

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 16, 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
Michelle Dudley	Assistant Secretary
Kathryn Farr <i>by phone</i>	Assistant Secretary (Not Sworn In)

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer <i>by phone</i>	District Engineer
Richard Klar <i>by phone</i>	Osceola Engineering
Alan Scheerer	Field Manager

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 and Kathryn Farr joined by phone.

Mr. Morgan: Kathryn wasn't present at the last meeting, so she's not technically on the Board.

Mr. Flint: She's pending the Oath of Office.

Mr. Morgan: Can she participate?

Mr. Flint: She can't formally vote, but she can participate in the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period, we don't have any members of the public here to provide comments.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the January 19, 2026 Meeting

Mr. Flint: The next item is approval of your January 19, 2026 meeting minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: They look good. I'll make a motion to approve the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 19, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Proposed Specifications, Policy, and License Agreement for Private Dock Installation on District Ponds

A. Review of Specifications and Guidelines

B. Review of Draft Policy and License Agreement

Mr. Flint: Item four is a discussion item. There is no action that's going to be asked of the Board today. You had previously approved an agreement with the HOA that delegated authority to the HOA to basically process approval for private docks behind certain lots. That delegation to the HOA was subject to the District having specifications in place that they could use as guidelines and then it would come to the CDD for final approval. We've been working down that road. You don't have the item on the iPad, but there are hard copies of the agenda. It became apparent with the engineer when you look at the diagram, there are a number of legal issues that come up as a result of these docks. One of the issues that creates a problem for us is the fact that the dock does not start on the people's property because of the way that the pond bank is designed and the private lot ends. These docks actually start on CDD property and then they go out into the pond. That's one of the issues of concern is the fact that if they were starting on the private property, then it would be more straightforward for the District to be able to give an easement or license for the dock. But the fact that these initiate on CDD property and then go out into the pond create some problems because it's giving a special benefit to these homeowners. You're being asked to approve a license or an easement for an improvement that is solely on CDD property.

Ms. Trucco: Also, the CDD does not hold private property.

Mr. Morgan: Well, let me ask the obvious question. Why don't we just force them to start the dock on their property?

Ms. Dudley: Maybe five or ten more feet.

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Ms. Trucco: Well, I've been working with Jan, talking through this too the last few days, and one idea is to have a survey carve out that piece in between the pond, the actual pond and the individual lot, and then just carve out that piece where these boat docks would be installed. We could convey that to the HOA. There's not that same public private restriction for HOAs. Or the HOA could also convey that to the property owner, or just that piece be owned by the HOA. The CDD still maintains the pond, but then we're not running into some potential legal issues with someone who has installed a private dock on the CDD's public property, that technically has to be open to the public and all that other stuff, so that's an idea to try.

Mr. Morgan: But if we just make them back up their ramp to the dock.

Ms. Trucco: It would still be going over the CDD's property. It's a long portion of a dock that would be over a CDD tract. Best practice we think is that the HOA just take that sliver of land, then go through that approval process, because a portion of that dock is going to be in the pond. But we think that makes more sense than the CDD being involved.

Mr. Morgan: But the CDD would still be maintaining?

Ms. Trucco: The CDD is the permit holder.

Mr. Morgan: Because once the dock crosses that property, the maintenance is a lot harder.

Mr. Flint: We would maintain the pond. Under her scenario, the pond bank would be conveyed to the HOA. The CDD would still be responsible.

Ms. Trucco: And then to the extent that that little the dock is on the CDD property, we would want something memorialized in writing with the resident.

Mr. Morgan: If we're deeding off that little strip to the HOA, then the homeowner is going to build a dock across our little strip because it's no longer our strip. So, then our mowers can't mow continuously down our strip.

Mr. Flint: We're going to do the entire bank on that side.

Mr. Morgan: To the HOA?

Ms. Trucco: The HOA would be maintaining that, but the CDD would maintain the pond.

Mr. Morgan: Okay. Let's give them the whole pond bank.

Mr. Scheerer: We don't have to mow the pond bank now, is that what you're saying?

Mr. Morgan: If we give it to the HOA we wouldn't.

Mr. Scheerer: Nice.

Ms. Dudley: That portion anyway.

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Ms. Trucco: I think now we just streamline that the CDD being involved, there are other considerations here for that.

Mr. Morgan: Correct. And that would relieve us of a maintenance headache.

Mr. Scheerer: Yeah. We just spray the pond regardless.

Mr. Morgan: Right and then leave everything else to the HOA.

Mr. Scheerer: Because we know that the HOA has their own dock and then we have the other portion to the south.

Ms. Dudley: The HOA maintains the homes here anyway, so they can just continue down to the pond.

Mr. Morgan: Sure.

Mr. Morgan: That would be perfect.

Mr. Scheerer: Yeah.

Mr. Morgan: Let's make that happen.

Ms. Trucco: I apologize. It's our fault for the delay. It was just when we had the call last week, we kind of looked at the nitty gritty of it. We started thinking, does this make the most sense?

