

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. For the record there are no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kathryn Farr and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: You do have a resignation of Kathryn Farr. Is there a motion to accept that?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Kathryn Farr Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

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Mr. Flint: Is there amotion to replace Ms. Farr on the Board?

Mr. Morgan: I'd like to nominate Carrie Dazzo to fill that vacant seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing Carrie Dazzo to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

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

Mr. Flint: Ms. Dazzo is not here to swear in at this time.

C. Consideration of Resolution 2026-09 Electing an Assistant Secretary

Mr. Flint: Is there a motion for Resolution 2026-09 making Ms. Dazzo an Assistant Secretary?

On MOTION by Mr. Morgan, \seconded by Ms. Dudley, with all in favor, Resolution 2026-09 Electing Ms. Dazzo as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 16, 2026 Meeting

Mr. Flint: The next item is approval of your February 16, 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 February 16, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Financing Matters – Assessment Area 3 & 4

A. Consideration of Engineer's Reports

- i. Assessment Area 3**
- ii. Assessment Area 4**

Mr. Flint: The next item we have is consideration of the Engineer's reports for Assessment Area 3 and 4. Assessment Area 3 is the Osceola County portion of Springhead and Assessment Area 4 is the Orange County, Orlando portion of Springhead. The first item is the Engineer's Report for both assessment areas and they broke those out into two reports. If there any questions, we can discuss those. Otherwise, I'd ask for a motion to approve the reports subject to them being finalized with the exhibits.

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Mr. Morgan: So when it says Assessment Area 3, does that mean Assessment Area 3 &4?

Mr. Flint: There are two separate reports. Broc prepared an Engineer's Report for Assessment Area 3, which is just the Osceola County portion, and Assessment Area 4 is the Orange County piece.

Mr. Morgan: Okay, I got it now.

Mr. Flint: We need both Engineers' reports to be able to do the assessment processes. Any questions?

Mr. Bonin: George, I do want to mention, I did find a couple of typos in the reports that I'd like to correct before I give the final versions.

Mr. Flint: I know there was a unit count issue on Assessment Area 4, right? You were off on one unit.

Mr. Bonin: Yes, I had one extra unit built in there and like you said, I need to add exhibits.

Mr. Flint: Okay, Any questions on the reports? If not, is there a motion to approve them?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Engineer's Reports for Assessment Area 3 and Assessment Area 4, subject to them being finalized with the exhibits, was approved.

B. Consideration of Master Assessment Methodology for Assessment Area 3 & 4

Mr. Flint: We did a combined Master Assessment Methodology, and this is for purposes of starting the master assessment process on the entire expansion parcel which is Assessment Area 3 and 4. If you refer to table 1 on page 79 of the PDF, this is the development program. You can see there are 241 units in Assessment Area 3 and 142 units in Assessment Area 4, for a total of 383 units. We have assigned ERU factors to the various product types. Table 2 shows the infrastructure costs from the Engineer's Report, they total \$22,134,144. Table 3 is a conservative bond sizing based on 6 ½% interest, 30-year amortization, 24 months and 1 years max annual debt, and 2% Underwriter's fee. That results in a par amount of \$29,265,000 and again that is for the purposes of the Master Methodology. We want to give the Board a maximum latitude in doing that. We know the interest rates going to be lower than that. Table 4 shows you the improvement cost per unit, demonstrating benefit. Table 5 shows you the par debt per unit. Table 6, if we were to fund a 100% of the identified improvements at the interest rate and other assumptions and the bond sizing, you'll see what the per unit assessment amounts will be. Again, we don't expect them

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to be this high, but for purposes of the master assessment process we want to be as conservative as possible. Table 7 is the preliminary assessment roll. Assessment Area 3, I believe is fully platted and then the Assessment Area 4, we show 42 acres owned by JEN HOLDCO 24 LLC.

Mr. Morgan: Is this the anticipated actual bond sizing or do we think it's going to be slightly more?

Mr. Flint: No, I've got a supplemental report that will show that.

