

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 20, 2026, at 10:30 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Karly Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the roll. Four Board members were present in person constituting a quorum. I've administered the oath to Carrie prior to the meeting, so she's sworn in.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period and we don't have any public here other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 16, 2026 Meeting

Mr. Flint: The next item is approval of your March 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.

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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, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Maintenance in Bridgewalk Springhead South

A. Aquatic Maintenance

Mr. Flint: Item four is consideration of proposals for maintenance of the Springhead Osceola for landscaping and aquatics.

Mr. Scheerer: As you recall last month, we had a full-blown Springhead South proposal for landscape maintenance in the agenda and we were tasked with just focusing on phase one. If you want to skip to the Applied Aquatic one, that would be great. The landscape maintenance from United encompasses this map and was provided to us by Rob. It encompasses the storage area on one side, which would be pond #3 on the opposite side, and then several open spaces and right-of-way tracts within the median. Just past the lift station there's a common area tract where there are some trees planted; there's a playground that was included originally that we removed because the playground area is not ready to be turned over yet. The cost to maintain that map was provided by Rob is \$3,529 monthly. There is funding in the budget for this and that would be something under the Developer Funding Agreement. The other proposals from Applied Aquatic, we actually received this map from Derek, it lists all the ponds through the new design unless anything has changed and the only pond that we would have approved at this time would be pond number 3. That fits the map that was provided to us on the west end of the community. It's the one where the eventual boat dock will tie into.

Mr. Morgan: The map was provided by Rob, and the color map was provided by Derek.

Mr. Scheerer: Our pond vendor is picky when it comes to estimating his proposal about having actual acreages and actual maps. There has been a couple different redesigns, this was the most recent that Derek sent me. Rob's map was basically just saying, this is what we need to get to be maintained in phase one of Bridgewater. I tried to get just a singular proposal from Applied Aquatic Pond 3.

Mr. Morgan: I don't understand why there are all the little areas inside of area one. What are we paying double?

Mr. Scheerer: No, those are open space tracts that were turned over during our initial walkthrough. Those are just open space landscape tracts. Is that what you're talking about, Adam?

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Mr. Morgan: Yeah, this is the map you made for this pond treatment. So, he has two, three and four ponds?

Mr. Scheerer: We're only going to be doing pond three, Adam.

Mr. Flint: They provided pricing for all of it.

Mr. Scheerer: Yes, we were doing the budget and he sent me up the map along with all the different ones, but according to the map, that one to the west, which is pond number three, it's the one that's dug now. You're actually doing some de-watering, I believe there's a pump there..

Mr. Bonin: So, on this, it's just this one?

Mr. Scheerer: Yes.

Mr. Bonin: Is this already done?

Mr. Scheerer: You all are still doing work on it, but it'll be mowed. The pond banks is a muck pond. It's a compensating storage area.

Mr. Morgan: There's sod around the edges?

Mr. Scheerer: Yes.

Mr. Morgan: Then there's going to be some little bits of sod, but most of this will be underwater most of the time if it's working properly.

Mr. Scheerer: I know you were looking at some littoral plantings, but my understanding is that was going to take away from some of your open space requirements. We wouldn't be able to plant the entire bottom of that.

Mr. Bonin: What we're doing a little bit different; we're creating a channel that's going to kind of hug the eastern bank. On the back side of that where the water that in the lowest spot is kind of channeling to keep the majority of the comp area dry and possibly sod bahia the bottom of that.

Mr. Scheerer: I know we talked about the sodding of the bottom.

Mr. Bonin: Yeah, so we're going to try to create that channel so one part can be wet, one part can be dry most of the time. That's our current plan.

Mr. Scheerer: Like I said the Applied Aquatic, unfortunately I did not get a singular quote for the number three pond, but that dollar amount is listed in the overall \$360. That's monthly.

Mr. Bonin: Okay and make a note pond five is no longer a pond, we didn't make that a pond.

Mr. Scheerer: What's that going to be?

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Mr. Bonin: It's going to be comp storage. It's just part of the overall comp.

Mr. Morgan: Alright. Do you need a motion to approve the contract?

