

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, November 18, 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
Alan Scheerer	Field Manager
Brian Phelan	District Engineer
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 one on the phone and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment and we just have Board and staff here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 21,
2024 Meeting**

Mr. Flint: Approval of your minutes from October 21, 2024. Were there any comments or corrections to those?

Mr. Morgan: I make a motion to accept.

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On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the October 21, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Ratification of Revised Proposal from TraceAir to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services

Mr. Flint: Counsel has prepared a front-end agreement for this.

Mr. Morgan: Once again, do we have money in the budget for this?

Mr. Flint: Yes.

Mr. Morgan: Okay. I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Revised Proposal from TraceAir to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Series 2023 Requisitions #6 – #7

Mr. Flint: Item five is Requisitions #6 and #7. The only thing I would recommend is on Requisition 7 we may want to adjust that to leave adequate funding in there for the TraceAir for the balance of the year. If you could approve it in substantial form subject to potential adjustment because that requisition is intended to take down the balance of the construction account. We want to leave a little bit in there for that contract. Are there any questions on the requisitions?

Mr. Morgan: I make a motion to approve both.

Mr. Flint: Okay. This is subject to Requisition #7 being adjusted slightly.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Series 2023 Requisitions #6-#7, was approved in substantial form subject to Requisition #7 being adjusted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Approving the Conveyance of Real Property and Improvements

Mr. Flint: Item six is approval of the conveyance of real property and improvements, Resolution 2025-01.

Ms. Trucco: This is actually an update to the conveyance documents that were previously approved, but they added the Phase 2C since we we're waiting on approval of one of the systems.

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We’ve just added the utilities that are being conveyed to TWA, Toho Water Authority, and Phase 2C as well. This is going to approve and ratify the conveyance. There is a deed here because we’re also conveying actual real property tracts in Phase 1A, 2A and 2B and then it’s going to go ahead and ratify the conveyance of other utilities from Standard Pacific of Florida to the CDD and then CDD to OUC as well as TWA and Orange County. I won’t go through all of these, but if you have any questions on the actual conveyance documents that are attached to the resolution, I can answer them now. You’ve already seen these conveyance documents. There has just been an update to add the Phase 2C utility conveyance to TWA.

Mr. Morgan: Are you good with all of this, Lane?

Mr. Register: Yes.

Mr. Morgan: Thank you.

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, Resolution 2025-01 Approving the Conveyance of Real Property and Improvements, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Other than updating those conveyance documents and finalizing that, which we’ll be doing after this Board meeting, we’ve been working on finalizing the petition to expand the CDD. We’re just on the final leg here, getting all the final documents signed like the petition and the application for the county, but otherwise we’ve gotten the exhibits that are in good shape, I think. We are ready to move forward on that.

Mr. Morgan: Nothing remaining needed from Broc?

Ms. Trucco: No. Broc has supplied everything we need so far. Actually, the surveyor also sent us that overall legal description too last week. We have that, so I am not expecting any issues.

Mr. Morgan: Understood.

Ms. Trucco: That’s 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: Is there anyone from Osceola Engineering on?

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Mr. Phelan: I am. Brian Phelan, Osceola Engineering.

Mr. Flint: Do you have any report today?

Mr. Phelan: No, nothing to report at this time.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register for the general fund. Checks #96 through #100 for \$8,377.11. Any questions on that?

Mr. Morgan: I make a motion to approve.

Mr. Register: Second.

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

ii. Balance Sheet and Income Statement

Mr. Flint: We have the balance sheet and income statement for October. Are there any questions or comments? There is no action required. Are there any questions on the financials?

Mr. Morgan: I just saw some negative balances. That is why I was asking my accountant.

Mr. Flint: If you are talking about the variance in the far right.

Mr. Morgan: Yes.

Mr. Flint: That is comparing actuals to the prorate.

Mr. Morgan: But we are going to be okay?

Mr. Flint: Yes, this is the first month of the fiscal year.

Mr. Morgan: Okay. Brent, are you good?

Mr. Kewley: Yes.

Mr. Flint: Alright. No action is required on that.

D. Field Manager's Report

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

Mr. Scheerer: Yes. Again, hurricanes. We survived pretty well. We did the turn over walk for the 1B Tracts as well as the dog park. We installed an actual doggie station in the dog park last Friday, so that has been done so we can keep waste out of the trash can. I think Carly indicated that they had made repairs to the concrete. I haven't seen that yet, but I will be out this week to take a look. It's all decorated and will be looking pretty for the holidays.

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Mr. Morgan: Nice.

Mr. Scheerer: I can answer any questions that you all might have.

Mr. Flint: Any questions for Alan? Hearing none, we will move on to the next item.

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

On MOTION by Mr. Morgan, seconded by Mr. Register, 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