



Rizzetta & Company

Bridgewater Community Development District

**Board of Supervisors'
Special Meeting
July 21, 2023**

District Office: Wesley Chapel, Florida 33544

**MAILING ADDRESS:
3434 COLWELL AVENUE SUITE 200
TAMPA, FLORIDA 33614**

www.BridgewaterCDD.org

**BRIDGEWATER
COMMUNITY DEVELOPMENT DISTRICT**

www.bridgewatercdd.org

Board of Supervisors	Tonya Lockamy Thomas Temple John Gierlach Natalie Holley Jeff Walters	Chairperson Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Carol L. Brown	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry Jennifer Kilinski	Kilinski/Van Wyk Kilinski/Van Wyk
District Engineer	Stephen Brletic	Brletic Dvorak, Inc.

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Supervisor Requests and Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bridgewatercdd.org

Board of Supervisors
Bridgewater Community
Development District

July 14, 2023

AGENDA

Dear Board Members:

The **special** Meeting of the Board of Supervisors of the Bridgewater Community Development District will be held on **July 21, 2023, at 11:00 a.m.** at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Special Meeting held on May 12, 2023.....Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for May 2023 & June 2023.....Tab 2
 - C. Acceptance of Financial Statement (unaudited) for May 31, 2023.....Tab 3
 - D. Consideration of Resolution 2023-07, Redesignating Certain Officers.....Tab 4
5. **STAFF REPORTS – Part 1 of 2**
 - A. Aquatic Maintenance Manager.....Tab 5
 - 1.) Solitude Lake Management Waterway Inspection, dated June 16, 2023 & July 10, 2023
 - B. Landscape Managers.....Tab 6
 - 1.) BrightView Landscape Quality Site Assessment, dated June 26, 2023 & July 10, 2023
 - 2.) Rizzetta & Company Landscape Inspection Report, dated May 30, 2023 & June 30, 2023
6. **BUSINESS ITEMS**
 - A. Consideration of BrightView Landscape Proposal(s).....Tab 7
 - 1.) Additional Service Visits
 - 2.) Increase of Sump Maintenance Services
 - 3.) Bridge Enhancement Proposal to Remove Shrubs & Install Mulch
 - 4.) Remove Pepper Tree & Prune Grasses on Huron Circle Cul De Sac

	B.	Public Hearing on Fiscal Year 2023-2024 Final Budget.....	Tab 8
		1.) Consideration of Resolution 2023-05, Approving Fiscal Year 2023-2024 Proposed Budget	
	C.	Public Hearing on Fiscal Year 2023-2024 Special Assessments.....	Tab 9
		1.) Consideration of Resolution 2023-06 Imposing Special Assessments	
	D.	Consideration of Request to Assume Utility Account for Irrigation for Village 13 &14.....	Tab 10
	E.	Ratification of Natural Pipe Easement with Florida Gas Transmission	Tab 11
	F.	Ratification of Settlement Agreement with Florida Gas Transmission.....	Tab 12
	G.	Ratification of City of Lakeland Interlocal Sign Access and Relocation Agreement.....	Tab 13
	H.	Discussion on Pond Bank Signage.....	Tab 14
6.	STAFF REPORTS – Part 2 of 2		
	A.	District Counsel.....	Tab 15
		1.) Memo on Ethics Training for Supervisors	
	B.	District Engineer	
	C.	District Manager	
		1.) Update on Florida Cooperative Liquid Asset Securities System Account	
7.	SUPERVISOR REQUESTS AND AUDIENCE COMMENTS		
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 Kristi Roxas, Administrative Assistant, at (904) 436-6270, Ext. 4636.

Sincerely,

Carol L. Brown

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 Special Meeting of the Board of Supervisors of Bridgewater Community Development District was held on May 12, 2023, at 11:00 a.m. at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and Constituting a Quorum:

Tonya Lockamy	Board Supervisor, Chair
Thomas Temple	Board Supervisor, Vice Chair
John Gierlach	Board Supervisor, Assistant Secretary
Natalie Holley	Board Supervisor, Assistant Secretary
Jeff Walters	Board Supervisor, Assistant Secretary

Also Present:

Carol L. Brown	District Manager, Rizzetta & Company, Inc.
Kayla Connell	Financial Services Manager, Rizzetta & Company
Stephen Brletic	District Engineer, BDI Engineering
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Ted Katina	Senior Account Manager, Brightview Landscape
Bryan Schaub	Landscape Specialist, Rizzetta & Company

Audience Members Present

FIRST ORDER OF BUSINESS **Called to Order**

Ms. Brown called the meeting to order at 11:02 a.m. and read the roll call.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments**

Audience members provided comments on drainage concerns near Combee Road, property owner that passed away, flooding concerns and weeds along the lake bank.

49 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
50 **of Supervisors' Regular Meeting held**
51 **on March 2, 2023**
52

53 Ms. Brown informed the Board that the presented minutes had been revised to reflect
54 Thomas Temple's attendance at the March 2, 2023 meeting.
55

On a motion by Mr. Gierlach and seconded by Ms. Holley, with all in favor, the Board of Supervisors approved the minutes from the March 2, 2023 regular meeting, for Bridgewater Community Development District.

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57 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of the**
58 **Budget Workshop held on**
59 **April 6, 2023**
60

On a motion by Mr. Gierlach and seconded by Mr. Temple, with all in favor, the Board of Supervisors approved the minutes from the budget workshop held on April 6, 2023, for Bridgewater Community Development District.

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62 **SIXTH ORDER OF BUSINESS** **Consideration of Operations and**
63 **Maintenance Expenditures for**
64 **February 2023 & March 2023**
65

66 Mr. Gierlach asked if the installation of the pickerel plants had a warranty. Mr. Katina
67 said, "not really."
68

On a motion by Mr. Gierlach and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for February 2023, in the amount of \$40,985.43, and March 2023, in the amount of \$50,497.17, for the Bridgewater Community Development District.

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70 **SEVENTH ORDER OF BUSINESS** **Staff Reports**
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72 **A. District Counsel Report**
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74 Ms. Gentry informed the Board that the legislative session ended last week and the bill to
75 increase limits on liability for sovereign immunity did not pass. The bill requiring CDD
76 Board of Supervisors to complete the 4 hours of Ethics Training each year beginning
77 January 1, 2024 did pass and more information is to come.

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79 **B. District Engineer Report**
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81 Mr. Brletic requested BrightView to inspect the skimmer and add to their next report.
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83 He also noted that the dying oak trees identified in the Turnover Inspection Report can

84 eventually undermine the District's property. Mr. Gierlach asked what options they could
85 take. Discussion ensued.

86
87 Mr. Walters asked about the status of Isabella. Mr. Brletic said everything has been
88 completed and not sure if any problem remains.

89
90 Mr. Gierlach inquired about the Stormwater Needs Analysis Report on the website. The
91 Board continued the discussion on District's website and Ms. Brown suggested the
92 Board have a further discussion at the next meeting. Discussion ensued.

93

94 **C. Landscape Manager Report**

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96 **1.) BrightView Landscape Quality Site Assessment, dated**
97 **April 20, 2023**

98 **2.) BrightView Landscape Quality Site Assessment, dated**
99 **May 4, 2023**

100

101 Mr. Katina was available to answer questions. He said the District is about to enter rainy
102 season and some areas are too wet. Plants that are dormant are coming back and the
103 proposal for sump 67 should be completed soon.

104

105 Ms. Holley asked if the builder is responsible for the replacement of landscaping.

106

107 Mr. Katina said he was under the impression it would be warrantied. Discussion ensued.

108

109 **3.) Rizzetta & Company Landscape Inspection Report, dated**
110 **April 3, 2023**

111 **4.) Rizzetta & Company Landscape Inspection Report, dated**
112 **April 10, 2023**

113

114 Mr. Schawb informed the Board that he had an inspection with the developer and
115 reviewed punch list of items they were responsible for repairing that include landscaping
116 items, irrigation mainline, sump issue, 30 dead trees and one palm tree.

117

118 Ms. Holley asked for clarification/confirmation that the District is not responsible for
119 anything new and the Board further reviewed Turnover Report. She also inquired about
120 planting cattails.

121

122 Mr. Brletic said cattails are not recommended and are invasive. Discussion ensued.

123

124 Mr. Gierlach requested BrightView addendum to include keeping growth around pond
125 bank.

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127 Mr. Schawb stated developer would be replacing landscaping near mailboxes.

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129 The Board directed the Staff to confirm the District irrigation mapping.

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D. District Manager Report

1.) Presentation of 2023 Registered Voter Count

Ms. Brown informed the Board that as of April 25, 2023, there were 1,852 voters residing in the District.

She advised the Board the next meeting is a special meeting scheduled for July 21, 2023, at 11:00 a.m. here at the Bridgewater Amenity Center.

She reminded the Board that the April Financials were over budget by \$35,000.

Ms. Brown updated the Board that with the new Rizzetta accounting software, Intact, each District has access to one license and additional licenses can be purchased for \$172.00 each. This would allow supervisors access into the Intacct Accounting software. Both Mr. Walters and Mr. Gierlach expressed interest, however, do not want to spend additional funds. Ms. Brown suggested the Board could reconsider at another time.

2.) Solitude Lake Management Waterway Inspection, dated March 14, 2023

Report was presented under Tab 5.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Redesignating Officers

On a motion by Mr. Walters and seconded by Mr. Temple, with all in favor, the Board of Supervisors adopted Resolution 2023-03, redesignating officers, removing Lynn Hayes as an Assistant Secretary and adding Carol Brown as an Assistant Secretary, for Bridgewater Community Development District.

NINTH ORDER OF BUSINESS

Consideration of BrightView Landscape Second Amendment to the Agreement

Mr. Katina presented the amendment. Mr. Walters expressed concern and stated it should be consistent throughout the District.

Mr. Brletic reviewed further and finds this proposal would be consistent. Discussion ensued.

Ms. Lockamy asked if the homeowners could be held responsible for the maintenance. Ms. Gentry said this would be reflected in the HOA's covenants. Discussion ensued.

Ms. Brown asked for proposal clarification on the Quarterly Field Mowing proposal. Mr. Katina had this proposal presented under Tab 8. He stated this proposal was for the same area.

On a motion by Mr. Gierlach and seconded by Mr. Temple, opposed by Ms. Lockamy, Ms. Holley & Mr. Walters, the motion to approve BrightView Landscape Second Amendment to the Agreement, in the amount of \$1,025 per month, failed and the Board directed the Staff to bring proposal(s) back to the next meeting, for Bridgewater Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of BrightView Proposal(s)

1.) Consideration of BrightView Field Mowing Proposal

No action taken.

2.) Consideration of BrightView Landscape Removal/Installation of Dead Palm 41 Proposal

Staff is to review and follow up with the developer for replacement, as it is under warranty.

3.) Consideration of BrightView Landscape Bridge Renovation Proposal

4.) Consideration of BrightView Landscape Plant Beds Proposal

The Board reviewed both proposals and discussed ownership and right of way of the Bridge.

The Staff is to further review ownership and confirm no irrigation. Discussion ensued.

BrightView is to revise proposal with lower cost enhancements.

5.) Consideration of BrightView Landscape Mulch Installation at Huron Circle Proposal

No action taken by the Board.

6.) Consideration of BrightView Landscape Sod Installation at Pump 79 Proposal

The Staff is to confirm the developer is not responsible for installation.

On a motion by Mr. Gierlach and seconded by Ms. Lockamy, Mr. Temple is in favor, Mr. Walters and Ms. Holley opposed, the Board approved the BrightView Landscape Sod Installation at Pump 79 Proposal, in the amount of \$2,198.05, for Bridgewater Community Development District.

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7.) Consideration of BrightView Landscape Ant Control Proposal

Tabled until next fiscal year.

8.) Consideration of BrightView Landscape Tree Staking Proposal

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BrightView is to revise the proposal for the next meeting and remove trees that are the builder's responsibility.

The Board directed the Staff to have BrightView and Rizzetta Landscaping at the top of the next agenda.

The Board directed Mr. Schawb to send Ms. Gentry the developer punch list.

Mr. Katina & Mr. Schawb were excused from the meeting.

ELEVENTH ORDER OF BUSINESS **Consideration of Sump Improvement Project Proposal(s)**

Mr. Brletic verbally presented an additional proposal from Site Masters, in the amount of \$39,000, for sump 70-71 repair, (Exhibit A).

Mr. Brletic stated he has already submitted the permit for this improvement, as they are not functioning as they are supposed to.

The Board discussed using reserve funds for this expenditure.

Mr. Brletic commented that the immediate sod & sump issues have been completed and nothing must be done right now, however, recommends this repair. Discussion ensued.

On a motion by Mr. Gierlach and seconded by Mr. Walters, with all in favor, the Board approved the Site Masters verbal proposal, in the amount of \$39,000, to repair sump 70-71, with work to begin by November 1, 2023, with 45 days to complete and a 1-year warranty, for Bridgewater Community Development District.

TWELFTH ORDER OF BUSINESS **Consideration of Storm System Cleaning Proposal(s)**

Mr. Brletic presented the proposals. He said it was the best solution without requesting permits.

Mr. Gierlach left the meeting at 12:58 p.m.

The Board directed the Staff to obtain clarification whether an additional fee applies to mobilization.

On a motion by Ms. Lockamy and seconded by Mr. Walters, with all in favor, the Board approved the GPH Services proposal, in the amount of \$9,750.00, for Bridgewater Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2023-04; Approving Fiscal Year 2023-2024**

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Budget & Setting Public Hearing

Ms. Gentry informed the Board that this Resolution is the 1st step in a 2-step process in adopting a budget. When approving a proposed budget, it sets the high watermark and if there is an increase, a mailed Notice will be sent to owners. This Resolution will also set a Public Hearing for the budget adoption and assessment increase.

Ms. Brown informed the Board that the Public Hearing could be set at their next special Board meeting on July 21, 2023, at 11:00 a.m. in the Bridgewater Amenity Center. She then presented the proposed budget.

On a motion by Mr. Temple and seconded by Ms. Lockamy, with all in favor, the Board adopted Resolution 2023-04, approving the presented Fiscal Year 2023-2024 Budget & Setting Public Hearing for July 21, 2023, at 11:00 a.m., for Bridgewater Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Consideration of Acceptance of
Financial Audit, Dated
September 30, 2022**

Ms. Brown informed the Board that the audit was clean with no findings, however, identifies items that are not owned by the District.

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board accepted, contingent on working with auditor to revise the list of assets and authorized the chairperson to sign on behalf of Bridgewater Community Development District.

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FIFTEENTH ORDER OF BUSINESS **Consideration of Florida Cooperative
Liquid Asset Securities System**

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board approved the Florida Liquid Asset Securities System, for Bridgewater Community Development District.

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SIXTEENTH ORDER OF BUSINESS **Discussion of Florida Gas
Transmission Easement**

Ms. Gentry updated the Board on the status of the agreement. FGT has agreed to pay attorney's fees and is paying the District the appraised value of the property. Work is anticipated to begin August 1, 2023, and expected to be completed by the end of the year. Ms. Gentry also reminded the Board that they had previously authorized Ms. Lockamy to work with Staff on the agreement and to sign it outside of the meeting, and that no further action was needed.

SEVENTEENTH ORDER OF BUSINESS **Discussion of Right of Way Easement**

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Agreement

Ms. Gentry updated the Board on the joint HOA and CDD agreement to permit the City of Lakeland to move the median monument as part of the roadway widening project. The HOA's counsel has drafted a joint agreement and she has provided edits. The HOA also proposed additional language to identify which parties are responsible for ongoing maintenance, but she is recommending the District have a separate agreement with the HOA for that if needed. She also reminded the Board they had authorized Mr. Gierlach to work with the Staff and to execute this outside of the meeting and that no further action was needed.

EIGHTEENTH ORDER OF BUSINESS Discussion of Community Communication

Ms. Gentry provided a brief review of the Florida Sunshine Law and best practices for social media. She also stated she would provide CDD 101 material to be posted on the District's website.

Ms. Lockamy asked Mr. Walters if he was posting CDD related business on social media. Mr. Walters stated "yes." Ms. Gentry advised Mr. Walters to take a screenshot of postings and send it to District Manager for District's records for public records purposes. Discussion ensued.

On a motion by Ms. Holley and seconded by Ms. Lockamy, with all in favor, the Board authorized Ms. Lockamy to work on meeting summary and provide to the HOA to send out to the community, with District Manager's review, for Bridgewater Community Development District.

NINETEENTH ORDER OF BUSINESS Audience Comments and Supervisor Requests

AUDIENCE COMMENTS

Audience member commented on fishing and the installation of signage, the owner of the adjoining property and drainage structure who passed away and the need to continue to pursue establishing contact with the new owner, and flooding fishing sign.

The Board directed the Staff to obtain fishing signage proposals for the next meeting.

Mr. Temple left the meeting.

TWENTIETH ORDER OF BUSINESS Adjournment

On a motion by Ms. Lockamy and seconded by Ms. Holley, with all in favor, the Board adjourned the meeting at 1:59 p.m., for Bridgewater Community Development District.

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT
May 12, 2023 MINUTES OF MEETING

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353 Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Exhibit A

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Bridgewater CDD

Ontario Way Sump Improvement

3/2/2023

Construct improvements to stormwater sumps, located at southeast area of Ontario Way, in accordance with plans provided by the District Engineer.

Scope of work includes:

North Sump

- install silt fence
- remove/replace handrail (as needed)
- dewater sump
- remove 6" layer of organic soil
- raise existing grate inlet (re-use grate)
- provide, place, grade, compact fill dirt
- restore disturbed grass areas

\$18,000

South Sump

- install silt fence
- remove trees
- install 12" cleanout
- install 6" French Drain system
- install 6" ADS pipe
- construct MES w/ 5' x 5" rip -rap
- regrade outfall berm
- re-set existing skimmer
- restore disturbed grass areas

\$21,000

TOTAL \$39,000

Tab 2

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

www.bridgewatercdd.org

Operation and Maintenance Expenditures May 2023 For Board Approval

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

The total items being presented: \$ **41,716.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Wildlife Removal, Inc.	100094	1118581926	Dead Animal Removal 05/23	\$ 1,500.00
BrightView Landscape Services, Inc.	100095	8368119	Landscape Maintenance 04/23	\$ 11,229.17
BrightView Landscape Services, Inc.	100095	8384410	Landscape Maintenance 05/23	\$ 11,229.17
Bretic Dvorak, Inc.	100091	1101	Engineering Services 04/23	\$ 1,225.00
Bretic Dvorak, Inc.	100091	1102	Engineering Services 04/23	\$ 1,700.00
Hancock Bank	100090	40242	S/A Trust Fee 1102/22-05/01/23	\$ 2,000.00
Jeffrey A Walters	100096	JW051223	Board of Supervisors Meeting 05/12/23	\$ 200.00
John E Gierlach	100097	JG051223	Board of Supervisors Meeting 05/12/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100101	6606	Legal Services 04/23	\$ 1,160.45
Lakeland Electric	EFT	3384948 04/23 Autopay 330	Electric Services 04/23	\$ 49.13
Natalie L. Holley	100098	NH051223	Board of Supervisors Meeting 05/12/23	\$ 200.00
Rizzetta & Company, Inc.	100089	INV0000079661	District Management Fees 05/23	\$ 5,981.42
Solitude Lake Management, LLC	100092	PSI-74424	Lake Management 05/23	\$ 4,417.00

Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Ledger / News Chief/ CA Florida Holdings, LLC	100093	5533104	Account # 590484 Legal Advertising 04/23	\$ 225.13
Thomas M. Temple	100099	TT051223	Board of Supervisors Meeting 05/12/23	\$ 200.00
Tonya Lockamy	100100	TL051223	Board of Supervisors Meeting 05/12/23	\$ 200.00
Report Totals				<u>\$ 41,716.47</u>

Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100107	1121	Engineering Services 05/23 - 06/23	\$ 1,657.50
Brletic Dvorak, Inc.	100107	1131	Engineering Services 05/23	\$ 1,010.00
Disclosure Services, LLC	100104	3-330 06/23	Amortization Schedule Series 2015A.1 & 2015A.2 06/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100110	6725	Legal Services 05/23	\$ 4,114.60
Lakeland Electric	EFT	3384948 05/23 Autopay 330	Electric Services 05/23	\$ 74.31
MRIC Spatial LLC	100103	1943	Sump Repairs 11/22	\$ 4,000.00
Rizzetta & Company, Inc.	100102	INV0000080685	District Management Fees 06/23	\$ 5,981.42
Rizzetta & Company, Inc.	100108	INV0000081133	Mass Mailing 06/23	\$ 960.90
Rizzetta & Company, Inc.	100109	INV0000081290	Mass Mailing 06/23	\$ 1,311.60
Solitude Lake Management, LLC	100105	PSI-81146	Lake Management 06/23	\$ 4,417.00
The Ledger / News Chief/ CA Florida Holdings, LLC	100106	5605206	Account #590484 Legal Advertising 05/23	\$ 287.40
Report Totals				<u>\$ 24,014.73</u>

Tab 3



Rizzetta & Company

Bridgewater Community Development District

**Financial Statements
(Unaudited)**

May 31, 2023

Prepared by: Rizzetta & Company, Inc.

bridgewatercdd.org
rizzetta.com

Bridgewater Community Development District

Balance Sheet

As of 05/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	226,776	0	11,576	238,352	0	0
Investments	91,609	1,109,444	904,928	2,105,980	0	0
Fixed Assets	0	0	0	0	24,366,915	0
Amount Available in Debt Service	0	0	0	0	0	916,504
Amount To Be Provided Debt Service	0	0	0	0	0	7,093,496
Total Assets	318,385	1,109,444	916,504	2,344,332	24,366,915	8,010,000
Liabilities						
Accounts Payable	2,742	0	0	2,742	0	0
Due To Other	4,990	0	0	4,990	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,010,000
Total Liabilities	7,732	0	0	7,732	0	8,010,000
Fund Equity & Other Credits						
Beginning Fund Balance	15,365	1,296,859	910,614	2,222,837	0	0
Investment In General Fixed Assets	0	0	0	0	24,366,915	0
Net Change in Fund Balance	295,287	(187,415)	5,890	113,763	0	0
Total Fund Equity & Other Credits	310,652	1,109,444	916,504	2,336,600	24,366,915	0
Total Liabilities & Fund Equity	318,385	1,109,444	916,504	2,344,332	24,366,915	8,010,000

See Notes to Unaudited Financial Statements

Bridgewater Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	535	(535)
Special Assessments				
Tax Roll	365,582	365,582	368,298	(2,716)
Off Roll	23,400	23,400	23,400	0
Total Revenues	388,982	388,982	392,233	(3,251)
Expenditures				
Legislative				
Supervisor Fees	6,000	4,000	4,200	(200)
Total Legislative	6,000	4,000	4,200	(200)
Financial & Administrative				
Administrative Services	5,897	3,931	3,932	0
District Management	27,040	18,027	18,026	1
District Engineer	30,000	20,000	22,648	(2,648)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	4,000	4,000	4,000	0
Assessment Roll	5,460	5,460	5,460	0
Financial & Revenue Collections	5,460	3,640	3,640	0
Accounting Services	22,880	15,253	15,253	0
Auditing Services	4,000	0	3,800	(3,800)
Arbitrage Rebate Calculation	1,000	0	0	0
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	3,000	2,000	3,898	(1,898)
Miscellaneous Mailings	100	67	0	67
Dues, Licenses & Fees	175	117	175	(59)
Miscellaneous Fees	300	200	0	200
Property Appraiser Fees	0	0	13,367	(13,366)
Website Hosting, Maintenance, Backup & Email	3,700	2,467	2,553	(86)
Total Financial & Administrative	121,062	83,212	104,485	(21,272)
Legal Counsel				
District Counsel	20,000	13,333	11,624	1,709
Total Legal Counsel	20,000	13,333	11,624	1,709
Electric Utility Services				
Utility Services	985	657	368	288
Total Electric Utility Services	985	657	368	288

See Notes to Unaudited Financial Statements

Bridgewater Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	58,004	38,669	39,753	(1,083)
Lake/Pond Bank Maintenance & Repair	56,580	37,720	42,420	(4,700)
Stormwater System Maintenance	30,888	20,592	5,677	14,915
Stormwater System Repair	35,200	23,467	33,149	(9,682)
Total Stormwater Control	180,672	120,448	120,999	(550)
Other Physical Environment				
Property Insurance	1,585	1,585	132	1,453
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	800	533	0	533
Landscape Maintenance	27,323	18,215	41,688	(23,473)
Irrigation Maintenance & Repair	10,625	7,084	2,408	4,676
Landscape Inspection Services	8,400	5,600	5,600	0
Miscellaneous Contingency	7,800	5,200	2,100	3,100
Total Other Physical Environment	60,263	41,947	55,269	(13,322)
Total Expenditures	388,982	263,597	296,945	(33,347)
Total Excess of Revenues Over(Under) Expenditures	0	125,385	95,288	30,097
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	200,000	(200,000)
Total Other Financing Sources(Uses)	0	0	200,000	(200,000)
Fund Balance, Beginning of Period	0	0	15,364	(15,364)
Total Fund Balance, End of Period	0	125,385	310,652	(185,267)

Bridgewater Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,585	(12,585)
Total Revenues	<u>0</u>	<u>0</u>	<u>12,585</u>	<u>(12,585)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>12,585</u>	<u>(12,585)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(200,000)	200,000
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(200,000)</u>	<u>200,000</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,296,859</u>	<u>(1,296,859)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,109,444</u>	<u>(1,109,444)</u>

Bridgewater Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,849	(5,849)
Special Assessments				
Tax Roll	219,311	219,311	220,175	(864)
Total Revenues	<u>219,311</u>	<u>219,311</u>	<u>226,024</u>	<u>(6,713)</u>
Expenditures				
Debt Service				
Interest	94,311	94,311	92,503	1,808
Principal	125,000	125,000	130,000	(5,000)
Total Debt Service	<u>219,311</u>	<u>219,311</u>	<u>222,503</u>	<u>(3,192)</u>
Total Expenditures	<u>219,311</u>	<u>219,311</u>	<u>222,503</u>	<u>(3,192)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3,521</u>	<u>(3,521)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>196,709</u>	<u>(196,709)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>200,230</u>	<u>(200,230)</u>

Bridgewater Community Development District

Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	05/31/2023	05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,732	(18,732)
Special Assessments				
Tax Roll	665,263	665,263	664,926	337
Off Roll	34,698	34,698	34,698	0
Total Revenues	<u>699,961</u>	<u>699,961</u>	<u>718,356</u>	<u>(18,395)</u>
Expenditures				
Debt Service				
Interest	359,961	359,961	365,987	(6,026)
Principal	340,000	340,000	350,000	(10,000)
Total Debt Service	<u>699,961</u>	<u>699,961</u>	<u>715,987</u>	<u>(16,026)</u>
Total Expenditures	<u>699,961</u>	<u>699,961</u>	<u>715,987</u>	<u>(16,026)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,369</u>	<u>(2,369)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>713,905</u>	<u>(713,905)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>716,274</u>	<u>(716,274)</u>

**Bridgewater CDD
Investment Summary
May 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2023</u>
The Bank of Tampa	Money Market	\$ 3,024
The Bank of Tampa ICS - Operating:		
BOKF, National Association	Money Market	11
JPMorgan Chase Bank	Money Market	115
Western Alliance Bank	Money Market	88,459
	Total General Fund Investments	<u>\$ 91,609</u>
The Bank of Tampa ICS - Capital Reserve:		
BOKF, National Association	Money Market	\$ 248,741
JPMorgan Chase Bank	Money Market	232
Morton Community Bank	Money Market	248,822
Park National Bank	Money Market	248,825
Pinnacle Bank	Money Market	248,825
Western Alliance Bank	Money Market	113,999
	Total Reserve Fund Investments	<u>\$ 1,109,444</u>
Hancock Bank Series 2015A-1 Interest	Federated Prime Obligation #5	\$ 18
Hancock Bank Series 2015A-1 Reserve	Federated Prime Obligation #5	110,512
Hancock Bank Series 2015A-1 Principal	Federated Prime Obligation #5	49
Hancock Bank Series 2015A-1 Revenue	Federated Prime Obligation #5	85,798
Hancock Bank Series 2015A-1 Redemption	Federated Prime Obligation #5	8
Hancock Bank Series 2015A-2 Reserve	Federated Prime Obligation #5	352,717
Hancock Bank Series 2015A-2 Revenue	Federated Prime Obligation #5	354,794
Hancock Bank Series 2015A-2 Redemption	Federated Prime Obligation #5	827
Hancock Bank Series 2015A-2 Interest	Federated Prime Obligation #5	72
Hancock Bank Series 2015A-2 Sinking	Federated Prime Obligation #5	133
	Total Debt Service Fund Investments	<u>\$ 904,928</u>

**Bridgewater Community Development District
Summary A/P Ledger
From 05/01/2023 to 05/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
330, 2412	330 General Fund	05/31/2023	Brletic Dvorak, Inc.	1131	Engineering Services 05/23	1,010.00
	330 General Fund	05/31/2023	Brletic Dvorak, Inc.	1121	Engineering Services 05/23 - 06/23	1,657.50
	330 General Fund	05/24/2023	Lakeland Electric	3384948	05/23 Auto-pay 330 Electric Services 05/23	74.31
	Sum for 330, 2412					2,741.81
	Sum for 330					2,741.81
	Sum Total					2,741.81

Bridgewater Community Development District
Notes to Unaudited Financial Statements
May 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 05/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 4

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Bridgewater Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2023-03; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JULY, 2023.

ATTEST:

**BRIDGEWATER
COMMUNITY DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

Tab 5

SOLITUDE

LAKE MANAGEMENT



Bridgewater CDD Lakeland Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-06-16

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, Small J _____ 5

PONDS I, H, G _____ 6

PONDS F, E _____ 7

PONDS _____

PONDS _____

MANAGEMENT/COMMENTS SUMMARY _____ 7-8

SITE MAP _____ 9

Site: A

Comments:

Treatment in progress
Primrose growth around the site that was treated during today's visit. Open water looks good.



June, 2023



June, 2023

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: B

Comments:

Normal growth observed
Some water Hyacinth observed in the site, open water looks good and minor shoreline weeds present.



June, 2023

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: C

Comments:

Site looks good
Some minor shoreline weeds present in site, open water looks good.