Mr. Scheerer: For United Land for phase one landscaping and then if you want to consider approving the pond 3 only maintenance, which I believe we probably should, because you guys are going to be done messing around with that at some point. Then we can approve just the pond 3 and what I'll do is I'll get the singular quote for just pond 3 legals so she can draft up the front-end document.

Mr. Morgan: I'll make a motion to approve the landscape plan.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Aquatic Maintenance Proposal for Maintenance in Bridgewalk Springhead South, was approved.

B. Landscape Maintenance

Mr. Flint: The aquatic maintenance pond 3, do you want to do that separate?

Mr. Morgan: We will do that separately.

Mr. Scheerer: We've talked about budgets. We're dealing with all your budgets right now. I think we're set. We have numbers for Springhead North.

Mr. Flint: We'll have the mowing of those ponds as well as there.

Mr. Scheerer: I have numbers from all of that we can pull that out as we need it. Other than that, everything else is looking pretty good. The new sod in the boulevards is looking good so we'll continue to monitor everything. Karly and I are there every week. If you have any issues, concerns, or anything else you want from us, just let us know.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Landscape Maintenance Proposal for Maintenance in Bridgewalk Springhead South, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement for Remainder of FY2026 for Expansion Parcel

Mr. Flint: Item 5 is the Developer Funding Agreement. This is for the remainder of the current fiscal year since the expansion area wasn't in the budget or that area is not being assessed. We need a way to fund the maintenance costs in the expansion area until the next fiscal year starts on October 1st. Are there any questions on the funding agreement?

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On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Developer Funding Agreement for Remainder of FY2026 for Expansion Parcel, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisitions #20 – #21; Consideration of Requisition #22

Mr. Flint: Next is ratification of requisitions #20 and #21 and then consideration of requisition #22. Any questions on those?

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Series 2023 Requisitions #20 – #21 were ratified; and Requisition #22, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc.

Ms. Flint: Item 7 is the underwriting agreement and G-17 Disclosure Agreement. This is with FMS Bonds. This is the agreement for them to serve as underwriter on the next bond issue that we are working on for Springhead Osceola. We may be pre-closing in conjunction with the assessment hearing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are working on the bond issuance for Springhead Osceola, and then we've got a litigator too at our firm that is working on the validation for Springhead Orange. Other than that, I don't have any updates right today.

B. Engineer

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

There being no comments, the next item followed.

C. District Manager's Report

- i. Approval of Check Register**

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Mr. Flint: Under District Manager's report you have the check register for the General Fund for the month of March and Board compensation. Any questions on that?

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 March. If you have any questions, we can discuss those. There's no action required.

D. Field Manager's Report

Mr. Flint: Field Manager's report.

Mr. Scheerer: Just a quick update. The Board approved the harvesting of the plant life that was inside that phase 2C tract 8 pond that the gentleman was concerned about and complaining about. We appreciate the Board doing that. We have the pond on the east end, the 2C tract 9 pond. We've got some numbers in the budget for this year to go ahead and spray that. I did reach out and get a price to remove should you choose to do the same thing.

Ms. Dudley: It was still being used for something, which I don't think they are anymore.

Mr. Scheerer: I'll bring back that proposal at the May meeting.

Ms. Dudley: Let me confirm that they've got no need to pump or send any water in that direction so we can do that. What kind of treatment is going forward to keep it looking good?

Mr. Scheerer: We're going to continue to spray and treat as needed. I believe at last month's meeting I informed the Board they used a sonar product, which really gets down some submerged vegetation. They sprayed that at the maximum dose they could try to get to the roots of what's growing out of that, which is mainly torpedo grass. In doing so, they're hoping by harvesting the rest of the plant material that they use is going to continue to effectively keep the shoreline vegetation under control. They came out, they sprayed, the gentleman contacted me, and then there was some residual that was left floating, basically some of the dead plant material that they had harvested. He actually went out and raked it out of the pond instead of waiting for us to come out. He was ready to come back out with a couple of guys to finish raking it out, but it looks good. In an abundance of caution, I went ahead and got a price to harvest the other one just in case. I'll bring back a proposal for that phase 2C tract 9 pond, which is the bigger one today.

Mr. Morgan: Is that the same guy that harvested at Storey Drive?

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Mr. Scheerer: Yes. Other than that, I don't have anything else for you today.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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