



Rizzetta & Company

# **Bridgewater Community Development District**

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**Board of Supervisors' Meeting  
March 2, 2023**

**District Office:  
5844 Old Pasco Road  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.BridgewaterCDD.org](http://www.BridgewaterCDD.org)**

**BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

Bridgewater Amenities Center, 2525 Village Lakes Blvd., Lakeland, FL 33805

<b>Board of Supervisors</b>	Tonya Lockamy Thomas Temple Natalie Holley Jeff Walters John Gierlach	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	KE Law Group
<b>District Engineer</b>	Stephen Brletic	Johnson, Mirmiran & Thompson

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

February 23, 2023

**Board of Supervisors  
Bridgewater Community  
Development District**

**FINAL AGENDA**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Bridgewater Community Development District will be held on **Thursday, March 2, 2023, at 1:00 p.m.** at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805. The following is the Final Agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. Discussion of the April 6, 2023 Fiscal Year 2023/2024 Budget Workshop**
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 5, 2023 ..... Tab 1
  - B.** Consideration of Operations & Maintenance Expenditures for December 2022 and January 2023 ..... Tab 2
- 6. STAFF REPORTS**
  - A.** District Counsel ..... Tab 3
    1. Discussion of Florida Gas Transmission Easement Request
    2. Discussion of City Request to Move Entry Monument
  - B.** District Engineer
  - C.** District Manager Report ..... Tab 4
    1. Bridgewater 4<sup>th</sup> Quarter ADA Website Compliance Audit Report
- 7. BUSINESS ITEMS**
  - A.** Discussion of Investment Options with Public Trust Advisors..... Tab 5
    1. Letter to Mr. Walters from Scott Brizendine
    2. Florida Cooperative Liquid Asset Securities System (FLCLASS)
  - B.** Presentation of Landscape Specialist Inspection Report and Brightview Landscape Comments ..... Tab 6
    1. December 31, 2022 Inspection Report
    2. January 11, 2023 Inspection Report
    3. February 14, 2023 Inspection Report

- C. Consideration of Brightview Amendment 2 to Landscape Maintenance Agreement - Additional Pond Mowing Areas ..... Tab 7
- D. Presentation of Brightview Quality Site Assessment Reports..... Tab 8
  - 1. January 25, 2023 Assessment Report
  - 2. February 15, 2023 Assessment Report
- E. Consideration of Brightview Landscape Cleanup at Huron Circle ..... Tab 9
- F. Consideration of Brightview Landscape Bridge Renovation Quote ..... Tab 10
- G. Consideration of Brightview Landscape Ant Control Quote ..... Tab 11
- H. Consideration of Brightview Landscape Removal/Installation Dead Palm at Sump 41 ..... Tab 12
- I. Consideration of Brightview Landscape Mulch Installation at Huron Circle Quote..... Tab 13
- J. Consideration of Brightview Landscape Sod Installation at Pump 79 Quote ..... Tab 14
- K. Consideration of Brightview Landscape Tree Staking Quote ..... Tab 15
- L. Discussion of Brightview Landscape Pressure Washing RFP
- M. Presentation of Solitude Lake Management Waterway Inspection Reports..Tab 16
- N. Presentation of Solitude Lake Management Service Reports .....Tab 17
  - 1. January 10, 2023 Service Report
  - 2. January 31, 2023 Service Report
  - 3. February 1, 2023 Service Report
  - 4. February 13, 2023 Service Report
  - 5. February 22, 2023 Service Report
- 7. **SUPERVISOR REQUESTS**
- A. Discussion on Bridgewater Community Vision Workshop
- 8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 994-1001.

Sincerely,  
*Lynn Hayes*  
 District Manager

# Tab 1

MINUTES OF MEETING

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**BRIDGEWATER COMMUNITY DEVELOPMENT  
DISTRICT**

The Regular Meeting of the Board of Supervisors of Bridgewater Community Development District was held on Thursday, January 5, 2023 at 1:00 p.m. at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

**Present and Constituting a Quorum:**

Tonya Lockamy	<b>Board Supervisor, Chair</b>
Thomas Temple	<b>Board Supervisor, Vice Chair</b>
John Gierlach	<b>Board Supervisor, Assistant Secretary</b>
Jeff Walters	<b>Board Supervisor, Assistant Secretary</b>

**Also Present:**

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic, P.E.	<b>District Engineer, Johnson, Mirmiran &amp; Thompson</b>
Grace Kobitter	<b>District Counsel, KE Law Group</b>
Lauren Gentry	<b>District Counsel, KE Law Group</b>
Ted Katina	<b>Senior Account Manager, Brightview Landscape</b>
Bryan Schaub	<b>Landscape Specialist Inspection Services, Rizzetta &amp; Company</b>
Mitchell Hartwig	<b>Representative, Solitude Lake Management</b>

**Audience Members Present**

**FIRST ORDER OF BUSINESS** **Called to Order**

Mr. Hayes called the meeting to order at approximately 1 p.m. and read the roll call.

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board of Supervisors was asked if the area between the houses on Great Bear Drive are wetlands. A homeowner expressed concern about the chemical spraying of weeds on the lake and shore; should be done in a more timely manner as to avoid large and costly intervention.

**FOURTH ORDER OF BUSINESS**

**Administer the Oath of Office to Newly Elected Supervisors**

Mr. Lynn Hayes, a Notary Public in the State of Florida, administered the Oath of Office to the newly elected Board of Supervisors in attendance. Mr. Jeff Walters, Mr. John Gierlach, and Ms. Tonya Lockamy swore and affirmed the Oath as read on the record. Mr. Lynn Hayes explained to the new Board of Supervisors what the process is filling out their paperwork with the Polk County Supervisor of Elections Office.

Ms. Lauren Gentry reviewed with the Board of Supervisors the Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees.

Mr. Lynn Hayes asked the Board of Supervisors if they would like to receive compensation for their services. The Board of Supervisors elected to receive compensation for their services.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02; Designating Officers of the District**

On a motion by Mr. John Gierlach and seconded by Ms. Tonya Lockamy, with a vote of three (3) members yea and one (1) member nay (Jeff Walters), the Board of Supervisors, appointed Ms. Tonya Lockamy as Chair, Mr. Thomas Temple as Vice Chair, Mr. Jeff Walters as Assistant Secretary, Mr. John Gierlach as Assistant Secretary, Ms. Natalie Holley as Assistant Secretary, Mr. Lynn Hayes as Assistant Secretary, and Mr. Richard Hernandez as Assistant Secretary, as presented, for the Bridgewater Community Development District.

On a motion by Ms. Tonya Lockamy and seconded by Mr. John Gierlach, with a vote of three members yea and one member nay (Jeff Walters), the Board of Supervisors adopted Resolution 2023-02; Designating the Officers of the District, for Bridgewater Community Development District.

**BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT  
JANUARY 5, 2023 MINUTES OF MEETING**

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87 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
88 **of Supervisors Regular Meeting Held**  
89 **on November 3, 2022.**  
90

91 Mr. Hayes presented the November 3, 2022 Regular Meeting Minutes and asked  
92 if there were any amendments necessary. There were none.

On a motion by Mr. Jeff Walters and seconded by Mr. John Gierlach, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Regular Meeting held on November 3, 2022, as presented, for the Bridgewater Community Development District.

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94 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations and**  
95 **Maintenance Expenditures for**  
96 **September 2022, October 2022, and**  
97 **November 2022**  
98

99 Mr. Hayes presented the Operations and Maintenance Expenditures Report for  
100 September 2022, October 2022, and November 2022, to the Board of Supervisors.  
101

On a motion by Mr. John Gierlach and seconded by Mr. Jeff Walters, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures payment of the invoices for September 2022 (\$17,826.08), October 2022 (\$56,985.07), and November 2022 (\$38,456.76), as presented, for the Bridgewater Community Development District.

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103 **EIGHTH ORDER OF BUSINESS** **Consideration of LLS Tax Solutions, Inc.**  
104 **Arbitrage Engagement Letter Series**  
105 **2015AA1 and Series 2015AA2**  
106

On a motion by Mr. Jeff Walters and seconded by Mr. Tom Temple, with all in favor, the Board of Supervisors approved the LLS Tax Solutions, Inc. Arbitrage Engagement Letter that includes their scope of services, responsibilities, and fees related to Bond Series 2015AA1 (\$2,195.00) and Series 2015AA2 (\$8,295,000) over the next three (3) years, as presented, for the Bridgewater Community Development.

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108 **EIGHTH ORDER OF BUSINESS** **Presentation of Aquatics Report**  
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110 Mr. Mitchell Hartwig presented his report.  
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112 **NINTH ORDER OF BUSINESS** **Presentation of Landscape Specialist**  
113 **Inspection Report and Landscaper's**  
114 **Comments**  
115

116 Mr. Bryan Schaub presented his Landscape Inspection Report and responded to  
117 Board of Supervisors' questions. Mr. Ted Katina presented his report and responded to the  
118 questions raised by Mr. Bryan Schaub and the Board of Supervisors.  
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122 **TENTH ORDER OF BUSINESS** **Presentation of the Brightview District**  
123 **Mowing Schedule and Sump Report**  
124

125 Mr. Ted Katina presented his report and the mowing schedule for common areas  
126 and sumps.  
127

128 **ELEVENTH ORDER OF BUSINESS** **Consideration of Brightview New**  
129 **Construction Areas Pond Cleanup**  
130 **Near Clubhouse**  
131

On a motion by Mr. John Gierlach and seconded by Mr. Tonya Lockamy, with three (3) Board of Supervisor members yea and one (1) Board of Supervisor nay (Jeff Walters), the Board of Supervisors approved the Brightview Proposal for pond clean up with plant installation using reserve funds once District Counsel prepares a Final Form Agreement authorizing the Chair to execute.

132  
133 **TWELFTH ORDER OF BUSINESS** **Staff Reports**  
134

135 **A. District Counsel**  
136

137 Ms. Grace Kobitter stated to the Board of Supervisors that she will send a  
138 Letter for Ownership for the control structure pipes owned by Fort Creek LLC that  
139 was requested by the Board of Supervisors at the November 3, 2022 Community  
140 Development District meeting.  
141

142 **B. District Engineer**  
143

144 Mr. Steven Brletic presented his report to the Board of Supervisors  
145 regarding the sump drainage issues for pumps 49, 50, 52, 53, 70 and 71 in the  
146 District.  
147

148 Mr. Steven Brletic stated to the Board of Supervisors the Engineer Firm JMT  
149 is moving away from Community Development District representation and that he  
150 has opened his own company, B.D.I. Engineering, to continue services to these  
151 communities.  
152

On a motion by Mr. John Gierlach and seconded by Mr. Jeff Walters, with all in favor, the Board of Supervisors approved assigning the JMT Contract to B.D.I. Engineering subject to JMT's resignation letter with effective date after District Counsel prepares the Final Form Assignment Agreement and authorizes the Chair to execute the Agreement, as presented, for the Bridgewater Community Development District.

153

On a motion by Ms. Tonya Lockamy and seconded by Mr. John Gierlach, with all in favor, the Board of Supervisors approved drainage improvements for sumps 49, 50, 52, 53, 70, and 71 with a cost not to exceed \$16,000.00 for both projects after the District Engineer provides District Counsel and District Manager the written proposal. District Counsel will prepare the ASO/Work Authorization and authorize the Chair to execute.

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**C. District Manager**

Mr. Lynn Hayes presented his report to the Board of Supervisors. Mr. Lynn Hayes informed the Board of Supervisors the next regular meeting will be held on March 2, 2023 at 1:00 p.m. at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Mr. Lynn Hayes informed the Board of Supervisors the candidates that prevailed in the General Election will receive an e-mail with instructions to set up their Board of Supervisor e-mail account.

Mr. Lynn Hayes reminded the Board of Supervisors they approved the Amended Budget for Fiscal Year 2021/2022 at the November 3, 2022 meeting to transfer \$40,000.00 from the Reserve Fund to the General Fund to cover accrued expenses.

On a motion by Mr. John Gierlach and seconded by Mr. Jeff Walters, with all in favor, the Board of Supervisors approved to authorize District Staff to transfer \$40,000.00 from the Reserve Fund to the General Fund to cover budget expenses accrued for Fiscal Year 2021/2022.

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**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board of Supervisors discussed the Lake Bank Maintenance and Beautification Project and will provide vendor requests for this project via e-mail to the District Manager.

The Board of Supervisors discussed the Community Development District's Standards for Maintaining Community Property. They agreed that the current standard for homeowner property and district property is a 3 foot buffer.

The Board of Supervisors discussed renaming the Homeowner Association Meetings to Community Development District Workshops to ensure all is in compliance. The District Counsel provided clarification on this matter and the Board of Supervisors agreed that any homeowner with a question or issue will send to the Board of Supervisors their name, address, contact information and any pictures for the Board of Supervisors to consider and address at a future meeting.

Mr. Jeff Walters stated he would like to explore the Board of Supervisor's options for the District to earn more interest on their Reserve Fund monies. Mr. Jeff Walters agreed to send the District Manager a request for this action. The Board of Supervisors requested from District Manager to get a Reserve Study quote for the next regular scheduled meeting to present to the Board of Supervisors.

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Jeff Walters and seconded by Ms. Tonya Lockamy, with all in favor, the Board of Supervisors adjourned the meeting at 3:46 p.m., for the Bridgewater Community Development District.

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

## **Tab 2**

# BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida

[www.bridgewatercdd.org](http://www.bridgewatercdd.org)

## Operation and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$14,539.35**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Bridgewater Community Development District

Paid Operation & Maintenance Expenditures  
December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100041	8180742	Landscape Maintenance 12/22	\$ 8,515.83
Lakeland Electric	ACH	3384948 11/22	AUTC Electric Services 11/22	\$ 42.10
Rizzetta & Company, Inc.	100040	INV0000073236	District Management Fees 12/22	\$ 5,981.42
<b>Report Totals</b>				<b><u>\$ 14,539.35</u></b>

# BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida

[www.bridgewatercdd.org](http://www.bridgewatercdd.org)

## Operation and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$ 71,010.23**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100043	8212949	Pine Straw Installation 12/22	\$ 668.96
BrightView Landscape Services, Inc.	100043	8215769	Tree Removal 12/22	\$ 839.52
BrightView Landscape Services, Inc.	100043	8215768	Tree Installation 12/22	\$ 2,391.51
BrightView Landscape Services, Inc.	100049	8206621	Pond & Bank Mowing 12/22	\$ 2,450.00
BrightView Landscape Services, Inc.	100043	8215767	Turf Installation 12/22	\$ 2,714.10
BrightView Landscape Services, Inc.	100057	8221214	Landscape Maintenance 01/23	\$ 10,965.83
Innersync Studio, Ltd	100046	21015	Website Services 01/23	\$ 384.38
Jeffrey A Walters	100053	JW010523	Board of Supervisors Meeting 01/05/23	\$ 200.00
John E Gierlach	100054	JG010523	Board of Supervisors Meeting 01/05/23	\$ 200.00
Johnson Mirmiran & Thompson, Inc.	100044	33-202981	Engineering Services 10/22	\$ 2,400.00
KE Law Group, LLC	100058	5339	Legal Services 12/22	\$ 1,270.50
KE Law Group, LLC	100047	5036	Legal Services 11/22	\$ 4,202.00
Lakeland Electric	100050	3384948 6/11	Electric Services 12/22	\$ 70.91
Lakeland Electric	ACH	3384948 12/22 AUTOPAY	Electric Services 12/22 AUTOPAY	\$ 70.91



## Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Marsha Faux Property Appraiser	100055	4651903	Property Appraisers Fees 08/22	\$ 13,366.19
Rizzetta & Company, Inc.	100048	INV0000074879	Dissemination Services FY 22-23	\$ 5,000.00
Rizzetta & Company, Inc.	100042	INV0000074674	District Management Fees 01/23	\$ 5,981.42
Solitude Lake Management, LLC	100051	PSI-37200	Trampoline Removal 12/22	\$ 600.00
Solitude Lake Management, LLC	100051	PSI-37201	Vegetation Removal 12/22	\$ 3,500.00
Solitude Lake Management, LLC	100045	PSI-34008	Lake & Pond Maintenance 12/22	\$ 4,417.00
Solitude Lake Management, LLC	100059	PSI-43423	Pond Maintenance 01/23	\$ 4,417.00
Solitude Lake Management, LLC	100051	PSI-37194	Vegetation Removal 12/22	\$ 4,500.00
Thomas M. Temple	100052	TT010523	Board of Supervisors Meeting 01/05/23	\$ 200.00
Tonya Lockamy	100056	TM010523	Board of Supervisors Meeting 01/05/23	<u>\$ 200.00</u>
<b>Report Totals</b>				<b><u>\$ 71,010.23</u></b>

## **Tab 3**

## **Tab 4**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 6, 2023 @ 1:00 PM Budget Workshop then May 4, 2023 @ 1:00 PM Regular Meeting & FY 2023/2024 Proposed Budget

District  
Manager's  
Report

March 2

# 2023

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2023</u>
General Fund Cash & Investment Balance:	\$377,177
Reserve Fund Cash & Investment Balance:	\$1,154,300
Debt Service Fund Investment Balance:	\$1,501,256
<b>Total Cash and Investment Balances:</b>	<b>\$3,032,733</b>
<b>General Fund Expense Variance: \$21,978</b>	<b>Over Budget</b>



# Quarterly Compliance Audit Report

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## Bridgewater

**Date:** January 2023 - 4th Quarter

**Prepared for:** Scott Brizendine

**Developer:** Breeze

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

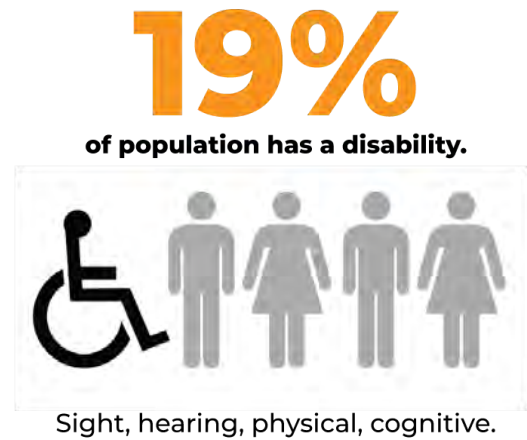
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitertools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



## **Tab 5**

# BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

January 6, 2023

Via E-Mail

Good afternoon Mr. Walters,

Lynn forwarded your e-mail to me so I can address your concerns with the timeliness of the financial statements as well as investment opportunities. Regarding the financial statements, your CDD was discussed at our daily accounting check-in call today and the Senior Accountant for your CDD conveyed to me that your October, November and December financial statements should be finalized and distributed to you by the 20<sup>th</sup> of this month. We will then be back on schedule and you will receive your monthly financial statements on schedule going forward.

In regards to investments, as you may be aware, CDDs are limited in what they can invest their excess funds in. The goal is preservation of capital but that doesn't mean you can't earn a return in the range you requested to Lynn in your e-mail. One option that provides rates in that range that several of the CDDs we manage are utilizing intergovernmental investment pools. These are authorized investments of Florida special districts, including CDDs, and they have the added benefit of not only providing a good return but they're also very liquid similar to a money market account. We are able to move funds in and out of the account on a daily basis, if needed. A popular fund that is being utilized by some of our managed CDDs is FLCLASS. There are two pool options with FLCLASS, the original and also FLCLASS Enhanced Cash. The original FLCLASS pool option is designed for day-to-day investing and the second is for more long-term investing such as for a reserve account. Currently, the yield on FLCLASS is 4.5343% and 3.8839% on Enhanced Cash. There are no transaction fees with FLCLASS, and we can literally move money in and out on a daily basis for free. The yield they quote is net of all fees, also there is no fee to become a member and no fee to cancel. All transactions are handled online and we simply execute transactions based on direction from the board, we do not move funds without prior board approval. The website is [www.flclass.com](http://www.flclass.com) if you wish to review the fund. I'm also attaching a one-page handout that has been provided to us to share with boards which provides some general information.

# BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Public Trust Advisors is the investment representative for FLCLASS and they are happy to discuss this option with the board. If you wish, Lynn could add this topic to your next agenda or if you feel it would be worthwhile we can ask representatives from Public Trust to attend your next meeting to discuss further.

Thank you,

**Scott Brizendine**  
Vice President of Operations

813.933.5571 Ext.: 9471  
[sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



## Get to know FLCLASS

FLCLASS (Florida Cooperative Liquid Asset Securities System) is an intergovernmental investment pool authorized under Section 218.415, Florida Statutes, and was created by an interlocal agreement by and among State public agencies - (the "Interlocal") as described in Section 163.01, Florida Statutes.

**FLCLASS' objective is safety, liquidity and competitive yields which is offered to ALL public agencies in Florida:**

- Maximize Safety: FLCLASS is rated 'AAAm' by Standard and Poor's.
- Competitive Yield: **FLCLASS Daily: 4.76%**
- Same Day Liquidity: Convenience of a checking account without the transaction fees.
- Transparent Governance by a Board of your peers
- Interest Paid Daily

### Board of Trustees



**Ken Burke**  
Clerk of Court and Comptroller  
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**Cindy Valentine**  
Chief Financial Officer  
Orange County Tax Collector



**Louis J. Boglioli III**  
Financial Services Director  
City of Stuart



**Dario Guerra**  
Executive Director, Treasury  
Miami-Dade Public Schools

If you would like to speak to an FLCLASS representative, please contact Matt Tight at [matt.tight@flclass.com](mailto:matt.tight@flclass.com) or call (407) 588-9667.

\*As of February 7, 2023 Past performance is not an indicator of future performance or results. Any financial and/or investment decision may incur losses. Any financial and/or investment decision should be made only after considerable research, consideration and involvement with an experienced professional engaged for the specific purpose. Daily yield is the dividend factor multiplied by the number of days in the year. Yields can vary over time. **Standard & Poor's Ratings in no way guarantee favorable performance results and should not be construed as safety in an investment. You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no fees charged from FLCLASS for such transactions.**  
FLCLASS is administrated by PUBLIC TRUST ADVISORS.

## **Tab 6**

# BRIDGEWATER CDD

## LANDSCAPE INSPECTION REPORT



December 31, 2022  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Sumps 95-78

## General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Remind crew to make sure at the Sumps they are hard edging around the drainage structures.
- ❖ Upcoming lake bank cut back events in the east side.

The following are action items for **Brightview Landscaping** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** indicates a **question or information for the Board Of Supervisors**. **Orange** is for Staff.

1. In the area between the sidewalk & road in front of Sump 95, treat the turf for weeds & increase the coverage of the existing turf.

2. Behind Sump 91, remove all mosses from the trees & shrubs.

3. In the area around Sump 91, check the strapping on the small ornamental trees. Tighten if necessary & remove the unnecessary strapping. (Pic 3)



4. To the north of Sump 84 in the south ROW of Sebago, detail the overgrown Ornamental Grass bed, include pruning of the grasses, removing weeding and setting a strong bed lines.

5. In Sump 87, the Cypress are underperforming. They are possible removal candidates.

6. In Sump 80, check the bubblers and whips for the trees. Repair any broken lines or fixtures. Remove if not in use. (Pic 6)



7. In sump 79, remove all large Sedge growing into the Ornamental Grasses. Hand pull.

8. At Sump 78, remove all mosses from the trees.

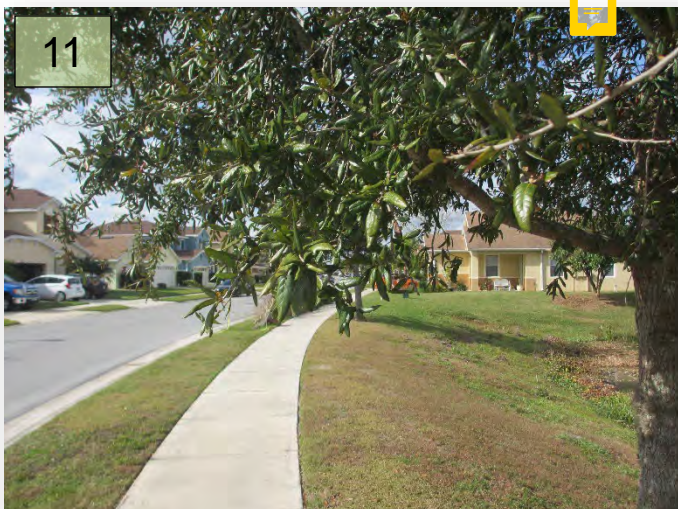
9. In the same area, when the water level decreases, clear the drain grate and edge the casing.

# Geneva, Sumps 78-51, Maggiore & VLB

10. In the west ROW of Geneva at VLB, check the irrigation bubblers. Several are missing or broken. Repair, if this zone is active.



11. In both ROWs of Geneva at VLB, lift the trees over the roads & sidewalks. (Pic 11)



12. In the turf areas between sidewalk & road adjacent to Sump 72, treat the turf for weeds.



13. There is still standing water and marshy conditions in Sumps 68, 70 & 71. Maintain as possible.



14. Diagnose & treat the turf between the sidewalk & the road at the north end of Sump 68.



15. In Sump 69, line trim closer to the water line.

16. Line trim the shoreline at Sump 63



17. Diagnose & treat the turf between the sidewalk & the road at the north end of the Sump 60 that is on Ontario Way.



18. Clear the drain grate at Sump 62.



19. Continue to create & maintain the tree rings in Sump 61 and property-wide.



20. In the north ROW of Maggiore, between Geneva & Elsinore, check the irrigation bubblers. Repair if necessary.



21. At the south end of Sump 52, diagnose & treat the stressed tree in the east side of the sump. Prune out dead material. (Pic 21)



22. Along the VLB on the sump-side of the metal fencing, cleanup and/or remove all weed trees, plants and volunteers. Any that cannot be removed should be pruned into consistent shapes and off the structures including the fencing.



23. The new trees were installed in Sump 51 professionally and the units look healthy. (Pic 23)



24. On the bridge, give the Loropetalum a micro-pack with the next fertilization event. If they do not flush out, we may try a rejuve cut right before the growing season. Prune out dead material. They might have to be replaced.





# Sumps 50-8, Huron Way & Torrens

25. In the maintained area north of Sump 50, remove the Groundsel tree growing out of a Pine tree. Flush cut as possible & treat with a tacky, woody herbicide. (Pic 25 >)



26. Near Sump 41 around the pond, tighten the strapping on the Ornamental Trees or remove as needed.



27. In the same area, we need to vertically trim back the encroaching plant material growing in from the natural areas.



28. In the same area, a Sabal Palm has died. It needs to be removed. Determine cause & report. If it is Ganoderma, DO NOT INSTALL A NEW PALM. (Pic 28)



29. In Sumps 31-38, there are areas that are over-saturated or under water. Maintain when areas are drier. Line trim or edge drain grates if possible.



30. In Sumps 24-30, there are areas that are over-saturated or under water. Maintain when areas are drier. Line trim or edge drain grates if possible.



31. Between the guard railing and the lake and the Huron Way cul-de-sac, mow and/or line trim the tall grasses as they are over two and a half feet tall. Flush cut any woody weeds growing in the area. (Pic 31 >)



32. In Sump 21, Brightview needs to flush cut the Groundsel tree stump to 2" below grade and contact treat with a tacky woody herbicide.



33. In the north ROW of Torrens at the intersection of Maggiore, remove all dead material & broken but hung-up branches on all Cedars & Cypress.



34. In the same area, remove all mosses from the smaller Ornamental Trees.

35. In the same area but closer to Maggiore, see what can be done to improve the coverage of the, what looks to be St. Augustine, turf. Start with fertilization and then, when possible, treat the turf weeds without leaving bare areas.



# Maggiore, Sumps 7-1 & Huron Way

36. In both ROWs of VLB at Maggiore, there are turf installation events scheduled that are waiting on better weather conditions to be installed.



37. In the SW corner of Sump 6, remove the large Brazilian Pepper tree, that is growing into the resident's fencing. It may be on the line but removing it will outweigh the negative issues that letting grow will generate. (Pic 37)



38. The Elm trees in the north ROW of Huron Way between Maggiore & Superior, should be investigated to see if they can be straightened. Report findings. If they cannot, then they will be good candidates for remove or replacement.



39. Along Sump 1, tighten all strapping systems on the smaller Ornamental Trees.

40. At the lake end of Sump 1, line trim more of the wild material near the water line & continue to maintain.



# Proposals

1. Brightview to generate a proposal to install a mulched maintenance strip for the area surrounding the posts for the guard rail system at both the south Great Salt & Huron Way cul-de-sacs. Include any, demolition, prep, clean up, disposal, soil, mulch, and irrigation repairs or adjustments. (Pic 1 >)
2. Brightview to generate two proposals at the pond adjacent to Sump 41: 1) to flush cut the palm 2" below grade, 2) remove palm, stump grind and install a matching replacement palm, barring a Ganoderma diagnosis. Include any, demolition, prep, clean up, disposal, soil, mulch, and irrigation repairs or adjustments. (Pic 2 >)



# BRIDGEWATER CDD

## LANDSCAPE INSPECTION REPORT



January 11, 2023  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist






Rizzetta & Company  
Professionals in Community Management

# Summary, Sumps 95-88

## General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Upcoming fertilization events for palms, beds & turf.
- ❖ Check plant material for winter fungi due to the excess wet conditions.



The following are action items for **Brightview Landscaping** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** indicates a **question or information for the Board Of Supervisors**. **Orange** is for Staff.



1. In the area in & surrounding Sump 91, remove all mosses from the trees & shrubs. 
2. Behind Sump 91, top and/or hand prune the hedge units in this area. 
3. In the area around Sump 91, diagnose & take any corrective action for the declining/dying smaller Live Oak. Report findings (Pic 3) 



6. In Sump 94, clear & edge the drain grate. 
7. At the end of Manitoba at Caspian, develop tree rings with strong beds lines, detail the area and **repair/cap any irrigation**. (Pic 7) 



4. In the same area, line trim & prune around all water flow structures & keep the natural areas vertically trimmed. 
5. Across the street from Sump 94, clear the drain grate as possible. Also, try to clear a bit more on the waterline. 

8. In sump 61 from the sidewalk to the road, see what can be done to improve the coverage of the turf. Treat for weeds where possible. 
9. In the west ROW of Great Bear and north of Sebago, several of the newer, small Ornamental Trees are tipping due to saturated soil. If these are now under or will soon be under CDD care, we need to have the straps for the trees tightened and/or re-staked. 

# Moraine, Sumps 87-54 & VLB

10. At the storm drain on Moraine by Sump 87, diagnose & correct the dead turf area. It is approximately 2' x 4'. (Pic 10)



14. In both ROWs of Geneva near Sump 78, cut and/or cap all irrigation fixtures, lines, whips etc. that are not in use. (Pic 14)



11. In the area that appears to be a bed in the south ROW of Sebago & west of Sump 84, detail the old bed, prune the Ornamental Grasses, weed & set strong bed lines. (Pic 11)



15. There is still standing water and marshy conditions in Sumps 68, 70 & 71. Maintain as possible.

16. Line trim more on the shoreline of Sump 63.

17. In Sump 54, there was some scalping of the turf by a mower. Please, check the equipment for a bent blade or flat tire. (Pic 17)



12. In sump 79, continue to remove all large Sedge growing into the Ornamental Grasses. Hand pull. This area may need to have the Ornamental Grasses removed; bed reconditioned & new units replanted as the grasses are intergrown with grassy weeds.

13. In Sump 78, when drier, clear out skimmer & prune near the water line.

18. Along the VLB on the sump-side of the metal fencing, cleanup and/or remove all weed trees, plants and volunteers. Any that cannot be removed should be pruned into consistent shapes and off the structures including the fencing.

# Sumps 50-6, Huron Way & Torrens

19. In the maintained area north of Sump 50, remove the Groundsel tree growing out of a Pine tree. Flush cut as possible & treat with a tacky, woody herbicide. (Pic 19 >)

20. Mow the floor of Sump 50 & the surrounding maintained area when it is dry enough.

21. In Sumps 44 & 45, lift the Ornamental Trees as possible while removing the mosses.

22. On the bridge, give the Loropetalum a micro-pack with the next fertilization event. If they do not flush out, we may try a rejuve cut right before the growing season. Prune out dead material. They might have to be replaced.

23. Between the guard railing and the lake and the Huron Way cul-de-sac, mow and/or line trim the tall grasses as they are over two and a half feet tall. Flush cut any woody weeds growing in the area.

24. In Sump 21, Brightview needs to flush cut the Groundsel tree stump to 2" below grade & contact treat with herbicide. (Pic 24)



25. In Sump 20, mow the floor when drier.

26. In the east ROW of Torrens at Maggiore, there are several older stumps that should be flush cut. Looking for board direction for a removal proposal or not.



27. In the north ROW of Torrens at the intersection of Maggiore, remove all dead material & broken but hung-up branches on all Cedars & Cypress.

28. In the same area, remove all mosses from the smaller Ornamental Trees.

29. In the same area but closer to Maggiore, see what can be done to improve the coverage of the, what looks to be St. Augustine, turf. Start with fertilization and then, when possible, treat the turf weeds without leaving bare areas.

30. In the SW corner of Sump 6, remove the large Brazilian Pepper tree, that is growing into the resident's fencing. Flush cut 2" below grade. (Pic 30)



## Maggiore, Sumps 5-1 & Huron Way

31. Along the west side of the property, continue to develop tree rings with strong bed lines.



32. In the same area, generate some solutions to the sand erosion that is being deposited on the sidewalks. I know turf with irrigation would be ideal but let's see if we can come up with other concepts. Report to the DM.



33. Along Sump 1, check the strapping & stakes for the smaller Ornamental trees. Also, line trim more of the waterline. (Pic 33)





# Proposals

A large, empty rectangular box with a dark green border, intended for proposals.



# Tab 7

**AMENDMENT #2 TO LANDSCAPE MAINTENANCE AGREEMENT BETWEEN  
BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE  
MAINTENANCE, INC.**

This Amendment (“Amendment”) is entered into as of April 1, 2023 between Bridgewater Community Development District (“Client”) and BrightView Landscape Maintenance, Inc. (“Contractor”).

WHEREAS, Bridgewater Community Development District and BrightView Landscape Maintenance, Inc. entered into a Landscape Maintenance Agreement dated 3/16/2022.

WHEREAS, Bridgewater Community Development District and BrightView Landscape Maintenance, Inc. desire to amend the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, in consideration of the mutual covenants contained herein, Bridgewater Community Development District and BrightView Landscape Maintenance, Inc. desire to amend the Agreement as follows:

1. The Parties intend to add additional work sites and services to Bridgewater Community Development District. The additional Service Visits to the contract shall be amended as follows: See attached map.
  - a. 42 occurrences per year, maintain areas in pink and yellow (squares)
  - b. 12 occurrences per year, maintain areas in yellow (dashes)
  - c. One time clean-up areas in yellow (solid)

Total Contract Addition                    **\$1,025.00 per month**

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

**Bridgewater Community Development District**

**BrightView Landscape Maintenance LLC**

By: \_\_\_\_\_

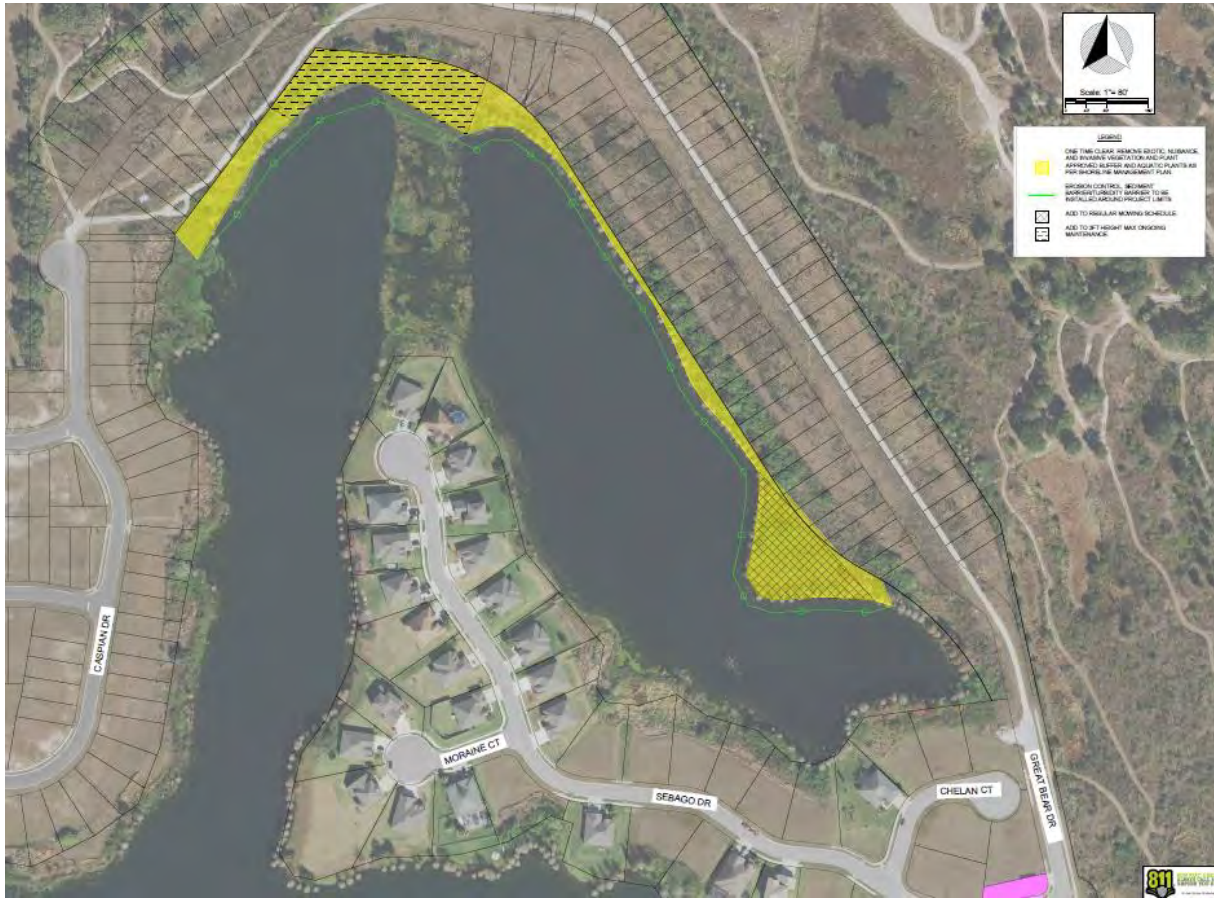
By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# Tab 8

# Quality Site Assessment

Prepared for: **Bridgewater Estates CDD**

## General Information

**DATE:** Wednesday, Jan 25, 2023  
**NEXT QSA DATE:** Monday, Apr 24, 2023  
**CLIENT ATTENDEES:** Lynn Hayes, Michele Lamberti  
**BRIGHTVIEW ATTENDEES:** Theodore Katina

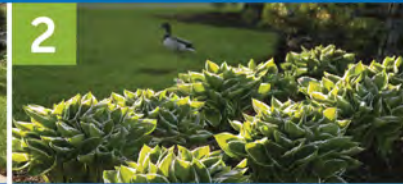
## Customer Focus Areas

### Quality you can count on.

**7** Seven Standards of Excellence



1 Site Cleanliness



2 Weed Free



3 Green Turf



4 Crisp Edges



5 Spectacular Flowers



6 Uniformly Mulched Beds



7 Neatly Pruned Trees & Shrubs

### Recommendations for Property Enhancements



**1** Recommend replacing dead palm at sump 41

**2** At Huron culinary de sac let's provide proposal to cut back grass and remove pepper tree.



# Quality Site Assessment

Prepared for: **Bridgewater Estates CDD**

## General Information

**DATE:** Wednesday, Feb 15, 2023  
**NEXT QSA DATE:** Monday, May 15, 2023  
**CLIENT ATTENDEES:**  
**BRIGHTVIEW ATTENDEES:** Theodore Katina

## Customer Focus Areas

### Quality you can count on.

<b>7</b> Seven Standards of Excellence	<b>1</b>  Site Cleanliness	<b>2</b>  Weed Free	<b>3</b>  Green Turf
	<b>4</b>  Crisp Edges	<b>5</b>  Spectacular Flowers	<b>6</b>  Uniformly Mulched Beds



### Maintenance Items



- 1** At sump 79 Let's spray weeds and remove one dead ornamental grass

### Recommendations for Property Enhancements



**1** Numerous oak trees thru property need to be thinned out for health purposes and to let wind flow between them

**2** Irrigation is not working through the majority of beds on CDD property recommend we go through the system and propose repairs to get everything working running again to keep healthy turf

**3** Numerous oak trees through property were not staked properly the right way recommend installer warranty this or we can send a proposal to replace

**4** Sump 2 we recommend removing declining cypress trees and fill in with sod

### Notes to Owner / Client



- 1** Sump 68 continues to be too wet to mow
- 2** Sump 70 Continues to be too wet to mow
- 3** Sump 65 Continues to be too wet to mow
- 4** Sump 78 is still too wet to mow plus a cart drove thru and left ruts inside

### Notes to Owner / Client



**5** Numerous oak trees are dead or dying in new area Brightview just took over we believe this is from lack of irrigation recommend installer warranty them

**6** Irrigation controller near construction areas not working recommend installer replace or repair it or we can send a proposal

**7** Areas of dirt on the back loop sidewalk actually belong to HOA is not CDD responsibility

**8** Sump 11 and 57 sod is on schedule for end of April

### Notes to Owner / Client



- 1** Sump 70 continues to be a major drainage issue

### Completed Items



**1** Let's make sure at simp 69 we're mowing all the way up to the fence

**2** Make sure we are spraying or weedeating any crack weeds through property

# BRIDGEWATER CDD

## LANDSCAPE INSPECTION REPORT



February 14, 2023  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Sumps 95-88

## General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Upcoming fertilization events for palms, beds & turf.
- ❖ Schedule a moss removal during the next few maintenance rotations.

The following are action items for **Brightview Landscaping** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined** indicates a **question or information for the Board Of Supervisors**. **Orange is for Staff**.

1. **In the area in & surrounding Sump 91, remove all mosses from the trees & shrubs.**

2. In the same area, treat the turf for new weeds.

3. **In the area around Sump 91, diagnose & take any corrective action for the declining/dying smaller Live Oak. Report findings (Pic 3)**



4. In the same area, line trim & prune around all water flow structures & keep the natural areas vertically trimmed.

5. In the same area, there is a small Live Oak that has tipped over. Try to straighten & replant with strapping.

6. In Sump 91, clear & edge the drain grate

7. **At the end of Manitoba at Caspian, a resident has left trash on the sidewalk and the pond bank. (Pic 7)**



8. Across from Sump 94, line trim the banks & waterline more completely.

9. In the same area, edge out the drainpipe/culvert.

10. The lakeside area in the new phase was mowed.

11. Some of the small ornamental trees in the new phase are tipping over. Re-stake.



# Moraine, Sumps 87-54 & VLB

12. **2315 Sebago is installing a pool & has caused damage to the district's property. There is damage to the landscape & possibly the sidewalk. (Pic 12)**



16. In sump 79, continue to remove all large Sedge growing into the Ornamental Grasses. Hand pull. This area may need to have the Ornamental Grasses with Sedge removed; bed reconditioned & new units replanted as the grasses are intergrown with grassy weeds. (Pic 16)



13. At the storm drain on Moraine by Sump 87, diagnose & correct the dead turf area. It is approximately 2' x 4'. Weeds are now growing into the area. (Pic 13)



17. There is still standing water and marshy conditions in Sumps 68, 70 & 71. Maintain as possible. (Pic 17)



14. In the area that appears to be a bed in the south ROW of Sebago & west of Sump 84, detail the old bed, prune the Ornamental Grasses,, weed & set strong bed lines.

15. **In both ROWs of Geneva near Sump 78-80, cut and/or cap all irrigation fixtures, lines, whips etc. that are not in use as the tree are now mature.**

18. In the areas along the west edge of the property including 60 and 61, set strong bed lines & tree rings. **Check the irrigation for these areas.** Develop and report options to control the soil erosion that is accumulating on the sidewalks and roads.

# Sumps 50-1, Huron Way & Torrens

**19. In the maintained area north of Sump 50, remove the Groundsel tree growing out of a Pine tree. Flush cut as possible & treat with a tacky, woody herbicide. (Pic 19 >)**

20. Along the VLB on the sump-side of the metal fencing, cleanup and/or remove all weed trees, plants & volunteers. Any that cannot be removed should be pruned & off the structures including the fencing.

21. Prune & remove moss from tree in SE corner of Sump 52.

**22. In Sumps 44 & 45, lift the Ornamental Trees to the proscribed height, as possible while removing the mosses.**

23. On the bridge, give the Loropetalum a micro-pack with the next fertilization event. If they do not flush out, we may try a rejuve cut right before the growing season. Prune out dead material. **They might have to be replaced.**

**24. Between the guard railing and the lake and the Huron Way cul-de-sac, mow and/or line trim the tall grasses as they are over two and a half feet tall. Flush cut any woody weeds growing in the area.**

**25. In Sump 21, the Groundsel tree was cut. It needs to be 2" below grade & treated with a contact woody herbicide. (Pic 25)**



26. In the north ROW of Torrens at the intersection of Maggiore, remove all dead material & broken but hung-up branches on all Cedars & Cypress.

27. In the same area, remove all mosses from the smaller Ornamental Trees.

28. In the same area but closer to Maggiore, see what can be done to improve the coverage of the turf. Start with fertilization and then, when possible, treat the turf weeds without leaving bare areas.

**29. In the east ROW of Torrens at Maggiore, there are several older stumps that should be flush cut. Looking for board direction for a removal proposal or not.**

**30. In the SW corner of Sump 6, remove the large Brazilian Pepper tree, that is growing into the resident's fencing. Flush cut 2" below grade. (Pic 30 >)**

31. Along Sump 1, remove all suckers & water shoots from the smaller Live Oaks (Pic 31 >)

32. In the same area, line trim the water line area more completely.



# Sumps 1 & 6



# Proposals

A large, empty rectangular box with a dark green border, intended for writing proposals.



## **Tab 9**

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Cleanup		
Project Description	Remove pepper tree and prune down grasses at Huron Circle Cul De Sac		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
25.00	HOUR	Enhancement Labor	\$75.60	\$1,890.00

For internal use only

**SO#** 8024889  
**JOB#** 345303010  
**Service Line** 130

**Total Price** \$1,890.00

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

### TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

#### Acceptance of this Contract

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature

Title

Property Manager

Lynn Hayes  
Printed Name

Date

January 26, 2023

#### BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Theodore P. Katina  
Printed Name

Date

January 26, 2023

Job #: 345303010

SO #: 8024889

Proposed Price: \$1,890.00





# Tab 10

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Michele Lamberti
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To	Bridgewater CDD
		Billing Address	3434 Colwell Ave Ste 200 Tampa, FL 33619

Project Name      The Bridge at Bridgewater

Project Description      Renovating the Bridge with new materials to present more curb appeal to the residents.

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
40.00	HOURL	Demo / Prep / Staging / Mobilization	\$75.60	\$3,024.00
1.00	EACH	Irrigation Retro-fit	\$3,999.88	\$3,999.88
10.00	EACH	Blue Agave - 30 Gallon	\$180.90	\$1,809.00
136.00	EACH	Ligustrum Spp. - Sunshine Ligustrum 3 gal. Shrub/perennial Installed	\$18.73	\$2,546.93
115.00	EACH	Croton Petra - 3 gal. Shrub/perennial Installed	\$18.73	\$2,153.65
7.00	TON	Granite Chips 3/4-1" - Bulk Installed - 3" thick	\$368.40	\$2,578.83
416.00	SQUARE FEET	Filter Fabric w/ Staples Installed (Granite Chips)	\$2.94	\$1,222.25
8.00	TON	River Jacks 3-5" - Bulk Installed (At ends of Beds) install at 2" - 3" thick	\$636.86	\$5,094.88
509.00	SQUARE FEET	Filter Fabric w/ Staples Installed (At ends of Beds)	\$2.94	\$1,495.49
14.00	TON	River Jacks 3-5" - Bulk Installed (Along the Bridge) install at 2" -3" thick	\$636.86	\$8,916.05
509.00	SQUARE FEET	Filter Fabric w/ Staples Installed (At ends of Beds)	\$2.94	\$1,495.49
8.00	TON	River Jacks 1-3" - Bulk Installed (Behind Bridge along Hill) - install at 3" thick	\$750.34	\$6,002.71
23.00	CUBIC YARD	Mulch Installed - State variety	\$78.92	\$1,815.10
5.00	TON	Florida Fieldstone Boulder-Tonnage (90 lbs per cf) - TON Boulders Installed (6 - 2' x 2' & 2 - 3'x 2')	\$531.08	\$2,655.41
2.00	LOAD	Dump Fees/Green Waste Material	\$212.82	\$425.65
1.00	LUMP SUM	Freight / Hauling	\$600.00	\$600.00

For internal use only

**SO#**                      8009588  
**JOB#**                    345303010  
**Service Line**        130

**Total Price**                      \$45,835.32

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4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

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5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

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Customer

	<b>Administrative manager</b>
Signature	Title
<b>Michele Lamberti</b>	<b>January 05, 2023</b>
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	<b>Account Manager</b>
Signature	Title
<b>Sarah Kuppinger</b>	<b>January 05, 2023</b>
Printed Name	Date

<b>Job #:</b>	<b>345303010</b>		
<b>SO #:</b>	<b>8009588</b>	<b>Proposed Price:</b>	<b>\$45,835.32</b>

# Exclusions And Qualifications

## Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

## Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

## Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

## Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

## Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)

# Tab 11

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To	Bridgewater CDD
		Billing Address	3434 Colwell Ave Ste 200 Tampa, FL 33619

Project Name      Ant control  
Project Description    Top choice treatment thru property

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
8.00	ACRE	Top choice install	\$468.11	\$3,744.89
18.00	HOUR	Enhancement Labor	\$65.00	\$1,170.00

For internal use only

**SO#**                    8007175  
**JOB#**                 345303010  
**Service Line**        130

**Total Price**                    \$4,914.89

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Customer

	<b>Property Manager</b>
Signature	Title
<b>Lynn Hayes</b>	<b>January 06, 2023</b>
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	<b>Account Manager, Senior</b>
Signature	Title
<b>Theodore P. Kalina</b>	<b>January 06, 2023</b>
Printed Name	Date

**Job #:** 345303010

**SO #:** 8007175      **Proposed Price:** \$4,914.89

# Tab 12



## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Palm installation		
Project Description	Remove and replace dead palm in sump 41		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Tree stakes	\$67.16	\$201.47
2.00	HOUR	Irrigation Technician	\$83.16	\$166.32
20.00	HOUR	Enhancement Labor	\$75.60	\$1,512.00
1.00	EACH	sable palm	\$538.44	\$538.44

For internal use only

**SO#** 8028078  
**JOB#** 345303010  
**Service Line** 130

**Total Price** \$2,418.23

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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Customer

Signature

Title

**Property Manager**

**Lynn Hayes**  
Printed Name

Date

**January 31, 2023**

**BrightView Landscape Services, Inc. "Contractor"**

Signature

Title

**Account Manager, Senior**

**Theodore P. Katina**  
Printed Name

Date

**January 31, 2023**

**Job #: 345303010**

**SO #: 8028078**

**Proposed Price: \$2,418.23**



# Tab 13

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Mulch installation at Huron Circle Cul De Sac		
Project Description	Removal of turf under guard rails and treat with herbicide. Installation of 5 yards of pine bark.		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12.00	HOUR	Enhancement Labor	\$74.20	\$890.40
5.00	CUBIC YARD	Mini Pne Bark	\$60.00	\$300.01

For internal use only

**SO#** 8024883  
**JOB#** 345303010  
**Service Line** 130

**Total Price** \$1,190.41

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4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

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Customer

Signature

Title

Property Manager

Lynn Hayes  
Printed Name

Date

January 26, 2023

#### BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Theodore P. Katina  
Printed Name

Date

January 26, 2023

Job #: 345303010

SO #: 8024883

Proposed Price: \$1,190.41

# Tab 14

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Sod installation at sump 79		
Project Description	Removal of all ornamental grasses and installing sod		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	HOUR	Enhancement Labor	\$75.60	\$1,512.00
500.00	SQUARE FEET	Bahia - Turf Installed	\$1.37	\$686.05

For internal use only

**SO#** 8041619  
**JOB#** 345303010  
**Service Line** 130

**Total Price** \$2,198.05

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4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966



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Customer

Signature

Title

**Property Manager**

**Lynn Hayes**  
Printed Name

Date

**February 15, 2023**

### BrightView Landscape Services, Inc. "Contractor"

Signature

Title

**Account Manager, Senior**

**Theodore P. Katina**  
Printed Name

Date

**February 15, 2023**

**Job #: 345303010**

**SO #: 8041619**

**Proposed Price: \$2,198.05**



# Tab 15

## Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Tree staking		
Project Description	Restaking 37 trees thru property with new material.		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
37.00	EACH	Pro 60 Staking Kit - 4"-6" Trees	\$157.45	\$5,825.74

For internal use only

**SO#** 8041625  
**JOB#** 345303010  
**Service Line** 300

**Total Price** \$5,825.74

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Customer

Signature	Title
	<b>Property Manager</b>
<b>Lynn Hayes</b>	Date
Printed Name	<b>February 15, 2023</b>

**BrightView Landscape Services, Inc. "Contractor"**

Signature	Title
	<b>Account Manager, Senior</b>
<b>Theodore P. Katina</b>	Date
Printed Name	<b>February 15, 2023</b>

<b>Job #:</b>	<b>345303010</b>	
<b>SO #:</b>	<b>8041625</b>	<b>Proposed Price: \$5,825.74</b>

Tab 16

# SOLITUDE

LAKE MANAGEMENT



## Bridgewater CDD Lakeland Waterway Inspection Report

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**Reason for Inspection:** Treatment in progress

**Inspection Date:** 2023-01-20

**Prepared for:**

District Manager Rizzetta & Company  
12750 Citrus Park Lane, Suite #115  
Tampa, Florida 33625

**Prepared by:**

Mitchell Hartwig, Project Manager, Aquatic Biologist

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDS A, B, C	3
PONDS H, P, S	4
PONDS J, R, 1	5
PONDS 2, 3, 4	6
PONDS 5, 6	7
PONDS	
PONDS	

**MANAGEMENT/COMMENTS SUMMARY** 7-8

**SITE MAP** 9



Site: A

Comments:

Treatment in progress  
Some Water Hyacinth seen growing in site, positive shoreline treatment applied. Will continue on routine visits.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



January, 2022



January, 2022

Site: B

Comments:

Normal growth observed  
Some erosion observed and minor shoreline weeds observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



January, 2022



January, 2022

Site: C

Comments:

Normal growth observed  
Some growth of Torpedograss observed in site, will hit on routine visits.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



January, 2022



January, 2022

**Site:** L. Hazel

**Comments:**

Treatment in progress  
Positive Hyacinth treatment will continue shoreline grasses on next routine visit.



January, 2022



January, 2022

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds

**Site:** L. Peggy

**Comments:**

Normal growth observed  
Some routine growth of shoreline weeds present in site. Open water looks good.



January, 2022



January, 2022

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** L. Serena

**Comments:**

Treatment in progress  
Cattails are being treated back and will continue on next routine visit as discussed in meeting. Minor grasses observed around site.



January, 2022



January, 2022

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails

Site: L. Jane

Comments:

Normal growth observed  
Some shoreline weeds and grasses within native vegetation and around parts of site.



January, 2022



January, 2022

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: L. Ruth

Comments:

Normal growth observed  
Vines observed on native vegetation dying off from cold weather we had. Will continue treatments as necessary.



January, 2022



January, 2022

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 1

Comments:

Treatment in progress  
Minor growth of algae observed in site.



January, 2022



January, 2022

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 2**

**Comments:**

Treatment in progress  
 Dirty site likely from all the construction nearby. Minor growth of algae.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

January, 2022

**Site: 3**

**Comments:**

Treatment in progress  
 Same as site 2, decaying cattails observed on south side of site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

January, 2022

**Site: 4**

**Comments:**

Treatment in progress  
 Open water looks good, decaying vegetation present around the site.



**Action Required:**

Routine maintenance next visit

**Target:**

January, 2022

## Site: 5

### Comments:

Treatment in progress

Same as site 4.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

January, 2022

## Site: 6

### Comments:

Treatment in progress

Cattails recently treated showing some regrowth and will be treated on next routine visit.



### Action Required:

Routine maintenance next visit

### Target:

Cattails

January, 2022

## Management Summary

Bridgewater CDD Waterway Inspection Report was completed on January 20th, 2023 for all sites.

Site A: Some Water Hyacinth seen growing in site, positive shoreline treatment applied. Will continue on routine visits.

Site B: Some erosion observed and minor shoreline weeds observed.

Site C: Some growth of Torpedograss observed in site, will hit on routine visits.

Site Hazel: Positive Hyacinth treatment will continue shoreline grasses on next routine visit.

Site Peggy: Some routine growth of shoreline weeds present in site. Open water looks good.

Site Serena: Cattails are being treated back and will continue on next routine visit as discussed in meeting. Minor grasses observed around site.

Site Jane: Some shoreline weeds and grasses within native vegetation and around parts of site.

Site Ruth: Vines observed on native vegetation dying off from cold weather we had. Will continue treatments as necessary.

Site 1: Minor growth of algae observed in site.

Site 2: Dirty site likely from all the construction nearby. Minor growth of algae.

Site 3: Same as site 2, decaying cattails observed on south side of site.

Site 4: Open water looks good, decaying vegetation present around the site.

Site 5: Same as site 4.

Site 6: Cattails recently treated showing some regrowth and will be treated on next routine visit.

Site	Comments	Target	Action Required
A	Treatment in progress	Species non-specific	Routine maintenance next visit
B	Normal growth observed	Species non-specific	Routine maintenance next visit
C	Normal growth observed	Torpedoglass	Routine maintenance next visit
H	Treatment in progress	Floating Weeds	Routine maintenance next visit
P	Normal growth observed	Species non-specific	Routine maintenance next visit
S	Treatment in progress	Cattails	Routine maintenance next visit
J	Normal growth observed	Torpedoglass	Routine maintenance next visit
R	Normal growth observed	Species non-specific	Routine maintenance next visit
1	Treatment in progress	Surface algae	Routine maintenance next visit
2	Treatment in progress	Surface algae	Routine maintenance next visit
3	Treatment in progress	Species non-specific	Routine maintenance next visit
4	Treatment in progress		Routine maintenance next visit
5	Treatment in progress	Species non-specific	Routine maintenance next visit
6	Treatment in progress	Cattails	Routine maintenance next visit



# SOLITUDE

LAKE MANAGEMENT



## Bridgewater CDD Lakeland Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2023-02-13

**Prepared for:**

District Manager Rizzetta & Company  
12750 Citrus Park Lane, Suite #115  
Tampa, Florida 33625

**Prepared by:**

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sun City Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)



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PONDS 5, 6	7
PONDS	
PONDS	

**MANAGEMENT/COMMENTS SUMMARY** 7-8

**SITE MAP** 9

Site: A

Comments:

Treatment in progress  
Water Hyacinth has been reduced and continuation of spot spraying for invasive vegetation will take place.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: B

Comments:

Normal growth observed  
Some erosion seen at the site and minor growth of shoreline weeds.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: C

Comments:

Normal growth observed  
Shoreline grasses reduced around. Open water looks good. Erosion seen along parts of the site.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: L. Hazel

Comments:

Treatment in progress

Hyacinth reduced from previous month. Shoreline grasses appear to be dying off. Will continue on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: L. Peggy

Comments:

Normal growth observed

Open water looks good, minor grass growth around the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: L. Serena

Comments:

Treatment in progress

Cattails are turning color from previous treatment(s) and were just hit today (February 13th). Other shoreline weeds are dying off and will continue on routine visits.

Action Required:

Routine maintenance next visit

Target:

Cattails



Site: L. Jane

Comments:

Normal growth observed  
Mostly grasses seen at this site that are currently dying off. Some more were treated today. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: L. Ruth

Comments:

Normal growth observed  
Minor growth of invasive vegetation was seen at this site. Overall looks in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: J

Comments:

Minor growth of algae observed in site.



Action Required:

Routine maintenance next visit

Target:

Surface algae

January, 2022

January, 2022

## Site: I

### Comments:

Normal growth observed

Minor growth of algae observed in site.



### Action Required:

Routine maintenance next visit

### Target:

Surface algae

## Site: H

### Comments:

Treatment in progress

Continuation of decomposition of plants. Site looks good.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: G

### Comments:

Normal growth observed

Open water looks good, decaying vegetation present around the site.



### Action Required:

Routine maintenance next visit

### Target:

Site: F

**Comments:**

Normal growth observed  
Same as site 4.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: E

**Comments:**

Treatment in progress  
Cattails are continuously being treated to keep down and get rid of. Will hit on next routine visit.



**Action Required:**

Routine maintenance next visit

**Target:**

Cattails

**Management Summary**

Bridgewater CDD Waterway Inspection Report was completed on February 13th, 2023 for all sites.

Site A: Water Hyacinth has been reduced and continuation of spot spraying for invasive vegetation will take place.

Site B: Some erosion seen at the site and minor growth of shoreline weeds.

Site C: Shoreline grasses reduced around. Open water looks good. Erosion seen along parts of the site.

Site Hazel: Hyacinth reduced from previous month. Shoreline grasses appear to be dying off. Will continue on next routine visit.

Site Peggy: Open water looks good, minor grass growth around the perimeter.

Site Serena: Cattails are turning color from previous treatment(s) and were just hit today (February 13th). Other shoreline weeds are dying off and will continue on routine visits.

Site Jane: Mostly grasses seen at this site that are currently dying off. Some more were treated today. Open water looks good.

Site Ruth: Minor growth of invasive vegetation was seen at this site. Overall looks in good condition.

Site J: Minor growth of algae observed in site.

Site I: Minor growth of algae observed in site.

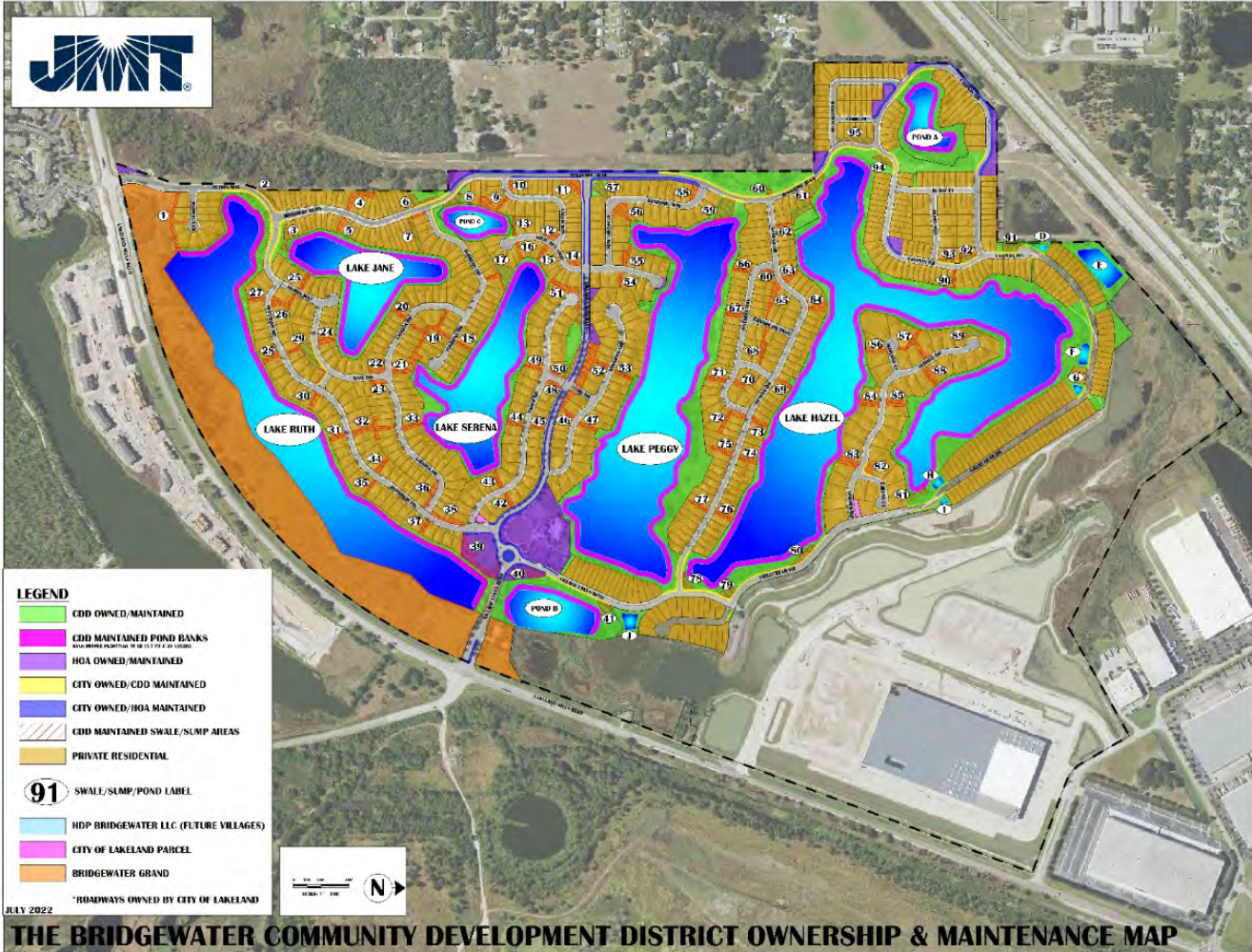
Site H: Continuation of decomposition of plants. Site looks good.

Site G: Open water looks good, decaying vegetation present around the site.

Site F: Same as site 4.

Site E: Cattails are continuously being treated to keep down and get rid of. Will hit on next routine visit.

Site	Comments	Target	Action Required
A	Treatment in progress	Species non-specific	Routine maintenance next visit
B	Normal growth observed	Species non-specific	Routine maintenance next visit
C	Normal growth observed	Torpedograss	Routine maintenance next visit
H	Treatment in progress	Floating Weeds	Routine maintenance next visit
P	Normal growth observed	Species non-specific	Routine maintenance next visit
S	Treatment in progress	Cattails	Routine maintenance next visit
J	Normal growth observed	Torpedograss	Routine maintenance next visit
R	Normal growth observed	Species non-specific	Routine maintenance next visit
J		Surface algae	Routine maintenance next visit
I	Normal growth observed	Surface algae	Routine maintenance next visit
H	Treatment in progress	Species non-specific	Routine maintenance next visit
G	Normal growth observed		Routine maintenance next visit
F	Normal growth observed	Species non-specific	Routine maintenance next visit
E	Treatment in progress	Cattails	Routine maintenance next visit





Tab 17



Work Order  
 Work Order Number 00077924  
 Created Date 1/10/2023

Account Bridgewater CDD of Lakeland  
 Contact Michele Lamberti  
 Address 2525 Village Lakes Blvd  
 Lakeland, FL 33805

Work Details

Specialist Treated for shoreline grasses  
 Comments to Assigned Customer Resource

Work Order Assets

Asset	Status	Product Work Type
Bridgewater CDD of Lakeland - LAKE ALL	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Bridgewater CDD of Lakeland - LAKE ALL	BUFFER MANAGEMENT	
Bridgewater CDD of Lakeland - LAKE ALL	LITTORAL SHELF	
Bridgewater CDD of Lakeland - LAKE ALL		



Work Order  
 Work Order Number 00116924  
 Created Date 1/31/2023

Account Bridgewater CDD of Lakeland  
 Contact Michele Lamberti  
 Address 2525 Village Lakes Blvd  
 Lakeland, FL 33805

Work Details

Specialist Comments to Customer Treated by Airboat at site Hazel for grasses and floating weeds.  
 Assigned Resource MITCHELL D. HARTWIG  
 Specialist State License Number

Work Order Assets

Asset	Status	Product Work Type
Bridgewater CDD of Lakeland - LAKE ALL	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Bridgewater CDD of Lakeland - LAKE ALL	SHORELINE WEED CONTROL	Treated shoreline weeds at site Hazel
Bridgewater CDD of Lakeland - LAKE ALL	LAKE WEED CONTROL	Treated floating weeds at site Hazel.
Bridgewater CDD of Lakeland - LAKE ALL	ALGAE CONTROL	Site Hazel treated for minimal algae
Bridgewater CDD of Lakeland - LAKE ALL	MONITORING	
Bridgewater CDD of Lakeland - LAKE ALL	INSPECTION	Okay
Bridgewater CDD of Lakeland - LAKE ALL		



Work Order  
 Work Order Number 00121956  
 Created Date 2/1/2023

Account Bridgewater CDD of Lakeland  
 Contact Michele Lamberti  
 Address 2525 Village Lakes Blvd  
 Lakeland, FL 33805

Work Details

Specialist Sprayed around perimeters of ponds and lakes  
 Comments to Customer for grasses and cattails and invasive species of plants  
 Assigned Resource

Work Order Assets

Asset	Status	Product Work Type
Bridgewater CDD of Lakeland - LAKE ALL	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Bridgewater CDD of Lakeland - LAKE ALL	SHORELINE WEED CONTROL	1,2,3,4,5,6,a,c,hazel,jane,serena
Bridgewater CDD of Lakeland - LAKE ALL	LAKE WEED CONTROL	
Bridgewater CDD of Lakeland - LAKE ALL	ALGAE CONTROL	Pond a
Bridgewater CDD of Lakeland - LAKE ALL	MONITORING	
Bridgewater CDD of Lakeland - LAKE ALL	INSPECTION	
Bridgewater CDD of Lakeland - LAKE ALL		



Work Order  
Work Order Number 00123221  
Created Date 2/13/2023

Account Bridgewater CDD of Lakeland  
Contact Michele Lamberti  
Address 2525 Village Lakes Blvd  
Lakeland, FL 33805

Work Details

Specialist Comments to Customer Treated lake peggy and lake hazel with the airboat treated parameters for invasive species  
Assigned Resource

Work Order Assets

Asset	Status	Product Work Type
Bridgewater CDD of Lakeland - LAKE ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Bridgewater CDD of Lakeland - LAKE ALL	BUFFER MANAGEMENT	
Bridgewater CDD of Lakeland - LAKE ALL	LITTORAL SHELF	
Bridgewater CDD of Lakeland - LAKE ALL		



Work Order  
 Work Order Number 00132672  
 Created Date 2/22/2023

Account Bridgewater CDD of Lakeland  
 Contact Michele Lamberti  
 Address 2525 Village Lakes Blvd  
 Lakeland, FL 33805

Work Details

Specialist Sprayed all of the cattail regrowth in pond 6. Prepared By Samantha Walker  
 Comments to Treated water hyacinth along north border of  
 Customer Lake Hazel. Picked up some debris. Thank you!

Work Order Assets

Asset	Status	Product Work Type
Bridgewater CDD of Lakeland - LAKE ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Bridgewater CDD of Lakeland - LAKE ALL	SHORELINE WEED CONTROL	
Bridgewater CDD of Lakeland - LAKE ALL	LAKE WEED CONTROL	
Bridgewater CDD of Lakeland - LAKE ALL	ALGAE CONTROL	
Bridgewater CDD of Lakeland - LAKE ALL	MONITORING	
Bridgewater CDD of Lakeland - LAKE ALL	INSPECTION	
Bridgewater CDD of Lakeland - LAKE ALL		