Mr. Morgan: Help me understand the gross annual debt assessment allocation because obviously they're not going to pay, right?

Mr. Flint: No, we always go through a Master Assessment Methodology or master assessment process at the beginning, where we take all the improvements that could be financed. We utilize conservative higher interest rates when we go through that process. It requires a public hearing and mailed notice, so it sets the ceiling high and gives the Board maximum flexibility. When you issue, we bring it down to a target assessment amount. Are there any other questions on the methodology? If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Master Assessment Methodology for Assessment Area 3 & 4, was approved.

C. Consideration of Resolution 2026-03 Declaring Special Assessments

Mr. Trucco: Resolution 2026-03 in your agenda starting on page 90. This is the Board declaring assessments on Assessment Area 3 & 4 in accordance with the Assessment Methodology Report to construct the Assessment Area 3 project and the Assessment Area 4 as they are described in the Engineer's Report.

Mr. Flint: Are there any questions on the resolution? Hearing no questions, is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2026-04 Setting a Public Hearing for Special Assessments

Mr. Flint: Resolution 2026-04 starts on page 95 of your agenda packet. This is going to set a public hearing for the Board to levy assessments on Assessment Area 3 and 4. We have to advertise notice of the public hearing and then open it to the public at the Board meeting, that way

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the public can provide any comments or objections on the Assessment Methodology and the levying of assessments. The public hearing needs to be the May meeting to allow for proper notice. We have a May 18th meeting on the schedule. Is there a motion to approve the resolution with 10:30 a.m. and May 18th filled in?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Setting a Public Hearing for Special Assessments for May 18, 2026 at 10:30 a.m., was approved.

E. Consideration of Resolution 2026-05 Authorizing the Issuance of Bonds in Assessment Area 4

Mr. Flint: This is only related to Assessment Area 4, part of the expansion area was in Osceola County and part of the expansion area was in Orange County. The portion in Orange needs to be validated like you originally went through. The Osceola County portion falls under the existing validation order. This Resolution authorizes the issue of issuance of bonds in Assessment Area 4.

Mr. Sanford: This is Steve Sanford from Greenberg Traurig, serving as District Bond Counsel. As Mr. Flint mentioned, because our initial validation didn't cover Orange County, District Counsel determined that it is necessary to validate any bonds that we are issuing for the benefit or within Orange County. That what this resolution is doing, it is authorizing a principal amount of bonds to be issued in one or more series, not exceeding \$11,600,000, to issue any bonds that have an impact within Orange County. In order to validate bonds, you have to authorize a series of bonds for a particular purpose. That's what this resolution is doing. It's describing the public infrastructure that is pulled from the Engineer's Report for Assessment Area 4. We will come back later when we are ready to issue bonds for Assessment Area 4 with a more detailed resolution. This is what it takes to get into the circuit court to validate these bonds. If anyone has any questions, I will be glad to answer them. Otherwise we are looking for a motion to adopt Resolution 2026-05.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Authorizing the Issuance of Bonds in Assessment Area 4, was approved.

F. Consideration of Supplemental Assessment Methodology for Assessment Area 3

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Mr. Flint: This is the Supplemental Assessment Methodology for Assessment Area 3. You asked about the assessment levels that were in the Master Methodology and what this report is, it's a Preliminary Supplemental Assessment Methodology, and this is just for Assessment Area 3. We're moving forward with issuing bonds only on the Osceola County piece. This is a pre-pricing supplemental report that's used for purposes of marketing the bonds. This is one of the documents that's in the Preliminary Limited Offering Memorandum. Once the bonds are actually priced, we go back and we revise this to reflect the final terms. This report more closely reflects what we believe the market will be. Table 1 is just the development program for Assessment Area 3. There are 241 units. Table 2 shows the infrastructure costs identified for Assessment Area 3. Table 3 is a conservative bond sizing. It's a bond sizing more closely reflecting what we believe the market is now. You can see that the interest rate is 5.65% and 30-year amortization. You've got a debt service reserve of 50% max annual versus a 100% in the master resulting in a par amount of \$3.7 million, of which \$3.3 is construction funds. This is subject to change based on the final pricing. Table 4 and 5 demonstrate benefit. Table 6 shows you what the net and gross assessments would be under this, and these are the target assessment amounts. Table 7, because Assessment Area 3 is platted you see all the individual lots listed there. Are there any questions on the Preliminary Supplemental Assessment Methodology?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Supplemental Assessment Methodology for Assessment Area 3, was approved

