

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, June 16, 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

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. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We don't have any members of the public present for comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 19, 2025,
Meeting**

Mr. Flint: We have approval of the minutes from May 19th. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: They look fine, I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 19, 2025 Meeting, were approved, as presented.

June 16, 2025

Bridgewalk CDD

FOURTH ORDER OF BUSINESS

Consideration of Revised Resolution 2024-05 Related to the Amendment of the District’s Boundaries

Mr. Flint: We have revised Resolution 2025-05 related to amendment of the District’s boundaries. I will let Kristen take over.

Ms. Trucco: Good morning, Board. This is a ratification today of this revision. I believe it was already verbally approved that the Board authorized the expansion of the Bridgewalk CDD to include Springhead, Osceola, which was originally in this written resolution plus the Springhead orange piece which requires us to go to the City of Orlando as well. Just as an update, the City of Orlando actually did already approve the expansion on Monday, June 9th. I just want to bring this back because it’s still going through the channels at the county, just in case they want something in writing. I want to make sure it was added to an agenda and that you all would have an opportunity to basically motion to ratify the revised Resolution 2024-05.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-05 Related to the Amendment of the District Boundaries, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition #10 and Consideration of Series 2023 Requisition #11

Mr. Flint: The next item is ratification of requisition #10 and consideration of requisition #11 for Series 2023.

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ratification of Series 2023 Requisition #10 and Approval of Series 2023 Requisition #11, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: I have no updates for this Board.

B. Engineer

i. Discussion of Pending Plat Conveyance

June 16, 2025

Bridgewalk CDD

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Broc, anything for the Engineer's Report?

Mr. Althafer: Later this month I am going to be onsite doing my annual inspection of CDD infrastructure and I will have a memo to present at the next meeting. That is all I've got.

Mr. Flint: I know we still have the dock thing pending. You are probably waiting to hear back for comments, right?

Mr. Althafer: Yes, that's correct.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register. Were there any questions on the check register?

Mr. Morgan: Brent, are you all good? I make a motion to approve.

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: You have the unaudited financials through the end of May. Any questions or comments on that?

D. Field Manager's Report

Mr. Scheerer: I do not have a lot to report. We are doing the spraying of that small pond that we discussed. It's going to take a little while for some of that stuff to die back, but we're going to watch that. Please be advised, when that starts to decay, we're probably going to start getting a little bit of algae in there and that will be another treatment on top of that. We've got some detail work going on the Zuni Road 2C portion that's going to be going on this week. And just some normal maintenance. I did have a question, I'm not sure what the lot numbers are, when I was out there, they are right here by the boat dock, there are some common areas between the back of the lots and the lake, is that something that you all are going to try and clean up at some point to see if we can maintain that once the homes are built?

Mr. Morgan: Are you talking about the lots over there on the left off Zuni?

Mr. Scheerer: Yes, right here on either side of the amenity.

June 16, 2025

Bridgewalk CDD

Mr. Register: Is that not just pond tract?

Mr. Scheerer: It is part of the pond tract. But we're not able to get back there and maintain it. So, my question is, we're spraying the water, but we're not doing anything on the shoreline.

Mr. Morgan: Why can't you do that if it's CDD? Is it access?

Mr. Scheerer: It's access right now and it was never leveled off. It was never grated. I'm just kind of thinking ahead, once the homes are built, they are going to maybe want some maintenance like on the rest of that pond tract. But nothing has ever been done back there. It's been left that way.

Mr. Morgan: I've got to go out there and talk to them anyways, I'll take a look at it.

Mr. Scheerer: Just take a look, I just know once the homes go in, I'm just worried that some of the residents there are going to have some questions and concerns on that. But other than that, that's really all I have.

Mr. Morgan: And those are going to be Pulte Homes.

Mr. Scheerer: Are they?

Mr. Morgan: Are those the ones we held back?

Mr. Bonin: What is the concern about getting to them?

Mr. Scheerer: Well, obviously we have to come in off the Zuni side now to come in here and try to do any maintenance. And we are just spraying the shoreline and the only thing that's really in there are the two outfall structures. But I just didn't know if there was any additional maintenance.

Mr. Bonin: Are you suggesting us needing to do something?

Mr. Scheerer: Maybe just regrade it and smooth it out from the back of the lot down to the water's edge. It was just a question.

Mr. Morgan: I'll take a look at it.

Mr. Scheerer: I just know once those homes go in, those are going to be prime home lots.

Mr. Flint: Is there a tract along the bank of those?

Mr. Scheerer: No, it's all a part of the pond tract. It is just pond bank.

Mr. Flint: Is there upland as part of that pond tract?

Mr. Scheerer: It's just water and then the shoreline. Whether it was Pulte or Lennar, I know that question will come up once the homes are built. All the rest of that pond tract on that side is manicured. That's all.

June 16, 2025

Bridgewalk CDD

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's request?

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH 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

Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan

Chairman/Vice Chairman