

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, January 19, 2026, at 10:30 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
Lane Register	Assistant Secretary
Michelle Dudley	Appointed as 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. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It doesn't appear that there are any members of the public to provide comment at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint: You did have a Landowner Election and there were three Board members elected to the Board. Adam, Rob, and Kathryn. Kathryn is not here, so I can't administer the Oath to her. Rob and Adam, as citizens of the State of Florida and of the United States of America, and as officers of the Bridgewalk Community Development District, do you hereby solemnly swear or affirm you support the Constitution of the United States and of the State of Florida?

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Mr. Morgan: I do.

Mr. Bonin: I do.

Mr. Flint: Thank you. Please sign those oaths and return those to me.

B. Acceptance of Resignation of Brent Kewley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: Item B is acceptance of the resignation of Brent Kewley. You have his resignation in your agenda. Is there a motion to accept his resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting Resignation of Brent Kewley, was approved.

Mr. Flint: Anytime there is a vacancy during the term of office, the remaining Board members appoint a replacement. This term ends in November of 2027.

Mr. Morgan: I would like to nominate Michelle Dudley.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Appointment of Michelle Dudley to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: Michelle is here. Michelle, as a citizen of the state of Florida and of the United States of America and as an officer of the Bridgewalk Community Development District, do you hereby solemnly swear and affirm you will support the Constitution of the United States and of the State of Florida.

Ms. Dudley: I do.

Mr. Flint: If you could sign that, I'll notarize it for you. Thank you.

D. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: As I indicated, last November you did have a Landowner Election and Mr. Morgan, Mr. Bonin, and Ms. Farr were elected to the Board. Adam and Rob received 100 votes and Catherine received 99 votes. Adam and Rob will serve four-year terms and Kathryn will serve a two-year term. Is there a motion to approve the resolution canvassing the Landowner Election?

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of the Landowners Election, was approved.

E. Electing Officers

F. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint: We have the resolution electing officers in your agenda. The resolution elects a Chair, Vice Chair, Treasurer, Secretary, Assistant Secretary, and Assistant Treasurer. Currently, Mr. Morgan is Chair. Mr. Bonin is Vice Chair. Mr. Register and Ms. Farr are Assistant Secretaries. Secretary is Jill Burns, Treasurer is Katie Costa, and Darrin Mossing is Assistant Treasurer. This resolution would add Ms. Dudley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the August 18, 2025 Audit Committee Meeting and November 17, 2025 Landowners' Meeting

Mr. Flint: You have approval of your minutes from the August 18, 2025 Board meeting, the August 18, 2025 Audit Committee meeting, and the acceptance of the November 17, 2025 landowner meeting. Are there any comments or corrections?

Mr. Morgan: If Counsel has no changes, I will make a motion to approve all three sets of minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting were approved as presented, and the Minutes of the August 18, 2025 Audit Committee Meeting and November 17, 2025, Landowners Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint: We have four ratification items. The first one is the agreement with Grau & Associates to provide auditing services for Fiscal Year 2025. You went through a RFQ process as

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prescribed by Statutes and selected Grau to get the audit started. I had executed the agreement and I'm asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was ratified.

B. Agreement with TraceAir for Drone Flyovers, Data Processing and Cloud Software Subscription

Mr. Flint: Next is the agreement with Trace Air for flyovers. This is paid out of the construction account. Are there any questions on that? Otherwise, is there a motion to ratify?

Mr. Bonin: This is one calendar year and the same level of service as last year, correct?

Mr. Morgan: Yes, except I got them to lower the price.

Mr. Bonin: Perfect.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with TraceAir for Drone Flyovers, Data Processing and Cloud Software Subscription, was ratified.

C. Series 2023 Requisitions #14 – #16

Mr. Flint: Next is ratification of Requisitions #14, #15 and #16 for the Series 2023 bonds. Those were included in your agenda. If there's any questions we can discuss. Otherwise, I'd ask for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2023 Requisitions #14-#16, were ratified.

D. Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint: Item D is ratification of the Osceola County Property Appraiser Data Sharing and Usage Agreement.

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

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Ms. Trucco: Good morning. The only update I have since the last Board meeting was that the Osceola County did approve the ordinance expanding the boundary this evening. That is all finalized. I don't have anything else for you today unless you have any questions for me.