G. Consideration of Delegation Resolution 2026-06 for Assessment Area 3 & Exhibits

- i. Exhibit A: Form of Bond Purchase Contract**
- ii. Exhibit B: Draft Copy of Preliminary Limited Offering Memorandum**
- iii. Exhibit C: Form of Continuing Disclosure Agreement**
- iv. Exhibit D: Form of Third Supplemental Indenture**
- v. Composite Exhibit E: Form of Completion Agreement, Acquisition Agreement, True-Up Agreement and Collateral Assignment**

Mr. Sanford: This is what we call the Delegation Resolution 2026-06. It's called that because by virtue of adopting this resolution, there are certain parameters that are being approved by the Board. Once this resolution is adopted and the bonds are marketed to be sold, if, within the parameters set pursuant to this resolution, then the Chair or the Vice Chair is authorized to sign a Bond Purchase Contract without the need for calling a special meeting. This resolution is authorizing a principal amount of bonds of not exceeding \$5 million. That's just a conservative

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number, it's higher than what Mr. Flint just described in his preliminary, but because market conditions can change, that's just a safe number that doesn't bind the Board to issue that amount of bonds. This resolution will also ask the Board to approve certain documents in connection with the marketing of these bonds. These bonds, by the way, are being issued solely for the public infrastructure for the benefit of Assessment Area 3, which is in Osceola County. The exhibits are a bond purchase contract that's between the District and FMS. Once the bonds are sold, this contract gets finalized with the final terms of the bonds and the redemption provisions. If we're within the parameters set in this resolution, then the Chair is authorized to sign this contract without a meeting. The exhibit is the Preliminary Limited Offering Memorandum. That's the marketing tool used by the Underwriter to find investors. Once the bonds are sold, this document becomes finalized with the final terms of the bond sources and uses redemption provisions and gets delivered to the ultimate investor. Exhibit C is the Continuing Disclosure Agreement that is required under SEC rules. It requires there be annual updated information regarding the bonds and the project and disclosure of certain enumerated events such as a draw on a reserve account. The rationale behind this agreement is that if somebody wanted to buy these bonds in the secondary market, by virtue of having this annual disclosure, an investor would be making an informed decision because the offering document that's used initially has become somewhat stale. The next exhibit is the Third Supplemental Indenture. Every time we issue a series of bonds, we have a separate supplemental indenture, and that's between the District and the Trustee. Once the bonds are sold, this document would become finalized with the sources and uses, redemption provisions, interest rates. The next is a sort of a composite exhibit, these documents are prepared by our District Counsel. There's a Completion Agreement which requires the developer to complete the project to the extent that bond proceeds weren't sufficient. There's an Acquisition Agreement between the District and the developer, and that just spells out how finished items within the project get sold to the District. There's a True-up Agreement in the event that there was any replatting or change in the product use. We can't allow there to be a shortfall in the revenues generated from the assessments. This puts an obligation on the developer to possibly have to make true-up payments, which would equalize the revenues to the debt service on the bonds. The last exhibit is a Collateral Assignment, and that has to do with the fact that if there was ever a default and whoever would take over the project, they would have all of the necessary documents and entitlements to be able to complete the project. This resolution does two other things. If it was necessary to amend Mr.

