

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, April 21, 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 <i>joined late</i>	Vice Chairman
Brent Kewley	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. There were three Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 17, 2025, Meeting

Mr. Flint: We have approval of your February 17, 2025 meeting minutes. Are there any comments or corrections?

Mr. Morgan: Everything looked good, make a motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the February 17, 2025 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Series 2023 Requisition #9**

Mr. Flint: Item four is requisition #9.

Mr. Morgan: Is this requisition for TraceAir?

Mr. Flint: Yes, it is.

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Series 2023 Requisition #9, was approved.

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

Ms. Trucco: The only update is just that we are nearing filing the petition to expand the CDD boundary.

Mr. Morgan: That was my question.

Ms. Trucco: We should have that done this week. I just need to make sure I have all of the pieces that are needed. There are no other updates besides that. That is probably going to get filed in the next few days.

Mr. Morgan: Great, let me know if you need anything.

Ms. Trucco: Okay, will do. Thank you. That is all I have.

B. Engineer**i. Discussion of Pending Plat Conveyance****ii. Status of Permit Transfers****iii. Status of Construction Funds & Requisitions**

Mr. Althafer: I don't have anything to report today. I am working on the dock guidelines and hopefully I will be able to send those out for review in the next couple of weeks so we can have them available for the next meeting.

Mr. Morgan: What is that for Broc?

Mr. Flint: The dock.

Mr. Morgan: Oh, the boat dock. Okay, great.

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Mr. Flint: That house in front of the pond we had entered into an agreement with the HOA to allow them. It is based on the CDD's approval so what we are doing is Broc is coming up with guidelines for the dock construction.

Mr. Morgan: I remember that now.

Mr. Flint: As long as they meet those guidelines then the HOA would be authorized to approve it.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from February 1st through April 15th for the general fund and Board compensation. Were there any questions on the check register?

Mr. Morgan: Is everybody good? If so, I will 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 have the unaudited financials through March 31st. There is no action required.

Mr. Morgan: I saw something about construction funds left somewhere. Where did I see that?

Mr. Flint: There is \$31,000 in the 2023 account and \$5,600 in the 2022 account.

Mr. Morgan: Just enough for TraceAir.

Mr. Kewley: The streetlights jumped up quite a bit. Do we add anything or anything like that? It's on page 35.

Mr. Scheerer: 2C?

Mr. Kewley: I just want to make sure we are okay on this.

Mr. Scheerer: We just recently went through all of 2C.

Mr. Flint: There is often a lag.

Mr. Kewley: I just wanted to make sure because it jumped up \$4,000 per month.

Mr. Scheerer: I saw some paperwork on the future phases coming up.

**Rob Bonin joined the meeting at this time.*

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D. Field Manager's Report

Mr. Scheerer: Just a couple of things. I think at last month's meeting we had the 2C walk scheduled with Lennar. We did that walk. There were some deficiencies in there that were identified and those are being corrected. We are going to be bringing you back an addendum on the contract for 2C. We will have questions on the two ponds that are over there because they were indicated as being dry but they are wet. We are just kind of doing the outer edges of the pond banks for right now. I think they are dewatering.

Mr. Morgan: They are dewatering into the one on the East side.

Mr. Scheerer: Yes, the one on the East side which is Springhead South. We are also in the middle of budget season right now. At your next meeting I am sure you will have some budgets to consider. I have been asking and I am being told that Springhead North and South will be online by September of next year.

Mr. Morgan: North won't be. There is no way.

Mr. Bonin: Who said Springhead North?

Mr. Scheerer: Barry.

Mr. Morgan: Are you talking about Orange County Springhead North?

Mr. Scheerer: Yes. I am just trying to feel what I need to put in the budget.

Mr. Bonin: What did you call them?

Mr. Scheerer: Springhead North and Springhead South. North is Orange County and South is Osceola.

Mr. Bonin: Osceola County will be roads by fourth quarter this year. When did you say?

Mr. Scheerer: We are looking for September 30th of next year for the budget for next year.

Mr. Bonin: Yes. There will be roads in the ground in Orlando a year from this September.

Mr. Scheerer: But probably no areas for us to maintain.

Mr. Bonin: No.

Mr. Scheerer: We will just add Springhead South in for 2026, the Osceola piece.

Mr. Morgan: We will have all of the ponds by then and everything, roads.

Mr. Scheerer: We will have the ramp. We are working on janitorial costs for the bathroom and some additional costs that deal with the boat ramps since we are going to own that boat ramp.

Mr. Flint: There is a bathroom.

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Mr. Scheerer: That is the plan I received from Bonnet Design Group. A set of plans. I think it looks like right now it's a single building, multi-use building.

Mr. Morgan: Is that considered an amenity?

Mr. Scheerer: It is on our property.

Mr. Morgan: Is a boat ramp considered an amenity?

Mr. Flint: It is going to be a public boat ramp.

Mr. Bonin: Yeah!

Mr. Flint: It will be open to anybody and not just the residents.

Mr. Morgan: That is going to take special insurance since it's open to the public.

Mr. Flint: No, our standard insurance will cover it. It's going to be a maintenance issue, if you have ever been in a bathroom in a public building.

Mr. Scheerer: We are getting estimates right now anywhere from \$1,000 to \$2,000 a month for five days a week service just to come clean and restock. That is one time. Imagine that getting used in the summer as a lot of people are on Lake AJ. We may have to go to twice a day. We will have to shuffle that deck when we get to it.

Mr. Morgan: It's open to the public, can't we get the county or FWC to cost share on that?

Mr. Flint: Apparently part of the deal was the CDD would own and maintain that as part of the development approvals.

Mr. Scheerer: Other than that, I am anxious to see how your Command soil project unfolds out there to see if we maybe need to add some Command soil at some point.

Mr. Morgan: I was out there two weeks ago when they were putting it down.

Mr. Scheerer: I saw some improvement but then I know that Andrea had some watering issues for a while.

Mr. Morgan: They had a broken line I think that they had to fix.

Mr. Scheerer: We will get back out there this week and see if it works out. I guess it is going to have to be done at least twice from what I was told. That is all I have.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

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EIGHTH ORDER OF BUSINESS

Adjournment

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