Mr. Morgan: Thank you.

Mr. Flint: We may need to discuss doing the assessment process for the expansion area. We get a lien placed on that for future bond issues.

Ms. Trucco: Okay.

Mr. Flint: We're going to need to get the Engineer to prepare an Engineer's report for the expansion area and then a methodology to start.

Mr. Bonin: We've started homes in the expansion area, so we need to do it.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Engineer, Broc Althafer, any reports for the Board?

Mr. Althafer: Yes, the certification documentation for Phase one has been submitted to Toho Water Authority, to Osceola County, and to the South Florida Water Management District. The Board of County Commissioners will hear initial acceptance of streets on the February 12th meeting. We expect certificate of completion soon after that date. An application for transfer of the South Florida Water Management District's environmental resource permit was submitted transferring that permit from the developer to the CDD that was submitted last week. That should be finalized sometime this week.

Mr. Flint: Any questions for Mr. Althafer? Mr. Althafer, we're working on the boat dock issue. Did Richard send out another draft?

Mr. Althafer: He did, yes. That went out last week.

Mr. Flint: Okay. These are for the docks behind the houses.

Mr. Althafer: Yes.

Mr. Flint: Okay, I've assigned someone in my office to help wrangle that and prepare the detailed documents so we can get that moved forward.

C. District Manager's Report

i. Approval of Check Registers

1. August 13, 2025 – October 12, 2025

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2. October 13, 2025 – October 31, 2025**3. November 1, 2025 – December 31, 2025**

Mr. Flint: You have the check registers for August 13th through December 31st. There are three check registers included in your agenda. Were there any questions on any of those?

Mr. Scheerer: You know the park over by the townhomes, as soon as you come in the community on the right, there was a tree in there that had beehive about this big. We decided we didn't want to mess with them, so we called Commando Pest Control, and they came out and removed the beehive forest.

Mr. Morgan: Was it a honeybees or wasps?

Mr. Scheerer: Honeybees.

Mr. Flint: Did they relocate?

Mr. Scheerer: As far as I know, they took them.

Mr. Morgan: Were they in the tree or outside the tree?

Mr. Scheerer: They were kind of in the middle of the tree.

Mr. Flint: We will call you, Mr. Morgan, next time.

Mr. Morgan: Okay.

Mr. Flint: Bees but not wasps.

Mr. Bonin: Whatever they did it for, he'll beat it by 10% to 20%.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet, unaudited financials. These are through December 31st. If there are any questions we could discuss those. There is no action required. As I indicated, we'll need to start moving forward with the assessment process for the expansion area that was just approved. Ideally on the next agenda we would initiate the assessment process and we're going to need to meet more than every three months now. We'll have to meet at least the next two months.

Mr. Morgan: Okay.

D. Field Manager's Report

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

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Mr. Scheerer: I did have an on-site meeting with the landscaper and the aquatic vendor just to make sure that we were made aware any of the changes in the next budget. Specifically, I'm going to have another meeting with Applied Aquatic on Wednesday as it's been indicated that the area behind the model homes could be planted with littoral plantings instead of being left in its current condition, which is the recommended method from Applied Aquatic.

Mr. Bonin: What's the recommended method?

Mr. Scheerer: The littoral plantings. I know that Derek has been speaking with Mark Todd about coming up with numbers for some littoral plantings because my understanding is there's going to be not one, two, but maybe three different areas that may have plantings as opposed to just being left blank because there wasn't anything specified in the plat or any of the drawings.

Mr. Morgan: If there's littoral shelves left, that's due to the design of the ERP. What does the ERP state? It should state whether to plant or not.

Mr. Scheerer: I haven't seen the ERP. I'm assuming that it doesn't call for it.

Mr. Morgan: If they ask for a little shelf in a pond, then typically it calls out planting.

Mr. Bonin: This is not the agency asking for it. This is Applied Aquatics.

Mr. Morgan: I'm just asking if there was deliberately a littoral shelf left in the pond.

Mr. Register: Typically, it's comp storage and it's a terrible look.

Mr. Morgan: It's a comp storage. That makes a big difference.

Mr. Scheerer: Okay. It's not like Bronson where we just kind of left it.

Mr. Bonin: Now we're just proposing to treat it as storage.

Mr. Register: Looks dry, but the water is always going to be right at this. So, you won't be able to disc it or do anything.