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Flint’s report or the Engineer's Report in connection with the marketing of the bonds, there's authorization to do so without the need for calling a special meeting. Lastly, the parameters that I mentioned earlier on is not to exceed \$5 million. The interest rate can't exceed the maximum rate permitted under Florida law. As Mr. Flint mentioned, it’s in the mid fives today. That would be the formula, but that can change. The term of the bonds can't exceed 30 years, not counting any capitalized interest period. Lastly, the compensation to the Underwriter is based on the Underwriter buying the bonds at a discount and then turning around and selling the bonds at a par, and that differential is the compensation to be paid to the Underwriter. Again, if we're within those parameters, the Chair is authorized to sign a Bond Purchase Contract when we're ready to do so. If anyone has any questions, be glad to answer them. Otherwise, looking for a motion to adopt Resolution 2026-06.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Delegation Resolution 2026-06 for Assessment Area 3 & Exhibits, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Setting a Public Hearing to Utilize the
Uniform Method of Collection**

Mr. Flint: Item six is a resolution setting a public hearing to utilize the uniform collection method. This is also sometimes called the 197 Hearing. This allows us to use the tax bill to collect the debt in O&M. We need to redo this to include the expansion area. We are suggested setting the public hearing for May 18th.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 Setting a Public Hearing to Utilize the Uniform Method of Collection for May 18, 2026 at 10:30 a.m., was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Ratifying the Conveyance of Real
Property & Improvements**

Ms. Trucco: If the Board will recall, we talked about this at the last Board meeting, we were requested to convey the reclaimed water distribution system, the sanitary sewer system, the potable water distribution system located in Springhead. One at the Osceola phase, from AG EHC II (LEN) to the District and then from the District to Tohopekaliga Water Authority. This is the

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resolution that's going to approve and ratify this conveyance of those water improvements from a basically developer owner to the CDD and then CDD to CDD. You can see the two bills of sale that are attached. Those have already been signed, so you're going to be ratifying those. We'll also be getting the developer's affidavit, that certificate of District Engineer, and anti-human trafficking affidavit, which is the CDD standard for those documents. Unless you have any questions, I'm just looking for a motion to approve Resolution 2026-08 subject to staff sign-off.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Ratifying the Conveyance of Real Property and Improvements, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: Nothing else from me.

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: Yes, I have a follow-up from last meeting. I submitted an application to the South Florida Water Management District to transfer the permit from the developer to the CDD, and I received comments from the South Florida Water Management District that was not acceptable because the secondary conveyance stormwater pipes are located in County right-of-way and the CDD didn't have the right to maintain those improvements. I submitted a response citing Florida Statutes that gives the CDD the ability to maintain culverts and sewers, but again, received comments that was insufficient. I reached out to Osceola County and spoke with Raymond Stangle, and the County is willing to become a co-operation entity as part of the environmental resource permit. I need to submit a revision to that ERP listing the County as the co-operation entity. I'm going to be doing that over the next couple of weeks.

Mr. Morgan: Does Counsel have an issue with that?

Mr. Bonin: I'm curious. Maybe we can have a call offline about it, but also we can look at the ordinance that the County approved for the CDD to see what offsite improvements are permitted.

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Mr. Morgan: So the Water Management District is mandating the County?

Mr. Bonin: We can't sign off on the ERP because the County maintains part of our stormwater system.

Mr. Flint: We had the same issue with Kissimmee and Knightsbridge.

Mr. Morgan: I don't have a problem joining, I am asking if Counsel has a problem.

Mr. Bonin: Ideally, we would have something in writing with them, like an interlocal agreement or some type of acknowledgement in writing that this is the situation.

Mr. Flint: Sounds like they've agreed to it.

Mr. Bonin: Let's just get them to sign it.

Mr. Flint: We don't need to compel them if they're already agreeing to it.

Mr. Bonin: We've had to many verbal things fall through before, not with the CDD but with other stuff. Let's just get them to sign something and then we'll move forward.

