaining tracts for Phases 1A and 2B plats, we should be ready to record the deed for those tracts. We will get those done this week. Another update is, we are working on the expansion petition for this CDD, we are still in need of one exhibit, Exhibit 6, which is the future general distribution of public and private uses. It is consistent with land development code. I am going to continue to follow up with the District Engineer for that so we can get the expansion petition done. We also need the confirmation of costs as well so the District Manager can work on that. We will continue following up but that is basically where we are at. It is still on the radar and we are still waiting to file that.

Mr. Flint: Broc, are you on?

Mr. Althafer: Yeah, I'm hopeful we will have everything over to her this week. We will work closely with counsel to make sure she gets what she needs.

Ms. Trucco: That is all I have, unless you have any questions for me.

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. Since our last meeting we got sanitary sewer clearance of the entire system. I have received the majority of the as builts for the utilities, but I am still waiting for somethings on water reuse and sanitary to be able to confirm that all of the improvements are installed the way they need to be and for me to be able to submit records to the water authority. I don't have a firm date on when I am supposed to receive those, but I am hopeful I will get those in the next few days.

Mr. Flint: Alight, any questions for District Engineer?

Mr. Register: Any reason we can't prepare and circulate the reimbursement request for the balance of the construction fund? It is \$2.8 million, if we got water and sewer clearance, we should

September 16, 2024

Bridgewalk CDD

be able to at least circulate that. If there is anything standing in front of your certifications, we need to at least circulate it for approval from the rest of the District staff.

Mr. Althafer: I have only received bills from the utility portions to date, meaning I can only confirm quantities on those. I can start to put together the reimbursements for those. I haven't received them for stormwater systems yet or anything else.

Mr. Register: 2.8 should get us through water reclaim and sanitary, I would imagine but I could be off.

Mr. Althafer: Okay, I will work on getting that to you.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have the check register from August 1st through August 31st for the General Fund and the Board compensation for \$19,215.88. Any questions on the invoices or checks?

Mr. Morgan: Yeah, Alan, under Florida United, it says 3-inch gate valve for Toho?

Mr. Scheerer: It is not for Toho; it is our gate valve. We talked about it a couple months ago, about the irrigation problems. We thought it was on the Toho side, it was actually a 3-inch gate valve on our side. They had to dig this whole thing up. It was almost underneath a driveway to Toho. I am thinking they just identified it as that, but it wasn't there's.

Mr. Morgan: That's why it was so expensive?

Mr. Scheerer: Yeah, they had to dig out underneath a driveway and relocate it out from under the driveway.

Mr. Morgan: That's all I have. Make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31, 2024. No action is required. Any questions on the financials?

Mr. Morgan: We just need to get that \$2.8 million as soon as possible.

D. Field Manager's Report

Mr. Flint: Field Manager's report?

September 16, 2024

Bridgewalk CDD

Mr. Scheerer: Yes, not a lot to report. We continue to meet with ULS. I was there on Friday with David, our account manager and the irrigation manager. We did a complete site inspection. Depending on when this Board meets next, we will be gearing up for some of the holiday activities. We will be pressure cleaning and stuff that we normally do outside of landscaping. We are keeping an eye on the stormwater connection that Junior Davis is doing to make sure that is going okay. I am meeting with Karly next Tuesday to do the initial turnover.

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. Morgan: I make a motion to adjourn.

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

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