Mr. Morgan: Understood. Now, if it's comp, it's completely different.

Mr. Scheerer: Then there's a couple extra pot ponds I was made aware of. I'm hoping Derek can meet me on Wednesday along with Applied Aquatic and we can just try to get everything lined up. I met with United. I have their updated landscape numbers for all the different tracts in Spring Head South. We are going to be going into budget season here in the next couple of months. Any projections for Spring Head North or any documentation, the sooner we get it the better. And whether we're going to need to include that in the 2027 budget, which will be critical for us. We made several irrigation repairs: we're still getting contractors running over irrigation heads on the main road. Michelle was kind enough to email Toho Water Authority and they came out and

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pressure washed their TOHO building and adjacent sidewalks and driveways. So that looks good, they did a good job with that. The new landscaping looks like it's taking pretty well. This freeze, I think, was worse than the last one we had last week, but we'll continue to monitor that. We're still doing all the dog stations and the trash cans in the community as well. We made some repairs to the wooden split rail fence.

Ms. Dudley: Has Junior Davis completed repairs on that?

Mr. Scheerer: Not as of last week, no. But we had a couple that were further down that had no impact from Junior. So, we went ahead and just fixed a couple of slats on that rail fence.

Mr. Morgan: The entrance still looks like crap.

Mr. Scheerer: It's getting better. They put in the curb on the nose of the island.

Ms. Dudley: They did some grading also.

Mr. Scheerer: Yeah, they've done some grading. It looks presentable. As soon as they can finish that configuration, left turn, right turn out in the middle. Then once I get that all cleaned up, I think it'll look a lot better.

Ms. Dudley: What about the dead palm?

Mr. Scheerer: It's still there.

Ms. Dudley: Are we getting that removed?

Mr. Scheerer: We will, yes, ma'am. I'm just waiting on United to take care of it.

Ms. Dudley: And then those six oak trees.

Mr. Scheerer: I thought they were elm trees. They've just dropped their leaves.

Mr. Flint: They're deciduous.

Mr. Scheerer: They're going to lose their leaves in the wintertime like this, and then they'll look like sticks, and then next thing you know, we'll end up with some foliage on them. We're monitoring all the new plant material that's out there.

Ms. Dudley: And that pond that's right by those trees; I don't know if you guys have accepted that yet. I don't know if it's considered a pond.

Mr. Scheerer: Is it the one that's brown? This is another pond that we were told last year that was going to be a dry pond and we were going to disc the pond. Well, it never dried. That one is always going to look like that. We're going to continue to spray it and keep all the stuff out of it. I did reach out to Pulte because I had a resident reach out to me about trash in the pond. They came

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out and cleaned up the construction debris. Rob, the one to the east, the bigger one that you guys were dewatering into, is that something we need to start spraying at this particular time?

Mr. Bonin: They're still dewatering for the next probably next 90 days up in Spring Head, and then they should be done.

Mr. Scheerer: I'll get with Derek. I'll just work with him then.

Mr. Bonin: But as soon as they're done with the dewatering, treat it the same way. We need to keep it sprayed because it's going to stay wet. But essentially the water table is going to be right at the ground.

Mr. Scheerer: We already have a number in this year's budget and I have an updated number for 2027 already to make sure that both of those ponds are maintained at whatever site conditions we need to maintain them.

Mr. Bonin: By the westerly pond, there is a meter base that does not have a meter on it as a month or so ago.

Mr. Scheerer: Are you talking about heading back to Springhead, heading north?

Mr. Morgan: Yeah.

Mr. Bonin: But in Bridgewalk before you get to Spring Head.

Mr. Scheerer: Okay.

Mr. Bonin: I can't remember if the clock is already there, but there's like a meter.

Mr. Scheerer: Electric meter for the irrigation.

Mr. Bonin: But the meter's not in, though.

Mr. Scheerer: I haven't seen one.

Mr. Flint: Are they running on batteries?

Mr. Scheerer: Yeah. Right now, any of these areas that don't have electric are battery.

Mr. Bonin: Get with Rebecca and find out what's going on with getting a meter there so we can get off the batteries and make sure that clock works. Everything up north is in good condition with being on permanent power.

Mr. Scheerer: Yes sir.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's requests? Hearing no comments, we will move on to the next item.

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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
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman