

MINUTES OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, May 19, 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
Kathryn Farr	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. All five Board members were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 21, 2025, Meeting**

Mr. Flint: We have approval of the minutes from the April 21, 2025 meeting. Are there any comments or corrections to the minutes? If not I would ask for a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the April 21, 2025 Meeting, were approved, as presented.
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## FOURTH ORDER OF BUSINESS

### Consideration of Landscape Maintenance Addendum with United Land Services

Mr. Scheerer: This agreement will cover all of Phase 2C. We are just memorializing that. We have been taking care of it for the last month or so, we just need to get 2C approved so we can add it to their contract.

Mr. Register: Question, this might be unrelated to United, but what is our approach here with the two pond areas?

Mr. Scheerer: The dry ponds?

Mr. Register: Dryish ponds.

Mr. Scheerer: Later on in the agenda you will see a proposal for Applied Aquatic. That agreement, based on I believe direction from Mr. Bonin, is that we take care of the smaller pond off of Zuni. I don't know the exact pond number but that is coming up so we can spray that. I believe you guys are still using the other pond as like a deep watering. We are not doing anything with that right now. We do have in the budget which you will get to later both ponds contemplated being on line by 2026 in October, probably sooner than that. But we are funding both ponds later on. For right now, we are going to spray the smaller of the two ponds.

Mr. Bonin: Basically, you have to treat it like a wet pond at this point.

Mr. Scheerer: Yes.

Mr. Bonin: Is it just wet or is there actual water in the pond?

Mr. Scheerer: There is water in the pond which raises some questions as to if it continues that way and there is no way for the water to get out.

Mr. Bonin: It is really, and Broc can speak to this, it's really just designed for storage.

Mr. Register: It is not intended to treat or to discharge.

Mr. Scheerer: Again, we will have both ponds in the budget to be treated at some point just like a wet pond. If it ever dries up, we can mow it. Like I said later on in this agenda, you will see a proposal from Applied Aquatic for like \$75 a month to do the remainder of this calendar year or budget year and then it will change to 2026.

Mr. Althafer: Hey guys, I didn't hear all of the conversation but those areas are designed to hold water. They are going to hold between 3 and 4 feet of water pretty much at any given time.

Mr. Flint: There is enough free board in that pond without water in it to accommodate all of the flow that is going into it.

Mr. Register: There is no flow going into it.

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Mr. Althafer: Yes, there is.

Mr. Register: Broc, there is no stormwater pipe that discharges into the ponds, correct?

Mr. Althafer: Those are connected to the stormwater system, the storm pipes and then they ultimately all connect to the large pond. But these little areas don't provide your typical stormwater management. They are not counted toward your quality treatment or your attenuation. They just provide some storage areas to get the hydraulic grade line lower and help to keep the streets not flooded.

Mr. Flint: Do they have outfalls?

Mr. Althafer: They do. They are directly connected to the large stormwater pond.

Mr. Flint: Okay, that is good!

Mr. Scheerer: Okay.

Mr. Flint: I don't like dry ponds with no outfalls that have water in them because that is not good.

Mr. Althafer: Right, understood.

Mr. Scheerer: Anyway, this is just the landscape addendum for United to memorialize their maintenance of Phase 2C which was turned over, I believe we started in March or April.

On MOTION by Mr. Register, seconded by Mr. Morgan with all in favor, the Landscape Maintenance Addendum with United Land Services, was approved.

## FIFTH ORDER OF BUSINESS

### **Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint: Item 5 is Resolution 2025-02 approving the proposed budget and setting the public hearing. We have August 18<sup>th</sup> at 10:00 a.m. in this location for the hearing. Exhibit A is the proposed budget. This does not include Springhead South and Springhead North because they are not currently in the boundaries of the District. We don't have the units or the cost associated with those expansion parcels currently included.

Mr. Morgan: This doesn't include, going back now to the proper project, the boat dock, boat ramp and Lake AJ.

Mr. Scheerer: It split. A portion of it is in Springhead South but I believe the restroom side of it is in 2C.

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Mr. Kewley: The only thing that falls in that Springhead boundary is the pier and maybe a very slight portion of the ramp. Everything else is with 2C.

Mr. Scheerer: I think we allocated funding for janitorial, water, and sewer.

Mr. Flint: We have the boat ramp and restrooms cost incorporated in here.

Mr. Morgan: I see adopted budget. Janitorial for that, I don't see that in there.

Mr. Flint: We have janitorial services. It is right above repairs and maintenance. It is \$4,320.

Mr. Morgan: Oh, there it is, okay.

Mr. Flint: We are going to have to kind of gauge the level of janitorial services.

Mr. Morgan: Because that is open to the public so it has got to be substantial. I mean those bathrooms are trashed daily.

Mr. Scheerer: We also want to look at a way to secure those bathrooms off after dusk if we can. If there is some sort of rulemaking that we need to get involved with but I can't imagine leaving those things open 24/7.

Mr. Flint: We will need a way to lock them at dark, so we will have to figure that out too. I don't know if the HOA once the amenity is in place is going to have staff or security but we will figure that out.

Mr. Scheerer: I will work with Andrea on that. Not related to this but kind of goes back to Knightsbridge, if you all would just check that plat for Springhead South because it says all of the open spaces HOA. But we are not looking at it that way.

Mr. Kewley: Are you looking at the recorded plat?

Mr. Scheerer: Whatever plat I have.

Mr. Bonin: Springhead Osceola.

Mr. Scheerer: Yes.

Mr. Bonin: What does it say?

Mr. Scheerer: HOA open space. I budgeted everything in anticipation for if this was in the District for this year as being CDD.

Mr. Kewley: There will be no HOA tracts whatsoever in Springhead.

Mr. Scheerer: North or South.

Mr. Kewley: Correct.

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Mr. Flint: We may need to amend this budget once the areas are in. I know Springhead South is fairly well along in development.

Mr. Kewley: My expectation is that comes online this fiscal year.

Mr. Flint: But we can't really put it in there without it being in the District. That is why you don't have it. The assessments are proposed to be the same. We are using some cash to balance the budget. We have adequate cash even after funding a three-month operating reserve to be able to do that.

Mr. Morgan: We don't anticipate an increase in assessments?

Mr. Flint: No, this is level. Any questions on the proposed budget?

Mr. Morgan: Rob, you good?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-02 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 18<sup>th</sup> at 10:00 a.m. at the Oasis Club at ChampionsGate, was approved.

## SIXTH ORDER OF BUSINESS

### Consideration of Pond Maintenance Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer: Like we talked about earlier, in your agenda is a proposal from Applied Aquatic to maintain that Phase 2C, I guess it is tract 8 pond which is the one along Zuni. As you can see it is a \$75 a month fee and will expire September 30<sup>th</sup> of this year at which time the new agreements will kick in for both ponds in 2C, the two wet ponds.

Mr. Morgan: So, it's \$75 per month?

Mr. Scheerer: Yes, through September 30<sup>th</sup>. We will bring back not only a new proposal from Applied Aquatic before the end of the fiscal year to be adopted for 2026 that will include both of those ponds as well as the resided borrow pit. I do have a price in there for Springhead South that has a big pond in it too for next year once that gets brought in.

Mr. Flint: Any questions on the proposal?

Mr. Morgan: When is the anticipated first treatment date?

Mr. Scheerer: As soon as you approve it. Maybe even this month.

Mr. Morgan: This picture was taken May 6<sup>th</sup> and it looks pretty bad.

Mr. Scheerer: It is in bad shape, yes sir. A lot of cattails popping up.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Pond Maintenance Agreement with Applied Aquatic Management, Inc., was approved.

**SEVENTH ORDER OF BUSINESS****Discussion of Fish Stocking in District Ponds for Mosquito Control**

Mr. Flint: We had a request from a resident to be able to stock the pond at their expense. The email you see in your agenda, they are suggesting stocking it with Gambusia and baby catfish to help control the mosquito population at their expense.