Mr. Morgan: I agree. Have we had a huge demand for docks yet?

Mr. Flint: I understand there's been some inquiry, but no one's pushing really hard.

Mr. Morgan: Okay. So then let's just take our time. Do it right.

Ms. Trucco: I would suggest the Board approve staff moving forward. Basically, we'll need a survey to apportion out that piece that the HOA would take. We could have to have some phone calls with the HOA team too.

Mr. Morgan: And then that would be a dedicated easement to the HOA. Right?

Mr. Flint: We convey the land.

Mr. Morgan: Oh, we convey it.

Ms. Trucco: Just because we'll have a survey now of that particular tract and we'll convey that over. But the CDD will still want to be part of that process because a piece of that dock is going to be in the pond and the CDD maintains and has the permit for. So, we'll be slightly modifying the documents that are in your agenda now to reflect that.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Authorizing Staff to move forward with Proposed Specifications, Policy, and License Agreement for Private Dock Installation of District Ponds, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Series 2023 Requisitions #17 – #19

Mr. Flint: Next is ratification of Series 2023 Requisitions #17, #18 and #19. Any questions on those?

Ms. Dudley: It's three TraceAir invoices.

Mr. Morgan: I make a motion to approve all three.

On MOTION by Mr. Morgan, seconded by Mr. Dudley, with all in favor, the Series 2023 Requisitions #17-#19, were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: One thing that I wanted to just bring up to the Board and ask for permission on is that there was a request from the developer for utility conveyance to Toho Springhead Lake Phase 1. So just the water utilities from the CDD to convey to Toho, just in a standard form. I'm asking for permission for me to go ahead and approve that and then I will get the Engineer's approval on those conveyances too. We'll bring it back for ratification to the extent that the developer needs it in between meetings. It's a standard conveyance. Like I said, the Engineer will provide sign off on that. If you don't mind a motion to approve staff to proceed with utility conveyances.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Authorizing Staff to Proceed with Utility Conveyance, was approved.

B. Engineer

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

Mr. Flint: Engineer's report, Broc?

Mr. Althafer: I do have something similar to the conversation that you guys had on Knightsbridge. I submitted an application to the South Florida Water Management District to

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transfer the permit from the developer to the CDD. I received an RAI that said that Osceola County needed to be added as a co-operation entity. I've reached out to Osceola County. I reached out to Ray Stangle, Mahmoud Najda and Alex Minna to try to get their feedback, and I haven't made any progress on that yet. I just wanted to keep you guys aware of the situation.

Mr. Bonin: Do you see an issue with them cosigning here, Broc?

Mr. Althafer: Ray Stangle can be a little bit cautious about things, so I'm not sure what his current concerns might be. I really don't know yet.

Mr. Morgan: If the CDD owns all the stormwater ponds and the stormwater infrastructure, then why would they be requiring the county to be a cosigner?

Mr. Flint: It's the roads.

Mr. Althafer: Yeah, they just started doing this. They're now considering the storm inlets and pipes as part of the stormwater management system. And those are located within county right of ways.

Mr. Morgan: Oh, so the county owns the roads in there. Okay.

Mr. Althafer: Right.

Mr. Flint: It's the same issue with Golden Knight.

Mr. Bonin: I'm looking at this letter. This is the one we got two weeks ago. There are only two items. What's the other item?

Mr. Althafer: They're both related to the same thing.

Mr. Bonin: Okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under District Manager's Report you have the check register for January in the amount of \$64,150.45. Any comments or questions?

Ms. Dudley: The Berry Construction, they repaired the dog gate. Is that right?

Mr. Scheerer: Yeah. I don't know if the kids are hanging on them or what, but they're just taking them out of whack. And then the one that goes actually into the park itself is very tight, so the hinges are offset. So, we have to modify those from time to time to make sure they close properly.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the balance sheet and income statement through the end of January. If there are any questions, we can discuss those. Also under the District Manager's Report, you all know that the boundary amendment was approved. A portion of the boundary amendment is in Osceola and a portion of it is in Orlando, Orange County. Because of the Orlando Orange County piece, District Counsel, and rightly so, has determined that before you can issue bonds and encumber that property, the bond validation has to be amended, or a new validation hearing occur. So that will be on your March agenda.

Ms. Trucco: Yes. We are 99% sure that that's what is needed. Just waiting for one thing from the litigator. But I think that's the best practice.

Mr. Flint: In my discussions with Lennar, they haven't decided their preference on whether they want to just do one bond issue to include both areas or they want to do two bond issues, one for Osceola and one for Orange. If they want to do two, they can move forward with the Osceola piece. I think counsel has determine that. The Orange piece validation will hold up doing them both together. But if the desire is to do two, then we can move forward with Osceola regardless. We do need to impose a master lien on all the area that has been annexed in because there is no lien on that land now. At your meeting next month, you also have the two resolutions starting the assessment process. One declaring your intent to levy assessments and the other one setting a hearing. So next month, expect a bond resolution to start validation and then the two assessment resolutions.