Mr. Althafer: The other item I wanted to bring up is in Assessment Area 3, the Springhead Lake Osceola, we are wrapping up the improvements, the utility improvements in Phase 2. I've just received the information necessary to clear the wastewater system through EDEP. I'm going to start the acceptance paperwork and submittals with Toho Water Authority in the next couple of weeks. We'll need to get started with the easements and bill of sales for the improvements within Phase two Areas.

Mr. Flint: Did you hear that, Kristen?

Ms. Trucco: Yes

Mr. Flint: Anything Else Broc?

Mr. Althafer: That's all I've got unless there are any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under District Manager's Report you have the check register. Any comments or questions?

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

ii. Balance Sheet and Income Statement

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Mr. Flint: You also have the balance sheet and income statement through the end of January.

D. Field Manager's Report

Mr. Flint: Field Manager's Report.

Mr. Scheerer: Before we get to the addendum for United, just a couple of things to go over. As some of you are aware, the Tract 8, Phase Two C pond, not a pond. There were some conversations about how to maintain that. We had a Teams call and I know Rob, that was brought up in one of your calls, and the suggestion was we just go ahead and truck sore it or water scissor it and hand remove everything. I went out and I got a price from Applied Aquatic of \$2,050 and that's to remove all the vegetation, clean out the center of it, and have it removed off-site since we don't have really a place to dump the biomass and then Derek provided me with Aquatic Weed Control, and they gave me a number of \$2,750. If the Board doesn't have any questions I think we can fit that into our operating budget with Applied Aquatic.

Mr. Morgan: Are those two quotes or two different things?

Mr. Scheerer: Two quotes for the same thing. The Aquatic Weed guy gave me his number and as you know Applied Aquatic is currently doing the maintenance to the big lake, the 65-acre pond. They are already doing that, they were cheaper. Unless you have any questions, I'd like to go ahead and get them started on that right away.

Mr. Flint: Is there a motion to approve the Applied Aquatic Proposal?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Applied Aquatic Proposal for one time vegetation removal, was approved.
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i. Consideration of Services Agreement Addendum with United Land Services

Mr. Scheerer: I had a phone call with the homeowner that bought the house next door this morning, and it was a very interesting phone call, and he feels that it's unsafe. I told him there's nothing unsafe. I said it might be unsightly in your opinion, but it's being treated. There's going to be algae periodically in there. I just asked him to let us go ahead and move forward, see how we can do the best we can to remedy it. Applied Aquatic was there the same day I was there and treated with the maximum number of parts per millions of sonars, which deals in submersible vegetation. They weren't getting to the roots of the torpedo grass, and there was some minor slender spike rush

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starting to grow in there. We're hoping by doing that, that'll give us some long-term killing effect under the water. The properties look pretty good. That new sod that was installed is greening up nicely. We're continuing to monitor all the plant material, and we'll be coming back with some recommendations if needed for any plant replacement material due to the freeze. We had a walk on March 11th me, Rebecca, Derek, and United, on the portion of Springhead South, Phase 1. There were several of the common area easements, just a couple of minor repairs. We're ready to take those over. Obviously, the large compensating storage areas, none of that was included in that walk since there's still work going on in there as well as some pond digging, so we'll be coming back for that. Included in your agenda pack is a proposal from United Land to go ahead and provide the maintenance. It is for all of Springhead South. Unfortunately, I could not get a number from John Borland to break it out, but it is a number that I believe we budgeted previously at \$53,868 but it'll be nowhere near that once we get into Springhead South.

Mr. Morgan: What do you mean once we get into Springhead South?

Mr. Scheerer: That's the whole thing. That's the compensated storage area, that's mowing all the pods, that's doing all that work.

Mr. Morgan: \$53,000 annual for all of Springhead South.

Mr. Sheerer: He didn't give me a breakdown of what was Phase one, I've already asked.

Mr. Morgan: Put me on an email asking for that.

Mr. Sheerer: Yes, sir I will. I already texted him. He's out of the office but I'll send an email and copy you all.

Mr. Morgan: Because he has a clear-cut map of what is Phase one. So I want to see that.