Mr. Morgan: So, they are going to pay to stock catfish and Gambusia?

Mr. Scheerer: That is what it says, yes.

Mr. Morgan: Is it the borrow pit pond only?

Mr. Scheerer: That is the only one, yes sir.

Mr. Register: Theoretically those fish could travel through the storm system to Lake AJ and what not, don't know if that is a problem. The other one is you know kind of based on what we know about the existing fish population in that pond actually being pretty decent, is there a downside to putting additional fish in here?

Ms. Trucco: Do we know if there are any restrictions in the permit for that?

Mr. Morgan: As long as they purchase the catfish from a state approved hatchery it's fine.

Ms. Trucco: We just need to confirm if the CDD does own the tract already by deed then ideally, we would have some type of license agreement where they agree to indemnify the CDD for any damage that the CDD incurs.

Mr. Flint: That is a lot of expense. We are incurring a lot of legal expense to allow them to install fish at their cost. It would be cheaper for us to install them directly probably.

Mr. Morgan: Do you want to table this and look at what it would cost for us to stock. I will drive out there, I have to go out there this week anyway to look at something else, but I will look. The last three times I have been at that pond, it is loaded with fish.

Ms. Trucco: I am just saying if the CDD incurs some type of damage as a result of granting permission to these individuals, if later we find out that we were not permitted to allow those, is it negligent of the CDD? Do we have a duty to make sure we granted permission to someone to stock the pond. I would just say we want to make sure it is permitted under the permit. If you are aware of certain type of fish that need to be stocked. I would say from a legal perspective; it is worth having them sign a document to protect the CDD. It is really up to the Board.

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Mr. Morgan: Let's table it for now.

Ms. Trucco: Do you want to look closer into the specifics of it?

Mr. Morgan: Let me do some research.

Mr. Scheerer: Do you want me to gather some additional information, like how many fish are they planning of each.

Mr. Morgan: Yes, ask him where he is planning on getting his catfish from. I am not worried about the Gambusia. I don't want him stocking a South American crawling catfish.

Ms. Trucco: We can use a form license agreement too to cut down on the cost. It is just their comfort level in signing a formal legal document like that may be an issue too but you know trying to protect the CDD as much as possible.

Mr. Flint: That is a good point.

Mr. Morgan: Okay, Alan you do that and I will do the research on my end and then we will look at it at the next meeting.

Mr. Morgan: Baby catfish is a pretty broad term.

Mr. Scheerer: Good point on the State approved hatchery too.

Mr. Morgan: The State typically only allows ictalurus punctatus if I remember my ichthyology correctly in two State waters.

Mr. Scheerer: What did you call them?

Mr. Morgan: That is a channel catfish. That is the gene of species for channel catfish. I only grew like 30 million of them in the 90's. I had a catfish hatchery so I know a lot about it. I had a catfish farm.

Mr. Flint: Catfish isn't one of the species we usually would do for control of mosquitos.

Mr. Morgan: No, they live on the bottom of the pond.

Mr. Flint: There are other fish. The Gambusia, we do. Shrimp is one and there's other ones. For now we will defer this item for further research.

## **EIGHTH ORDER OF BUSINESS**

## **Appointment of Audit Committee and Chairman**

Mr. Flint: We have appointment of the Audit Committee and Chair.

Mr. Morgan: I propose the existing Board and Chair as Audit Committee and Chair.

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On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Appointment of Existing Board & Chair as Audit Committee and Chair, was approved.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Trucco: The only update since the last Board meeting, we have filed the petition to expand the CDD boundary. The City and County both responded so we are working through their process. The City has already drafted their resolution to approve the expansion and it is anticipated that, that will be on the June 9<sup>th</sup> City Council agenda as long as they have signed off basically by the 21<sup>st</sup>. We are going to push for that. That is our hope is to get on that June 9<sup>th</sup> City Council agenda. The County just said once they have that resolution approved from the City, then they will add it to the County agenda. We are trying to move that forward as quick as we can with those two jurisdictions. We will keep you updated and of course will be reaching out to the developer and Engineer if either of those two jurisdictions ask for follow up information.

**B. Engineer**

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

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: I don't have anything today, but happy to answer any questions.

Mr. Flint: We have homes that are going to be allowed to have docks behind them and delegated authority to the HOA to approve those. We had a call and the HOA wants guidelines to use to be able to approve those and I think that makes sense. We had a call with Broc and Broc has been working on putting together. Because of the way the houses lay out, we need general guidelines about where the dock would be located and how it would be designed based on the lot and how far out it can go. All of those sorts of things. He has come up with preliminary information. Broc, do you want to explain what you are waiting on or what additional information we need to move that forward?

Mr. Althafer: Sure, yes. We used a similar community, I believe it is Hanover. They have a similar situation where they do allow residents to construct docks. What we are putting together is guidelines for who, which lanes are able to put a dock on their property or on the CDD's property. The geometry out there limits some of the lots that are lake front from actually being

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able to construct a dock so we are identifying which lots are able to construct and we are also putting size recommendations, maximum size recommendations that would allow residents to enjoy their dock while not impacting their neighbors if they were to build a dock as well. We have sent that over to George and the to the HOA to get a little bit of feedback. We are not in a position to fully present the report just yet. We want to get a little bit more feedback from them first before we really formally presented it to you.

Mr. Flint: Lennar may want to review that. I don't know when you sold those lots. He has identified lots that can't have docks if that will create an issue for someone that might have bought a lot planning on building a dock and now, they are going to be told that they can't.

Mr. Register: Yes, let me look into that from our MDAA from what we disclosed to purchase. I don't think that is a problem but let me confirm.

Ms. Trucco: Is it going to come back to this Board for formal approval?

Mr. Morgan: Yes.

Ms. Trucco: Okay, great!

Mr. Flint: I haven't reviewed what Broc sent but you know maybe something can be done, you know how you have joint docks and maybe some things can be done on those lots to allow them to.

Mr. Register: Is there another call scheduled on this or no?

Mr. Flint: We don't have a follow up yet but we need too. Do you want me to include you?

Mr. Register: Yes please.

Mr. Flint: Anything else, Broc?

Mr. Althafer: No, any other questions about anything else?

Mr. Flint: I am not seeing any.

Mr. Morgan: Not at this point.

## **C. District Manager's Report**

### **i. Approval of Check Register**

Mr. Flint: You have approval of the check register from April 16<sup>th</sup> through May 14<sup>th</sup> in the amount of \$22,908.68. Any questions on those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of April. Any questions on that? There being none,

**iii. Presentation of Number of Registered Voters – 311**

Mr. Flint: You have the number of registered voters as of April 15<sup>th</sup> which is 311. The District was created in 2021 so it would be 2028 before the first two seats would transition.

**iv. Designation of November 17, 2025 as the Landowners' Meeting Date**

Mr. Flint: We still need to designate a landowner's meeting date. You have your regular meeting in November that would be the 17<sup>th</sup>.

Mr. Morgan: Make a motion to approve that date.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Designation of November 17, 2025 as the Landowner's Meeting Date, was approved.

**D. Field Manager's Report**

Mr. Scheerer: Really the only thing out there is we are trying to stay on top of the irrigation right now. Michele decided to put command soil on all of the HOA property and not the CDD property so we are trying to just make sure all of our stuff is staying tight. It's not looking bad. We are also monitoring the road construction on Siruls. They tied into the borrow pit pond so hopefully they will get that wrapped up and get our fence put back up but other than that just keep moving forward.

Mr. Register: Just a couple of quick things. That does remind me that it was more of an FYI for you when residents come and ask what is going on but Lennar will be doing a secondary potable water connection out at Siruls and Addison over close to the pump house so that will probably be happening here in the next 120 days or so. It shouldn't really impact anything but if anybody wants to know what is going on, that is just part of the Toho requirement.

Mr. Flint: Are they going to lose service at all during that?

Mr. Register: No.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TWELFTH 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