Mr. Morgan: We need to hurry up and get Lennar's response to whether they want to do one or two issuances.

Mr. Flint: Well, we're going to do the bond validation anyway. Lennar's response, if they want to do both at once, they can't do it until the bonds are validated. It won't impact what you have to do next month.

Mr. Morgan: Okay.

Mr. Flint: You still have to validate, and you still have to do a master lien on everything.

Mr. Morgan: Okay. As long as Lennar is not holding up anything.

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Mr. Flint: Well, he has to decide whether he wants to wait and do one or go ahead with Osceola's piece.

Mr. Morgan: If it would be easy to get Orange County's validation, it seems like it'd be smarter to do both at once.

Mr. Flint: Yeah, Mark's looking at that.

Mr. Morgan: Okay. The only thing I can see that he wouldn't is because the delay and be able to requisition the funds on the second piece. So, Lennar would be paying all the payments. I'll get with him tomorrow.

Mr. Flint: Okay. That was all I had.

D. Field Manager's Report

Mr. Flint: Field Manager's report.

Mr. Scheerer: With the freeze we took a pretty good hit out there, Michelle has been out there more than once, and we'll continue to work on that. I guess my biggest thing right now is the 2027 budget in the Springhead South and Springhead North piece. I met with Derek and Rebecca at Applied Aquatic a couple of times to understand the full extent of the compensating storage area. We're working on the budget for Springhead South. Do you have an anticipation of Springhead North? Will that be in 2027, 1st, 2nd, 3rd, 4th quarter, or 2028? We're still going to work. We have numbers for it.

Mr. Morgan: Springhead North won't come online in 2027, will it?

Mr. Flint: Yeah, like September of 2027.

Mr. Bonin: Yeah, I wouldn't count that out.

Mr. Scheerer: Okay. So, we have projected numbers based on what we've been provided. I don't know that I have any PSP for that or anything, but I think we're set on the Springhead South portion. Like I said, we are meeting with Derek, Rebecca, and Applied Aquatic and have an understanding of what our responsibilities are going to be for that.

Mr. Morgan: Springhead North has been platted right?

Mr. Bonin: Springhead Osceola?

Mr. Morgan: No, Orange.

Mr. Bonin: No. The plans are not even approved.

Mr. Morgan: Oh, I thought they were.

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Mr. Bonin: They're about to be. The bridge got hung up among a couple other things, but we're close to being able to have mass grading approval.

Mr. Morgan: I thought we were only waiting on the permit, not the bridge. That was it.

Mr. Bonin: No, it's a couple other little technical things. But as soon as we have approval for mass grading, we are going to build the ponds. We're doing that part as soon as we get approval.

Mr. Scheerer: You're talking about in Osceola, right?

Mr. Bonin: Yeah, we're finishing up Osceola. That'll be done in the next 45, 60 days so we can close out Osceola. As soon as we get approval in Orange, we are starting and we're going to do all the earthwork, build the ponds and the pipes and then we'll pause on the pipe and the roads.

Mr. Scheerer: Any additional information you can get me the sooner than better. Our biggest thing is obviously acreage, how much water, how much turf, which isn't a big deal to go ahead and put the cost in that. But there's not going to be any CSA in that, is there? Compensating storage areas similar to what we're doing in Springhead Osceola?

Mr. Bonin: There's some.

Mr. Scheerer: It's not going to be extensive like this one because this one is a rather large one.

Mr. Bonin: No. And I don't know if Derek got with you on Osceola. Do you have the new plan of how we're digging those ponds inside the compensating storage areas?

Mr. Scheerer: He just sent me something not too long ago.

Mr. Bonin: Yeah. It's a unique construction operation but we needed more dirt.

Mr. Scheerer: Yeah. He sent me a layout of all the ponds. One is going to have a boat dock and then there's another one further a little bit to the north of that one, but I haven't seen any movement yet on the plantings. I know he showed me the proposal and all that. I'm assuming you guys are going to pull the trigger on that at some point because Michelle asked me if I'm maintaining the mud behind there, and I told her no.

Mr. Bonin: No, that for sure needs to finish. I said before I authorize any plantings, they've got to grade that area behind the model homes out, even a little bit better than what they currently have, before I do any planting. That's coming because that's on the top of their list.

Mr. Scheerer: We're going to continue to crunch the numbers on that and try to be as accurate as possible. I know you have a playground that's already built back there. Is there a plan to safe that off? Because it's not really fully developed. The playgrounds in place.

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Mr. Bonin: Get with Rebecca and Derek on what you think needs to happen to that?

Mr. Scheerer: Just put some fence around it to just keep people out of it.

Mr. Flint: Construction fencing.

Mr. Scheerer: Yeah. Construction fencing.

Mr. Bonin: Just remind them of that. I'll just follow up on that.

Mr. Scheerer: Yeah. Because it's exposed right now, and you have all the homes that are going in up towards the lift station. My concern is somebody's going to go over there and want to play on the equipment. That's all I have. Thank you.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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 Ms. Dudley, 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