Mr. Sheerer: I understand. The other thing with that is a funding mechanism for this, since the 2026 budget was adopted without any funding for it.

Mr. Flint: Yes, we're not assessing because it wasn't within the District. We're not assessing Springhead, Osceola, or Orange, and we don't have a landscape budget because it wasn't in the District. We're going to need to have a funding agreement to carry us from now until September 13.

Mr. Morgan: With the developer?

Mr. Flint: Yes, so as part of approving the landscape addendum, we need a way to pay for it.

Mr. Morgan: We need to break out the South Phase then.

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Mr. Sheerer: Yes, its small. I emailed John Borland and he is out of the office, but he is usually pretty good about getting back to me. I'll re-email, and I'll copy you on that. We did have a small amount of punch list items that were minor. There were some broken irrigations and some incomplete areas where the sidewalk terminated, but yet the landscaping was not completed die to the alleyway, because the sidewalk wasn't installed. I don't think that's anything major or anything large for us. We had a couple of median tracks on Zuni Road that were acceptable and we'll be prepared to start that as soon as those punch list items are done. How do we want to do the developer funding agreement?

Mr. Flint: So what the Board wants to approve, what phase in Springhead?

Mr. Sheerer: Phase One.

Mr. Morgan: We want to approve the agreement based on it being broken out into Phase One and Phase Two but we're only approving Phase One now.

Mr. Sheerer: Right, and I'll get that number.

Mr. Morgan: Once we get that amended agreement, then we got to put together a developer agreement.

Mr. Flint: Maybe two separate motions. The first motion would be to approve Phase One of Springhead South.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Phase One of Springhead South and Delegating Authority to Mr. Bonin to Sign off on the final amount, was approved.

Mr. Flint: We also need a motion of approval of a Funding Agreement to fund that agreement. Is there a motion to approve the funding?

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

NINTH ORDER OF BUSINESS

Other Business

Mr. Sheerer: We've been working overall big picture with Springhead South with Derek and his team. We got the acreage numbers for the pond modifications. He told me there may be another slight change, so we'll see how that works out. But we got all those numbers, and we can

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get actual pond aquatic maintenance numbers from our vendor, which we'll add to the budget, which you know is coming up. That leads me into my next question for all you folks up here. Is there an estimated time that Springhead North might be coming online for next year?

Mr. Bonin: We still haven't got our permits. We're going to break ground this year, late summer, fall. I don't think we'll have finished lots.

Mr. Morgan: When are we doing the budget for 2027?

Mr. Flint: You adopt a budget it in August. We do the preliminary proposed budgets in April or May.

Mr. Bonin: We may have something towards the end of 2027 late summer, fall.

Mr. Flint: Put 9 months in, it sounds like.

Mr. Bonin: I want a plan. I know we had to expand the boundary and all that, but I don't want to accelerate development and then not have a budget. I'd rather have it there and then not use it .

Mr. Sheerer: I do have a baseline, but we'll go over that.

Mr. Bonin: How does our little pond behind the models, how's it looking?

Mr. Sheerer: It looks like a mud puddle.

Mr. Morgan: They scraped it. It was not level and as kind of having a pitched fade on it. So I'm sure it's working out there right now while it's still a little wet. I think we are talking about putting some literal shelves. Broc, remind me again who pushed back on this in our review?

Mr. Althafer: It was Tina with Long Range Planning. Her comment was that if these areas look too much like a wetland, then they can't count towards our open space calculation requirement. I had a conversation with her late last week, and she had to follow up with Ray Stangle. She's going to get back with me.

Mr. Morgan: What that means is if you can't count it open space, then you basically have to sod the bottom. It's our opinion that that won't be a great idea either. We're looking at kind of a combo, so maybe the middle area where the water kind of stays wet as, as a kind of a little wetland corridor with grass on the bottom sides. We were going to do that as long as that still allowed us to meet enough open space, right, Broc?

Mr. Althafer: That's right and I'm hoping to have a response from the County this week.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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There being no comments, the next item followed.

ELEVENTH 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