

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, February 17, 2025, 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
Broc Althafer <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Flint: We have all five members of the Board here and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public other than Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 18, 2024, Meeting**

Mr. Flint: We have approval of the minutes from November 18, 2024 meeting. Were there any comments or corrections?

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the November 18, 2024 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS****Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint: The next item is the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. That agreement is required to use the tax bill as the collection method.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified.

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

Ms. Trucco: The only update is on the expansion petition that's moving forward. We did revise the first draft of the petition to add the Spring Head Orange piece in addition to the Spring Head Osceola piece for the direction from Lennar. Broc sent the last piece that we needed in order for George's team to prepare their cert. He sent that last week, so I think we're pretty close to being ready to file that petition now. That's all I have for you today, unless you have questions for me.

George Flint: Thank you.

George Flint: Did we get legals for both pieces, with acreage?

Ms. Trucco: I believe so, I think we do have that.

Mr. Flint: I will ask Broc if he had the costs.

Ms. Trucco: I think he just sent that on Wednesday. I'm probably going to ask him just to combine both the calls and the timetable, but he did send updated copies with it with Springhead. We'll just ask him, for purposes of making it a little bit easier for the county to review the petition, just using those names, Orange and Osceola, but otherwise I think it's near final now.

**B. Engineer****i. Discussion of Pending Plat Conveyance****ii. Status of Permit Transfers**

Mr. Flint: Broc, any report for the Board?

Mr. Althafer: No, I don't have anything to report today.

**C. District Manager's Report****i. Approval of Check Register**

Mr. Flint: You have the check registers, there are two. There is the December check register for \$632,652.58, and then there is January for \$27,719.14. Are there any questions on those?

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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 unaudited financials. There's no action required, if there's any questions, we can discuss those.

**D. Field Manager's Report**

Mr. Scheerer: This Wednesday at 10:00 a.m. we have a walk scheduled with Lennar, United, and myself, to go over the 2C improvements, I did send an email out this morning, and it was briefly discussed today with Rob, Adam, and Lane regarding the conditions of Tract 8 & 9 ponds over in 2C. I'm being told that they're not a true dry pond but I did ask that the engineer look at those and just make sure there are no concerns. It looks like we'll be doing more aquatic spraying than disking up those two ponds. At the next meeting, we'll be bringing back proposals for United Land Care to provide the landscape maintenance services based on any punch list items as well as an agreement with Applied Aquatic to add those two locations to their current aquatic agreement, that's all I have.

Mr. Flint: Very good.

Mr. Bonin: Alan, when you have the walk on Wednesday, do you know who's on that invite?

Mr. Scheerer: I'm not sure, maybe Derek Adkins.

Mr. Bonin: When you do the walk, if it's not in condition and things need to be made complete so you can accept it, put together a list and give it to Derek and Carly. United will be at the walk, right?

Mr. Scheerer: That's correct.

Mr. Bonin: Then have them quote that cleanup work and we can pay for it when we pay for it. They are the likely person to be able to get it in the end.

Mr. Scheerer: I understand.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

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There being no comments, the next item followed.

**EIGHTH 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