June, 2023



June, 2023

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: L. Hazel

Comments:

Normal growth observed
Torpedograss growth observed around the site, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



June, 2023



June, 2023

Site: L. Peggy

Comments:

Normal growth observed
Open water looks good, some areas of shoreline weed present and native plants show healthy growth on this end.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



June, 2023



June, 2023

Site: L. Serena

Comments:

Treatment in progress
Most of the Cattails have been treated and fallen down, open water looks good and minor shoreline weeds present in the site.

Action Required:

Routine maintenance next visit

Target:

Cattails



June, 2023



June, 2023

Site: L. Jane

Comments:

Normal growth observed
Minor shoreline weed growth in site, open water looks good.



June, 2023



June, 2023

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: L. Ruth

Comments:

Normal growth observed
Open water looks good, some Water Hyacinth seen growing in the site. Treated during today's visit.



June, 2023



June, 2023

Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: J

Comments:

Normal growth observed
Good native growth in site, open water looks good.



June, 2023

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: I

Comments:

Normal growth observed
Some algae seen within site, open water looks pretty good and minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Surface algae

June, 2023

Site: H

Comments:

Treatment in progress
Water looks cleaner and minor growth of algae observed in the site. Minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Surface algae

June, 2023

Site: G

Comments:

Normal growth observed
Minor shoreline weeds present in the site. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

June, 2023

Site: F

Comments:

Site looks good

Water retained within site, minor growth seen.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

June, 2023

Site: E

Comments:

Treatment in progress

Continuation of cattail treatment within the site, minor shoreline weed growth present.



Action Required:

Routine maintenance next visit

Target:

Cattails

June, 2023



June, 2023

Management Summary

Bridgewater CDD Waterway Inspection Report was completed on June 12th, 2023 for all sites.

Site A: Primrose growth around the site that was treated during today's visit. Open water looks good.

Site B: Some water Hyacinth observed in the site, open water looks good and minor shoreline weeds present.

Site C: Some minor shoreline weeds present in site, open water looks good.

Site Hazel: Torpedogross growth observed around the site, open water looks good.

Site Peggy: Open water looks good, some areas of shoreline weed present and native plants show healthy growth on this end.

Site Serena: Most of the Cattails have been treated and fallen down, open water looks good and minor shoreline weeds present in the site.

Site Jane: Minor shoreline weed growth in site, open water looks good.

Site Ruth: Open water looks good, some Water Hyacinth seen growing in the site. Treated during today's visit.

Site J: Good native growth in site, open water looks good.

Site I: Some algae seen within site, open water looks pretty good and minor shoreline weeds present.

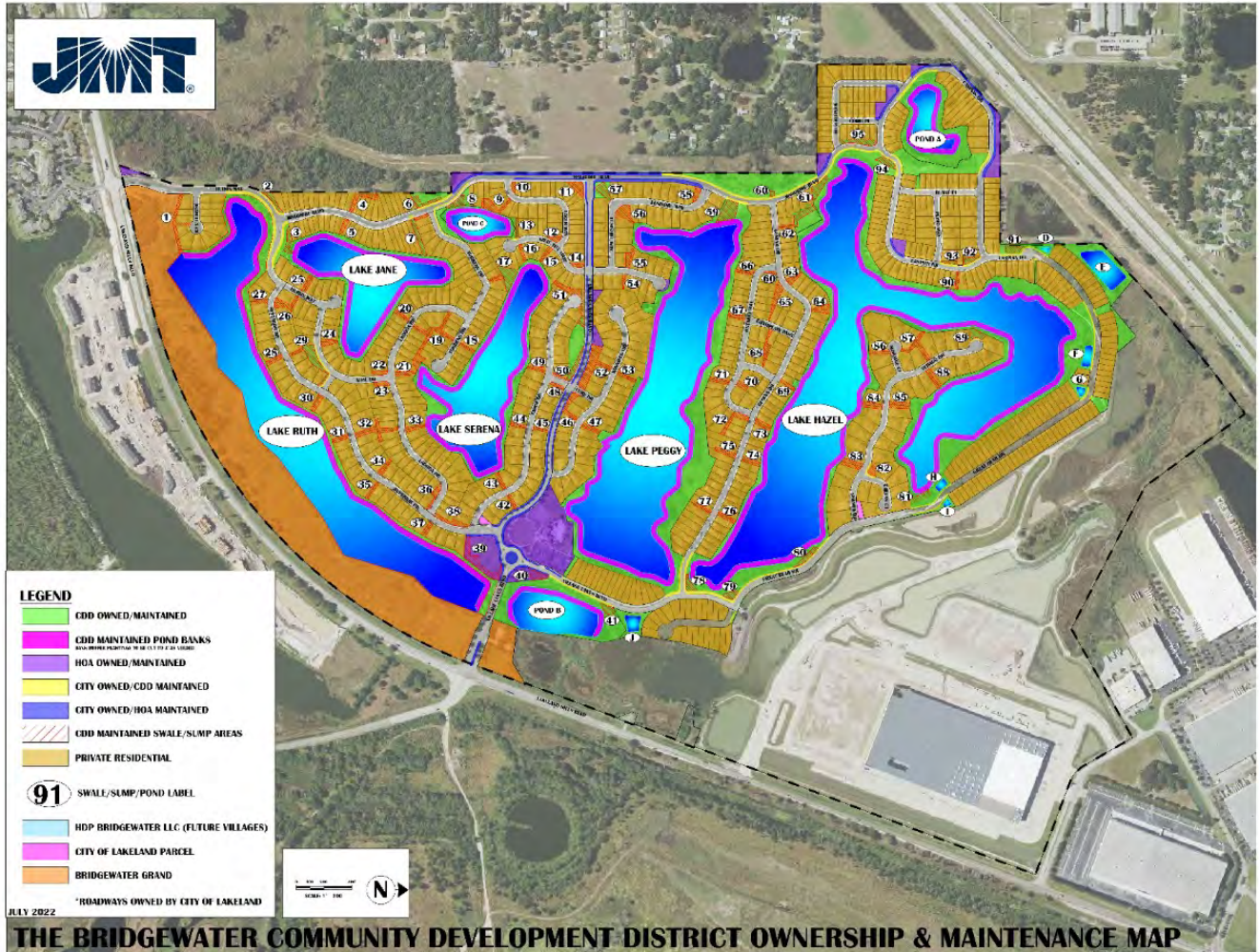
Site H: Water looks cleaner and minor growth of algae observed in the site. Minor shoreline weeds present.

Site G: Minor shoreline weeds present in the site. Open water looks good.

Site F: Water retained within site, minor growth seen.

Site E: Continuation of cattail treatment within the site, minor shoreline weed growth present.

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	Site looks good	Torpedograss	Routine maintenance next visit
H	Normal growth observed	Torpedograss	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	Floating Weeds	Routine maintenance next visit
J	Normal growth observed	Species non-specific	Routine maintenance next visit
I	Normal growth observed	Surface algae	Routine maintenance next visit
H	Treatment in progress	Surface algae	Routine maintenance next visit
G	Normal growth observed		Routine maintenance next visit
F	Site looks good	Species non-specific	Routine maintenance next visit
E	Treatment in progress	Cattails	Routine maintenance next visit



SOLITUDE

LAKE MANAGEMENT



Bridgewater CDD Lakeland Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-07-10

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, Small J _____ 5

PONDS I, H, G _____ 6

PONDS F, E _____ 7

PONDS _____

PONDS _____

MANAGEMENT/COMMENTS SUMMARY _____ 7-8

SITE MAP _____ 9

Site: A

Comments:

Treatment in progress
 Primrose growth around the site that was treated during today's visit. Water levels a bit elevated from recent rain events.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2023



July, 2023

Site: B

Comments:

Normal growth observed
 Water Hyacinth observed within the site and some shoreline weeds present. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2023



July, 2023

Site: C

Comments:

Site looks good
 Positive treatment on shoreline grasses observed. Continuation of treatments to commence on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July, 2023



July, 2023

Site: L. Hazel

Comments:

Normal growth observed
Water levels elevated and terrestrial growth within the water observed. Some shoreline weed growth and floating weeds.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July, 2023



July, 2023

Site: L. Peggy

Comments:

Normal growth observed
Littoral shelf growth observed at site, open water looks good and emergent terrestrial grasses observed along perimeter. Elevated water levels reaching over the shorelines.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2023



July, 2023

Site: L. Serena

Comments:

Treatment in progress
Remainder of cattails treated during today's visit. Some submersed vegetation growth observed in the site.

Action Required:

Routine maintenance next visit

Target:

Cattails



July, 2023



July, 2023

Site: L. Jane

Comments:

Normal growth observed
Some submersed vegetation growth within the site seen at site Jane. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



July, 2023



July, 2023

Site: L. Ruth

Comments:

Normal growth observed
Submersed growth within the site observed at site Ruth. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



July, 2023



July, 2023

Site: J

Comments:

Normal growth observed
Good native growth in site. Water levels elevated and some submersed growth in site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2023

Site: I

Comments:

Site looks good
Open water looks good.



July, 2023

Action Required:

Routine maintenance next visit

Target:

Site: H

Comments:

Normal growth observed
Minor specs of algae seen within the site.



July, 2023

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: G

Comments:

Normal growth observed
Emergent vegetation growth around site that was treated during today's visit.



July, 2023



July, 2023

Action Required:

Routine maintenance next visit

Target:

Site: F

Comments:

Site looks good

Water retained within site, minor growth seen.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2023



July, 2023

Site: E

Comments:

Treatment in progress

Minor shoreline weed growth, some cattails within the site.

Action Required:

Routine maintenance next visit

Target:

Cattails



July, 2023



July, 2023

Management Summary

Bridgewater CDD Waterway Inspection Report was completed on July 10th, 2023 for all sites.

Site A: Primrose growth around the site that was treated during today's visit. Water levels a bit elevated from recent rain events.

Site B: Water Hyacinth observed within the site and some shoreline weeds present. Open water looks good.

Site C: Positive treatment on shoreline grasses observed. Continuation of treatments to commence on next routine visit.

Site Hazel: Water levels elevated and terrestrial growth within the water observed. Some shoreline weed growth and floating weeds.

Site Peggy: Littoral shelf growth observed at site, open water looks good and emergent terrestrial grasses observed along perimeter. Elevated water levels reaching over the shorelines.

Site Serena: Remainder of cattails treated during today's visit. Some submersed vegetation growth observed in the site.

Site Jane: Some submersed vegetation growth within the site seen at site Jane. Open water looks good.

Site Ruth: Submersed growth within the site observed at site Ruth. Open water looks good.

Site J: Good native growth in site. Water levels elevated and some submersed growth in site.

Site I: Open water looks good.

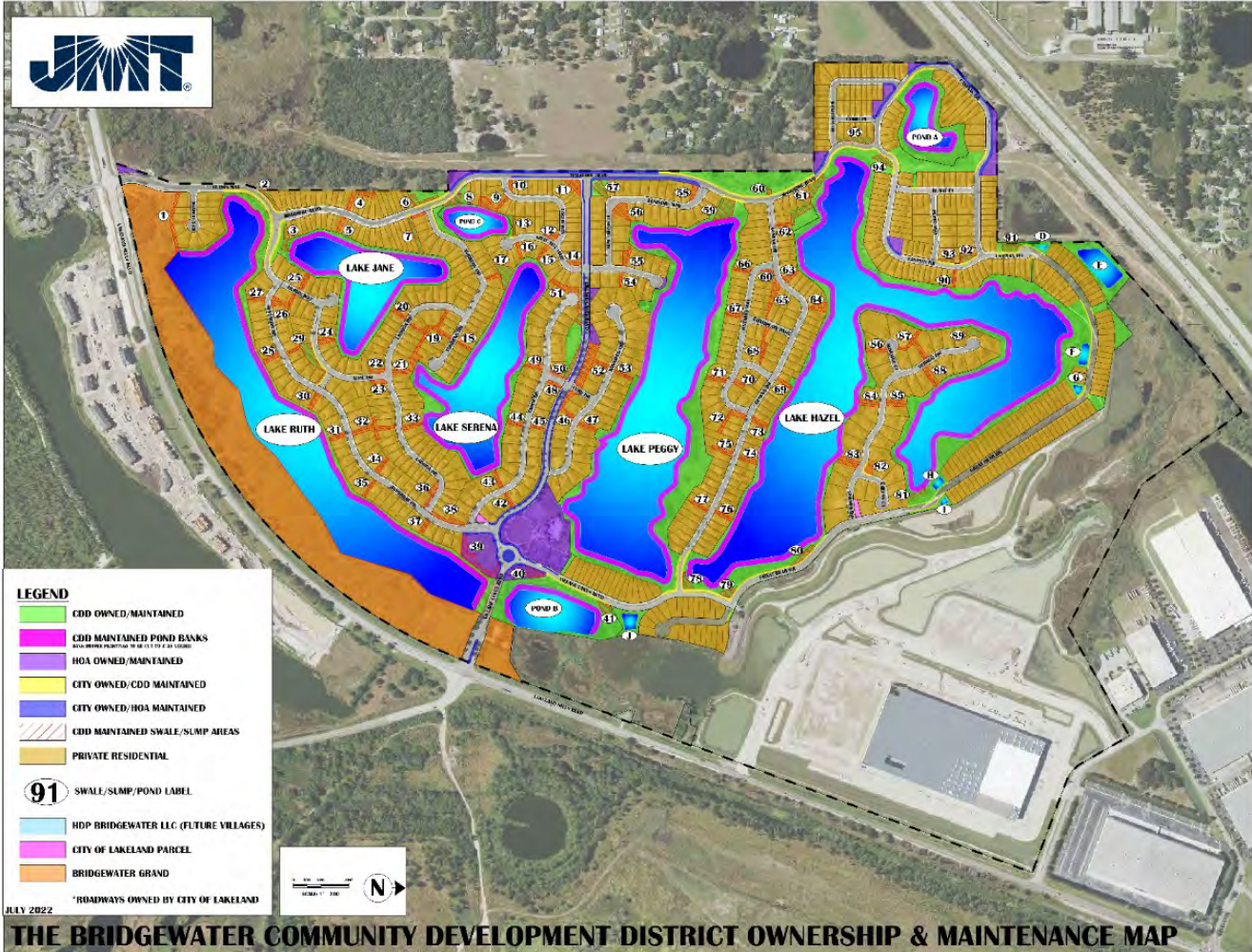
Site H: Minor specs of algae seen within the site.

Site G: Emergent vegetation growth around site that was treated during today's visit.

Site F: Water retained within site, minor growth seen.

Site E: Minor shoreline weed growth, some cattails within the site.

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	Site looks good	Torpedograss	Routine maintenance next visit
H	Normal growth observed	Torpedograss	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	Submersed vegetation	Routine maintenance next visit
R	Normal growth observed	Submersed vegetation	Routine maintenance next visit
J	Normal growth observed	Species non-specific	Routine maintenance next visit
I	Site looks good		Routine maintenance next visit
H	Normal growth observed	Surface algae	Routine maintenance next visit
G	Normal growth observed		Routine maintenance next visit
F	Site looks good	Species non-specific	Routine maintenance next visit
E	Treatment in progress	Cattails	Routine maintenance next visit



Tab 6



Quality Site Assessment

Prepared for: **Bridgewater Estates CDD**

General Information

DATE: Monday, Jun 26, 2023
NEXT QSA DATE: Friday, Sep 22, 2023
CLIENT ATTENDEES: Carol Brown
BRIGHTVIEW ATTENDEES: Theodore Katina

Customer Focus Areas

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

Maintenance Items



- 1** At the end of Torrens circle, let's make sure we are spraying the mulch bed under the guard rails

Recommendations for Property Enhancements



1 Recommend removing grasses along village Lakes Boulevard and sodding

2 Recommend removing leaning tree in sump 2

3 Recommend removing all ornamental grasses throughout property and sodding as they don't do well

Notes to Owner / Client



- 1** Sump 40 continues to be underwater servicing best we can
- 2** Sump 65, 68, and 70 continues to be under water
- 3** There are still several sumps throughout property. They're extremely wet and cannot be mowed . Some of them cannot even be weedeated due to amount of water.
- 4** Sent property manager a proposal to remove plant material and mulch for now until board decides what they want to do

Notes to Owner / Client



- 5** Board approved new sod for stumps 57 and 11 and it's ready to be installed



Quality Site Assessment

Prepared for: **Bridgewater Estates CDD**

General Information

DATE: Monday, Jul 10, 2023
NEXT QSA DATE: Friday, Oct 06, 2023
CLIENT ATTENDEES: Carol Brown
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

Maintenance Items



- 1** Make sure we're getting a good hard edge on all beds
- 2** At Torrens Circle cul-de-sac let's re-edge the mulch bed and spray for weeds under the guard rails

Recommendations for Property Enhancements



- 1** For next year we recommend mowing sumps weekly from June through September

Notes to Owner / Client



- 1** In the sump 1 there is still a lot of rocks left over for construction that are a safety hazard
- 2** New sod at sump 79 is doing well
- 3** Just a reminder to the board that sumps 11 and 57 sod installation was approved by previous board. Please advise.
- 4** Just a reminder to the board that sumps 11 and 57 sod installation was approved by previous board. Please advise.

Notes to Owner / Client



5 Still waiting for approval to clean out cul-de-sac on Huron circle and add mulch under guard rail.

6 Sumps 68-70 continue to be underwater

Completed Items



- 1** At the end of Torrens circle, let's make sure we are spraying the mulch bed under the guard rails

BRIDGEWATER CDD

LANDSCAPE INSPECTION REPORT



May 30, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Sumps 95 - 83

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Maintain the Sumps with line trimmers if the floors are too wet.
- ❖ Upcoming micronutrient & iron application events for turf & beds.

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. At Sump 93, mow and line trim as the grass is over 2 feet tall. (Pic 1)



2. Keep the water way banks line trimmed in Sump 94 on the north side of the road.
3. **In the same area, line trim & prune around all water flow structures & keep the natural areas vertically trimmed.**
4. In the north ROW of Caspian at the end of Manitoba, create tree rings, **repair or cap the bubblers** and detail the rings
5. **2315 Sebago may have caused damage to the district's property. There is damage to the landscape.**

6. In the strip from sidewalk to curb in Sump 89, try to improve the coverage & health of the turf. Remove weeds where possible.
7. In Sumps 87-85, mow the floors when drier.

8. **In the unmaintained 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 8)**



9. **In Sumps 81-78, remove all inoperable tree irrigation and/or repair, if operable.**
10. In Sumps 72-76, mow the floors when drier.
11. Property-wide, treat joint crack weeds.

Sebago, Sumps 82 – 65 & VLB

12. In Sump 72 in the area from sidewalk to curb, diagnose & treat the turf. Improve the turf coverage as well. (Pic 12)



17. In Sump 51, it appears that two of the newly installed Cypress are dead or severely underperforming. Correct or replace. (Pic 17)



13. Sumps 70, 71 & 68 are still flooded. Maintain as possible.

14. In the north end of 68, clear the drain grate & mow the floor.

15. In Sump 54, clear the drain grate and mow the floor.

16. In Sump 50 the Groundsel tree that grew up next to a pine tree and was cut down by Brightview. The stump was not treated when the tree was cut. A new Groundsel tree has grown up again. Cut & treat. (Pic 16)



18. In the same Sump, the area around the trees was not line trimmed nor was the Sump completely mowed. Also, treat the turf adjacent to the sidewalk. (Pic 18)



19. Remove the trees & shrubs growing into/along the fencing to the east of Sumps 50 & 51.

20. Mow the floors of Sumps 42-45 when drier.

21. Remove the weeds from the Ornamental Grasses in Sump 42. I recommend removing the Ornamental Grasses in Sump 42.

Sumps 59 - 4, Huron Way & Torrens

22. In the maintained area between Sumps 40 & 41, treat the Ornamental Grasses for Mites & Ants. Also, multiple units appear to have not recovered after the winter. Diagnose & report. (Pic 22)



30. In Torrens cul-de-sac area, detail the maintenance strip under the guard rail. Line trim and remove weeds. (Pic 30)



23. Mow the floors of Sumps 34-38.

24. In Sumps 25-28, mow or finish mowing the floors. Some Sumps in this range were only partially mowed. All of these Sumps need to be line trimmed.

25. In the south leg of Sump 29, clear & edge the drain grate.

26. 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 with proposal.

27. In Sump 24, mow the floor and line trim the drain grate.

28. In Sump 21, the Groundseltree was cut. It needs to be 2" below grade & treated with a contact woody herbicide. The Groundseltree is growing back. (Pic 28 >)

29. Property-wide, treat all active ant mounds. Then rake out all inactive mounds and retreat the still active mounds.

31. On the south bank of Pond C, cut down the very tall weeds, as they are blocking the view of the water.



Proposals

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



BRIDGEWATER CDD

LANDSCAPE INSPECTION REPORT



June 30, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Sumps 95 - 68

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Maintain the Sumps with line trimmers if the floors are too wet.
- ❖ Upcoming micronutrient & iron application events for turf & beds.

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. At Sump 95 & other parts of the property, vendor to discontinue leaving grass clippings or "duff" on the turf. (Pic 1)



6. In Sumps 87-85, mow the floors when drier.
7. The old Ornamental Grasses in Sump 79 were removed & new sod installed. The sod looked very healthy & was installed professionally.
8. The drain grate in Sump 78 is almost covered. Clear, please.
9. It appears that the southern most part of Lake Hazel at the east end has not been maintained in some time. Correct. (Pic 9)



2. In the area between Sumps 94 & 61, develop the tree rings, set strong bed lines, and either repair/staple the irrigation bubblers or cap/remove them.
3. **In the north ROW of Caspian at the end of Manitoba, create tree rings, repair or cap the bubblers and detail the rings.**
4. At Sump 91, try to clear the drain grate. It is covered in plant material.
5. **In Sumps 81-78, remove all inoperable tree irrigation and/or repair, if operable.**

10. Sumps 70, 71 & 68 are still flooded. Maintain as possible.
11. Property-wide, treat joint crack weeds.

Great Salt, Sumps 67 – 39 & VLB

12. In Sumps 62-67, mow the floors when drier. If the wetness is present for over a week, then line trim.

13. At the Great Salt cul-de-sac, there is a pile of broken limbs & branches on the roadside. I don't know who is responsible for disposal. (Pic 13)



14. In Sump 50 the Groundseltree that grew up next to a pine tree and was cut down by Brightview. The stump was not treated when the tree was cut. A new Groundseltree has grown up again. Cut & treat. (Pic 14)



15. In the fence line along Village Lakes in the areas adjacent to the district's sumps, maintain or remove the woody plant material that is growing into the fencing on the district side.

16. In Sump 42, remove the last 3 Ornamental Grasses in the sump and patch with matching sod, as they have been overtaken by weeds. (Pic 16)



17. In Sump 39, mow and line trim when possible. It appears this area has been missed once.

18. The irrigation in Sump 40 is stuck on for longer than proper. It is running at a very low pressure/output. Diagnose & repair. (Pic 18)



19. 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 with proposal.

20. Property-wide, treat all active ant mounds, raking them out when inactive.

21. In Sump 21, the Groundsel tree was cut. It needs to be 2" below grade & treated with a contact woody herbicide. The Groundsel tree is growing back. What is left of the other Ornamental Grasses should be removed. (Pic 22)



22. In Torrens cul-de-sac area, detail the maintenance strip under the guard rail. Line trim and remove weeds. (Pic 22)



23. Property-wide, treat all expansion joint cracks.

Proposals

A large, empty rectangular box with a dark green border, intended for writing 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 RED
 - b. 12 occurrences per year, maintain areas in BLUE

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: _____

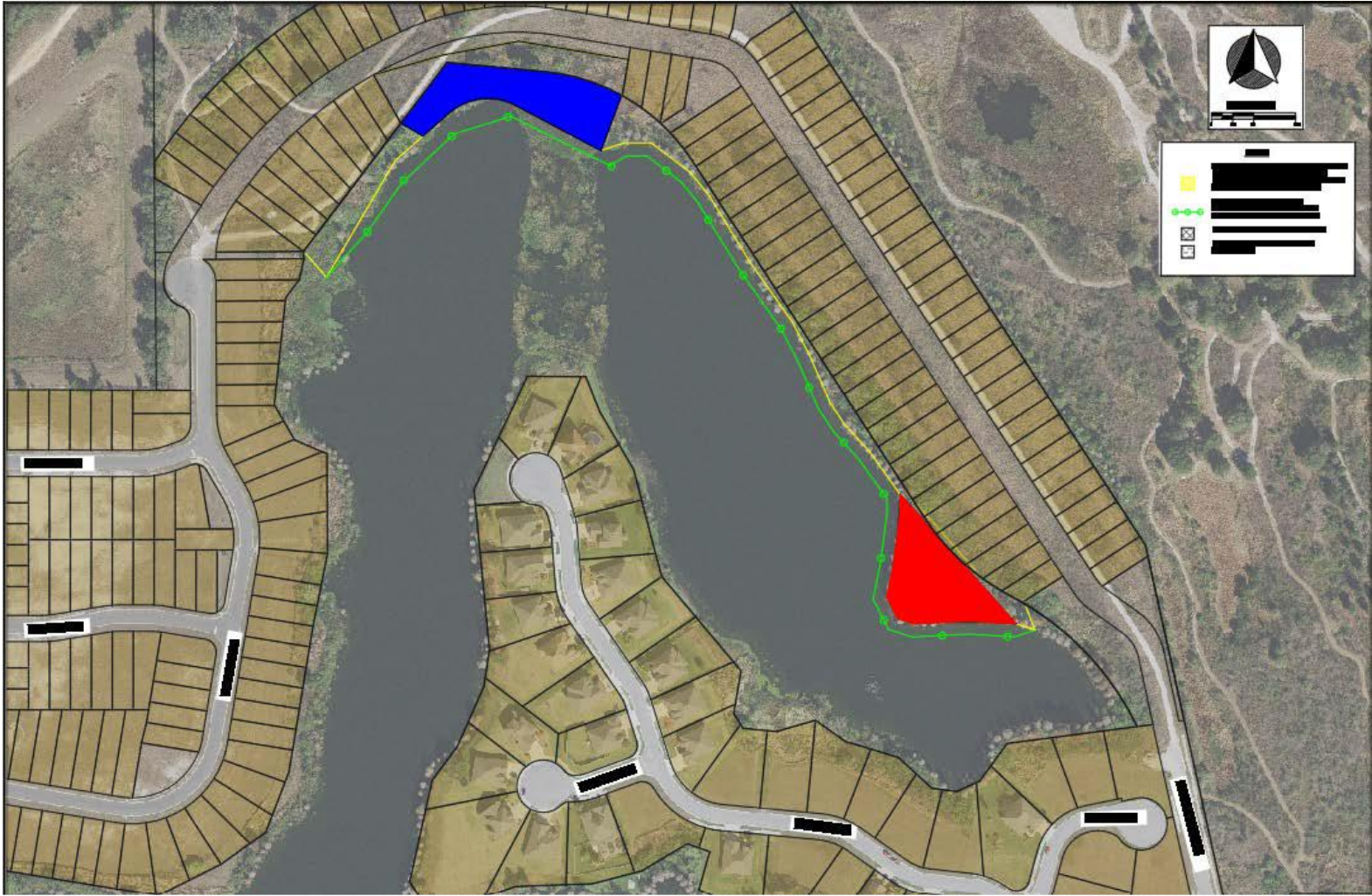
By: _____

Title: _____

Title: _____

Date: _____

Date: _____



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

This Amendment (“Amendment”) is entered into as of August 4, 2022 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 sites services to Bridgewater Community Development District. The additional Service Visits to the contract shall be amended as follows:
 - a. Starting July 1 2023 increase sump maintenance mows from bi-weekly to weekly between June and September. (additional \$1,800 per cut).

Total Contract Addition **\$1,200.00 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: _____

Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Carol Brown
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To Billing Address	Bridgewater CDD 3434 Colwell Ave Ste 200 Tampa, FL 33619
Project Name	Front bridge		
Project Description	Remove all shrubs, lower ground level and mulch.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
5.00	CUBIC YARD	Mini Pine Bark Mulch - Blown-In/Installed - CY - CUBIC YARD Subcontracted Mulch	\$57.44	\$287.19
40.00	HOUR	Enhancement Labor	\$75.60	\$3,024.00

For internal use only

SO# 8143602
JOB# 345303010
Service Line 130

Total Price \$3,311.19

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

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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	District manager
Carol Brown		
Printed Name	Date	June 12, 2023

BrightView Landscape Services, Inc. "Contractor"
Account Manager, Senior

Signature	Title	
Theodore Katina		
Printed Name	Date	June 12, 2023

Job #:	345303010		
SO #:	8143602	Proposed Price:	\$3,311.19

Proposal for Extra Work at Bridgewater CDD

Property Name	Bridgewater CDD	Contact	Carol Brown
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

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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

District manager

Signature _____ Title _____

July 14, 2023

Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature _____ Title _____

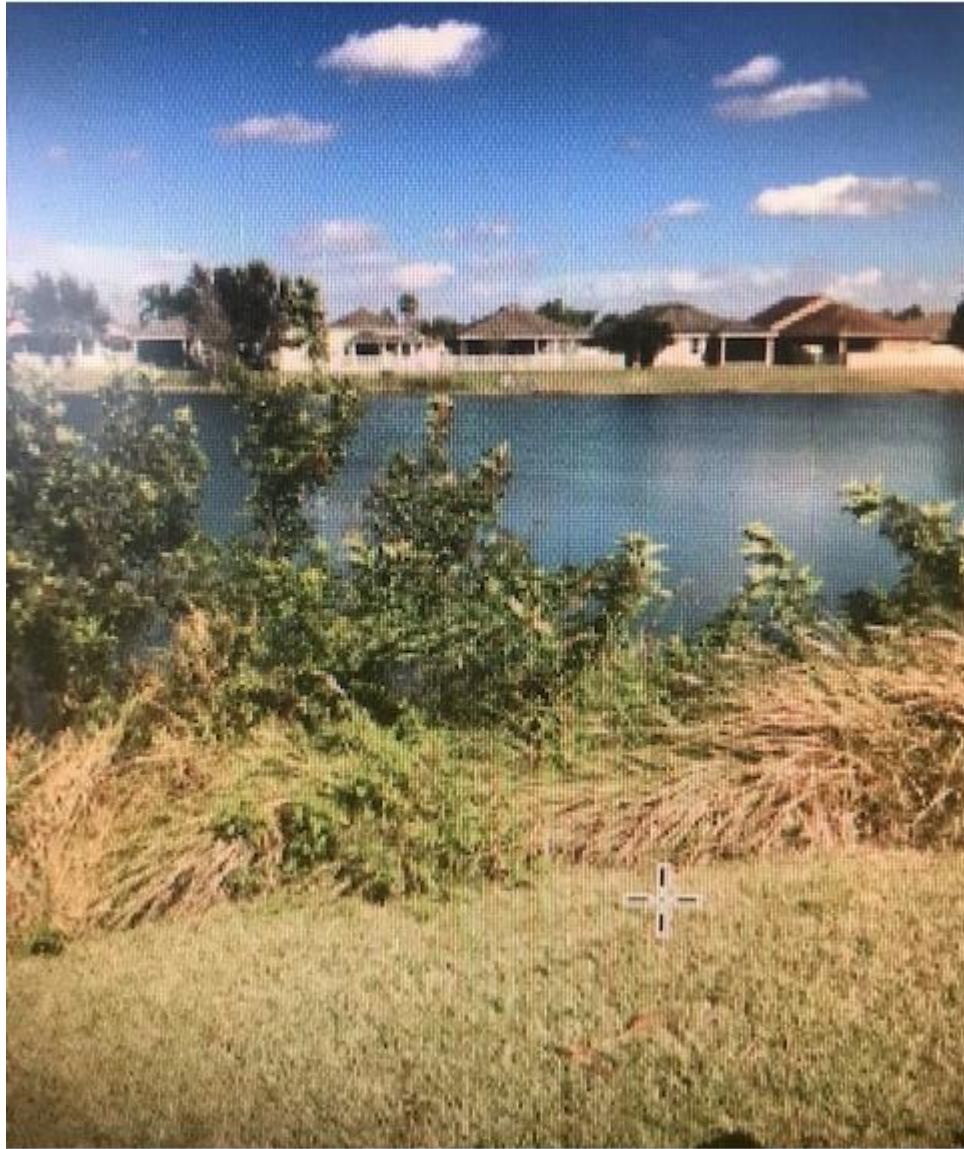
July 14, 2023

Printed Name _____ Date _____

Job #: 345303010

SO #: 8024889

Proposed Price: \$1,890.00



Tab 8

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Bridgewater Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Bridgewater Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND (SERIES 2015 AA1)	\$ _____
DEBT SERVICE FUND (SERIES 2015 AA2)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of July 2023.

ATTEST:

**BRIDGEWATER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit A



Rizzetta & Company

Bridgewater Community Development District

www.bridgewatercdd.org

**Approved Proposed
Budget for Fiscal
Year 2023-2024**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2023-2024	1
Reserve Fund Budget for Fiscal Year 2023-2024	2
Debt Service Fund Budget for Fiscal Year 2023-2024	3
Assessments Charts for Fiscal Year 2023-2024	6
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	14

Proposed Budget
Bridgewater Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 05/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 368,298.00	\$ 368,298.00	\$ 365,582.00	\$ 2,716.00	\$ 436,624.01	\$ 71,042.01	Tax roll/off roll allocations to be determined at final certification.
6	Off Roll*	\$ 23,400.00	\$ 23,400.00	\$ 23,400.00	\$ -	\$ 27,751.99	\$ 4,351.99	Tax roll/off roll allocations to be determined at final certification.
7								
8	TOTAL REVENUES	\$ 391,698.00	\$ 391,698.00	\$ 388,982.00	\$ 2,716.00	\$ 464,376.00	\$ 75,394.00	
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 391,698.00	\$ 391,698.00	\$ 388,982.00	\$ 2,716.00	\$ 464,376.00	\$ 75,394.00	
11								
12	EXPENDITURES - ADMINISTRATIVE							
13								
14	Legislative							
15	Supervisor Fees	\$ 4,200.00	\$ 6,200.00	\$ 6,000.00	\$ (200.00)	\$ 7,000.00	\$ 1,000.00	FY 23/24 to reflect 6 meetings and 1 budget workshop.
16	Financial & Administrative							
17	Administrative Services	\$ 3,932.00	\$ 5,897.00	\$ 5,897.00	\$ -	\$ 5,897.00	\$ -	
18	District Management	\$ 18,026.00	\$ 27,040.00	\$ 27,040.00	\$ -	\$ 27,040.00	\$ -	
19	District Engineer	\$ 22,648.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	
20	Disclosure Report	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	
21	Trustees Fees	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -	
22	Assessment Roll	\$ 5,460.00	\$ 5,460.00	\$ 5,460.00	\$ -	\$ 5,460.00	\$ -	
23	Financial & Revenue Collections	\$ 3,640.00	\$ 5,460.00	\$ 5,460.00	\$ -	\$ 5,460.00	\$ -	
24	Accounting Services	\$ 15,253.00	\$ 22,880.00	\$ 22,880.00	\$ -	\$ 22,880.00	\$ -	
25	Auditing Services	\$ 3,800.00	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,200.00	\$ 200.00	
26	Arbitrage Rebate Calculation	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	
27	Public Officials Liability Insurance	\$ 2,733.00	\$ 2,733.00	\$ 3,050.00	\$ 317.00	\$ 3,006.00	\$ (44.00)	Based on updated est. provided.
28	Legal Advertising	\$ 513.00	\$ 4,000.00	\$ 3,000.00	\$ (1,000.00)	\$ 3,000.00	\$ -	
29	Miscellaneous Mailings	\$ -	\$ 2,273.00	\$ 100.00	\$ (2,173.00)	\$ 374.00	\$ 274.00	FY 22/23 projected to be over budget. Reflects mailed Notice and Amorization Schedule.
30	Dues, Licenses & Fees	\$ 175.00	\$ 175.00	\$ 175.00	\$ -	\$ 175.00	\$ -	
31	Miscellaneous Fees	\$ -	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	
32	Property Appraiser Fees	\$ 13,367.00	\$ 13,367.00	\$ -	\$ (13,367.00)	\$ 14,000.00	\$ 14,000.00	FY 23/24 new line item to reflect the Polk County Property Appraiser Admin Fee for levied TRIM Notice.
33	Website Hosting, Maintenance and Email	\$ 2,553.00	\$ 3,700.00	\$ 3,700.00	\$ -	\$ 3,950.00	\$ 250.00	
34	Legal Counsel							
35	District Counsel	\$ 15,009.00	\$ 25,000.00	\$ 20,000.00	\$ (5,000.00)	\$ 30,000.00	\$ 10,000.00	FY 22/23 projected to be overbudget.
36								
37	Administrative Subtotal	\$ 120,309.00	\$ 168,185.00	\$ 147,062.00	\$ (21,123.00)	\$ 172,742.00	\$ 25,680.00	
38								
39	EXPENDITURES - FIELD OPERATIONS							
40								
41	Electric Utility Services							
42	Utility Services	\$ 368.00	\$ 552.00	\$ 985.00	\$ 433.00	\$ 985.00	\$ -	
43	Stormwater Control							
44	Aquatic Maintenance Contract	\$ 39,753.00	\$ 58,004.00	\$ 58,004.00	\$ -	\$ 58,004.00	\$ -	
45	Stormwater System, Lake, & Pond Bank Repair	\$ 42,420.00	\$ 56,580.00	\$ 56,580.00	\$ -	\$ 10,000.00	\$ (46,580.00)	FY 23/24 pond mowing to be included with line # 52 Landscape Maintenance & Irrigation Contract.
46	Stormwater System Maintenance	\$ 5,677.00	\$ 30,888.00	\$ 30,888.00	\$ -	\$ -	\$ (30,888.00)	FY 23/24 sump pump mowing to be included with line #52 Landscape Maintenance & Irrigation Contract.
47	Stormwater System Repairs	\$ 33,149.00	\$ 80,150.00	\$ 35,200.00	\$ (44,950.00)	\$ -	\$ (35,200.00)	FY 22/23 includes Site Masters Sump Improvement on Ontario Way. FY 23/24 included with line #45.
48	Other Physical Environment							
49	Property Insurance	\$ 132.00	\$ 132.00	\$ 1,585.00	\$ 1,453.00	\$ 198.00	\$ (1,387.00)	FY 22/23 Reflect credit for revised schedule. Reflects Egis Estimate.
50	General Liability Insurance	\$ 3,341.00	\$ 3,341.00	\$ 3,730.00	\$ 389.00	\$ 3,675.00	\$ (55.00)	Based on updated est. provided.
51	Entry & Walls Maintenance	\$ -	\$ -	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	
52	Landscape Maintenance & Irrigation Contract	\$ 41,688.00	\$ 59,122.00	\$ 27,323.00	\$ (31,799.00)	\$ 155,000.00	\$ 127,677.00	Fy 22/23 to be over budget. FY 23/ 24 to include BrightView Agreement costs from lines #45 & #46 & # 53 and the potential 2nd Amendment to the Agreement.
53	Irrigation Repairs	\$ 2,408.00	\$ 3,612.00	\$ 10,625.00	\$ 7,013.00	\$ 8,225.00	\$ (2,400.00)	FY 23/24 moves Irrigation Contract to lines #52.
54	Landscape Inspection Services	\$ 5,600.00	\$ 8,400.00	\$ 8,400.00	\$ -	\$ 9,600.00	\$ 1,200.00	
55	Landscape Replacement Plants, Shrubs & Trees	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	FY 23/24 new line item.
56	Contingency							
57	Miscellaneous Contingency	\$ 2,100.00	\$ 12,900.00	\$ 7,800.00	\$ (5,100.00)	\$ 25,147.00	\$ 17,347.00	FY 22/23 includes GPH storm drain cleaning.
58								
59	Field Operations Subtotal	\$ 176,636.00	\$ 313,681.00	\$ 241,920.00	\$ (71,761.00)	\$ 291,634.00	\$ 49,714.00	
60								
61								
62	TOTAL EXPENDITURES	\$ 296,945.00	\$ 481,866.00	\$ 388,982.00	\$ (92,884.00)	\$ 464,376.00	\$ 75,394.00	
63								
64	EXCESS OF REVENUES OVER EXPENDITURES	\$ 94,754.00	\$ (90,168.00)	\$ -	\$ (90,168.00)	\$ -	\$ -	

Bridgewater Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015 AA1	Series 2015 AA2	Budget For 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$218,552.46	\$694,863.97	\$913,416.43
TOTAL REVENUES	\$218,552.46	\$694,863.97	\$913,416.43
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$218,552.46	\$694,863.97	\$913,416.43
Administrative Subtotal	\$218,552.46	\$694,863.97	\$913,416.43
TOTAL EXPENDITURES	\$218,552.46	\$694,863.97	\$913,416.43
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Polk County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments:

\$970,893.31

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Services less prepaid assessments.

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$464,376.00
Collection Costs	2%	\$9,880.34
Early Payment Discount	4%	\$19,760.68
2023/2024 Total		<u>\$494,017.02</u>

2022/2023 O&M Budget	\$388,982.00
2023/2024 O&M Budget	\$464,376.00

Total Difference	<u><u>\$75,394.00</u></u>
------------------	---------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Duplex (Series 2015 AA2)	\$853.24	\$844.71	-\$8.53	-1%
Operations/Maintenance - Duplex	\$332.82	\$393.27	\$60.45	18%
Total	\$1,186.06	\$1,237.98	\$51.92	4%
Debt Service - Villa (Series 2015 AA2)	\$702.67	\$695.64	-\$7.03	-1%
Operations/Maintenance - Villa	\$274.09	\$323.87	\$49.78	18%
Total	\$976.76	\$1,019.51	\$42.75	4%
Debt Service - Single Family 40' (Series 2015 AA2)	\$853.24	\$844.71	-\$8.53	-1%
Operations/Maintenance - Single Family 40'	\$332.82	\$393.27	\$60.45	18%
Total	\$1,186.06	\$1,237.98	\$51.92	4%
Debt Service - Single Family 50' (Series 2015 AA1)	\$813.52	\$805.22	-\$8.30	-1%
Operations/Maintenance - Single Family 50'	\$391.56	\$462.67	\$71.11	18%
Total	\$1,205.08	\$1,267.89	\$62.81	5%
Debt Service - Single Family 50' (Series 2015 AA2)	\$1,003.82	\$993.78	-\$10.04	-1%
Operations/Maintenance - Single Family 50'	\$391.56	\$462.67	\$71.11	18%
Total	\$1,395.38	\$1,456.45	\$61.07	4%
Debt Service - Single Family 60' (Series 2015 AA1)	\$1,016.90	\$1,006.52	-\$10.38	-1%
Operations/Maintenance - Single Family 60'	\$489.44	\$578.33	\$88.89	18%
Total	\$1,506.34	\$1,584.85	\$78.51	5%
Debt Service - Single Family 60' (Series 2015 AA2)	\$1,254.77	\$1,242.22	-\$12.55	-1%
Operations/Maintenance - Single Family 60'	\$489.44	\$578.33	\$88.89	18%
Total	\$1,744.21	\$1,820.55	\$76.34	4%
Debt Service - Single Family 65' (Series 2015 AA1)	\$1,220.28	\$1,207.82	-\$12.46	-1%
Operations/Maintenance - Single Family 65'	\$587.33	\$693.99	\$106.66	18%
Total	\$1,807.61	\$1,901.81	\$94.20	5%
Debt Service - Single Family 65' (Series 2015 AA2)	\$1,505.72	\$1,490.67	-\$15.05	-1%
Operations/Maintenance - Single Family 65'	\$587.33	\$693.99	\$106.66	18%

Total	\$2,093.05	\$2,184.66	\$91.61	4%
Debt Service - Single Family 75' (Series 2015 AA1)	\$1,423.66	\$1,409.13	-\$14.53	-1%
Operations/Maintenance - Single Family 75'	\$685.22	\$809.67	\$124.45	18%
Total	\$2,108.88	\$2,218.80	\$109.92	5%
Debt Service - Single Family 75' (Series 2015 AA2)	\$1,756.68	\$1,739.11	-\$17.57	-1%
Operations/Maintenance - Single Family 75'	\$685.22	\$809.67	\$124.45	18%
Total	\$2,441.90	\$2,548.78	\$106.88	4%
Debt Service - Commercial (Series 2015 AA2)	\$4,015.27	\$3,974.29	-\$40.98	-1%
Operations/Maintenance - Commercial	\$1,566.21	\$1,850.67	\$284.46	18%
Total	\$5,581.48	\$5,824.96	\$243.48	4%
Debt Service - Golf (Series 2015 AA1)	\$1,627.04	\$1,610.43	-\$16.61	-1%
Operations/Maintenance - Golf	\$783.10	\$925.32	\$142.22	18%
Total	\$2,410.14	\$2,535.75	\$125.61	5%
Debt Service - Condo/Apt	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - Condo/Apt	\$35.42	\$41.16	\$5.74	16%
Total	\$35.42	\$41.16	\$5.74	16%

NOTE: The 1% Property Appraiser fee is now billed separately to the District, therefore it is being incorporated into the general fund budget.

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		\$172,742.00	TOTAL FIELD O&M BUDGET		\$291,634.00
COLLECTION COSTS @	2%	\$3,675.36	COLLECTION COSTS @	2.0%	\$6,204.98
EARLY PAYMENT DISCOUNT @	4%	\$7,350.72	EARLY PAYMENT DISCOUNT @	4.0%	\$12,409.96
TOTAL ADMIN O&M ASSESSMENT		<u>\$183,768.09</u>	TOTAL FIELD O&M ASSESSMENT		<u>\$310,248.94</u>

LOT SIZE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2015 AA1 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2015 AA2 DEBT SERVICE ⁽¹⁾⁽²⁾	EAU FACTOR	UNITS	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PRODUCT	ADMIN PER LOT	UNITS	TOTAL EAU's	% TOTAL EAU's	FIELD PER PRODUCT	FIELD PER LOT	O&M	SERVICE ⁽³⁾⁽⁶⁾	SERVICE ⁽³⁾⁽⁶⁾	TOTAL ⁽⁴⁾
Duplex	120	0	119	0.85	120	102.00	9.14%	\$16,794.95	\$139.96	120	102.00	9.80%	\$30,396.99	\$253.31	\$393.27	\$0.00	\$844.71	\$1,237.98
Villa	39	0	39	0.70	39	27.30	2.45%	\$4,495.12	\$115.26	39	27.30	2.62%	\$8,135.66	\$208.61	\$323.87	\$0.00	\$695.64	\$1,019.51
Single Family 40'	279	0	279	0.85	279	237.15	21.25%	\$39,048.27	\$139.96	279	237.15	22.78%	\$70,673.00	\$253.31	\$393.27	\$0.00	\$844.71	\$1,237.98
Single Family 50'	150	0	147	1.00	150	150.00	13.44%	\$24,698.46	\$164.66	150	150.00	14.41%	\$44,701.45	\$298.01	\$462.67	\$0.00	\$993.78	\$1,456.45
Single Family 50'	123	122	0	1.00	123	123.00	11.02%	\$20,252.74	\$164.66	123	123.00	11.81%	\$36,655.19	\$298.01	\$462.67	\$805.22	\$0.00	\$1,267.89
Single Family 60'	50	0	49	1.25	50	62.50	5.60%	\$10,291.03	\$205.82	50	62.50	6.00%	\$18,625.60	\$372.51	\$578.33	\$0.00	\$1,242.22	\$1,820.55
Single Family 60'	39	39	0	1.25	39	48.75	4.37%	\$8,027.00	\$205.82	39	48.75	4.68%	\$14,527.97	\$372.51	\$578.33	\$1,006.52	\$0.00	\$1,584.85
Single Family 65'	38	0	38	1.50	38	57.00	5.11%	\$9,385.42	\$246.98	38	57.00	5.48%	\$16,986.55	\$447.01	\$693.99	\$0.00	\$1,490.67	\$2,184.66
Single Family 65'	77	76	0	1.50	77	115.50	10.35%	\$19,017.82	\$246.98	77	115.50	11.09%	\$34,420.12	\$447.01	\$693.99	\$1,207.82	\$0.00	\$1,901.81
Single Family 75'	44	0	43	1.75	44	77.00	6.90%	\$12,678.54	\$288.15	44	77.00	7.40%	\$22,946.75	\$521.52	\$809.67	\$0.00	\$1,739.11	\$2,548.78
Single Family 75'	1	1	0	1.75	1	1.75	0.16%	\$288.15	\$288.15	1	1.75	0.17%	\$521.52	\$521.52	\$809.67	\$1,409.13	\$0.00	\$2,218.80
Golf	1	1	0	2.00	1	2.00	0.18%	\$329.31	\$329.31	1	2.00	0.19%	\$596.02	\$596.01	\$925.32	\$1,610.43	\$0.00	\$2,535.75
TOTAL PLATTED	961	239	714		1003.95	89.95%	\$165,306.61			1003.95	96.43%	\$299,186.82						
PLANNED UNITS																		
UNPLATTED LANDS ⁽⁶⁾																		
Condo/Apt	300	0	0	0.25	300	75.00	6.72%	\$12,349.23	\$41.16	0	0.00	0.00%	\$0.00	\$0.00	\$41.16	\$0.00	\$0.00	\$41.16
Commercial	9.28	0	9.28	4.00	9.28	37.12	3.33%	\$6,112.05	\$658.63	9.28	37.12	3.57%	\$11,062.12	\$1,192.04	\$1,850.67	\$0.00	\$3,974.29	\$5,624.96
TOTAL UNPLATTED	309.28	0	9.28		112.12	10.05%	\$18,461.28			37.12	3.57%	\$11,062.12						
TOTAL COMMUNITY	1270.28	239	723.28		1116.07	100.00%	\$183,768.09			1041.07	100.00%	\$310,248.94						

LESS: Polk County Collection Costs (2%) and Early Payment Discounts (4%):

(\$11,026.09) (\$18,614.94)

Net Revenue to be Collected:

\$172,742.00 \$291,634.00

- (1) Reflects 2 (two) Series 2015 AA1 prepayment and 6 (six) Series 2015 AA2 prepayments.
- (2) Reflects the number of total lots with Series 2015 AA1 and 2015 AA2 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2015AA1 and Series 2015AA2 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discounts.
- (4) Annual assessment that will appear on November 2023 Polk County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).
- (5) The Single Family 40' units were under-platted by 3 lots and Single Family 50' units were over-platted 4 lots.
- (6) The 1% Property Appraiser fee is now billed separately to the District, therefore it is being incorporated into the general fund budget.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 9

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bridgewater Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of July 2023.

ATTEST:

**BRIDGEWATER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

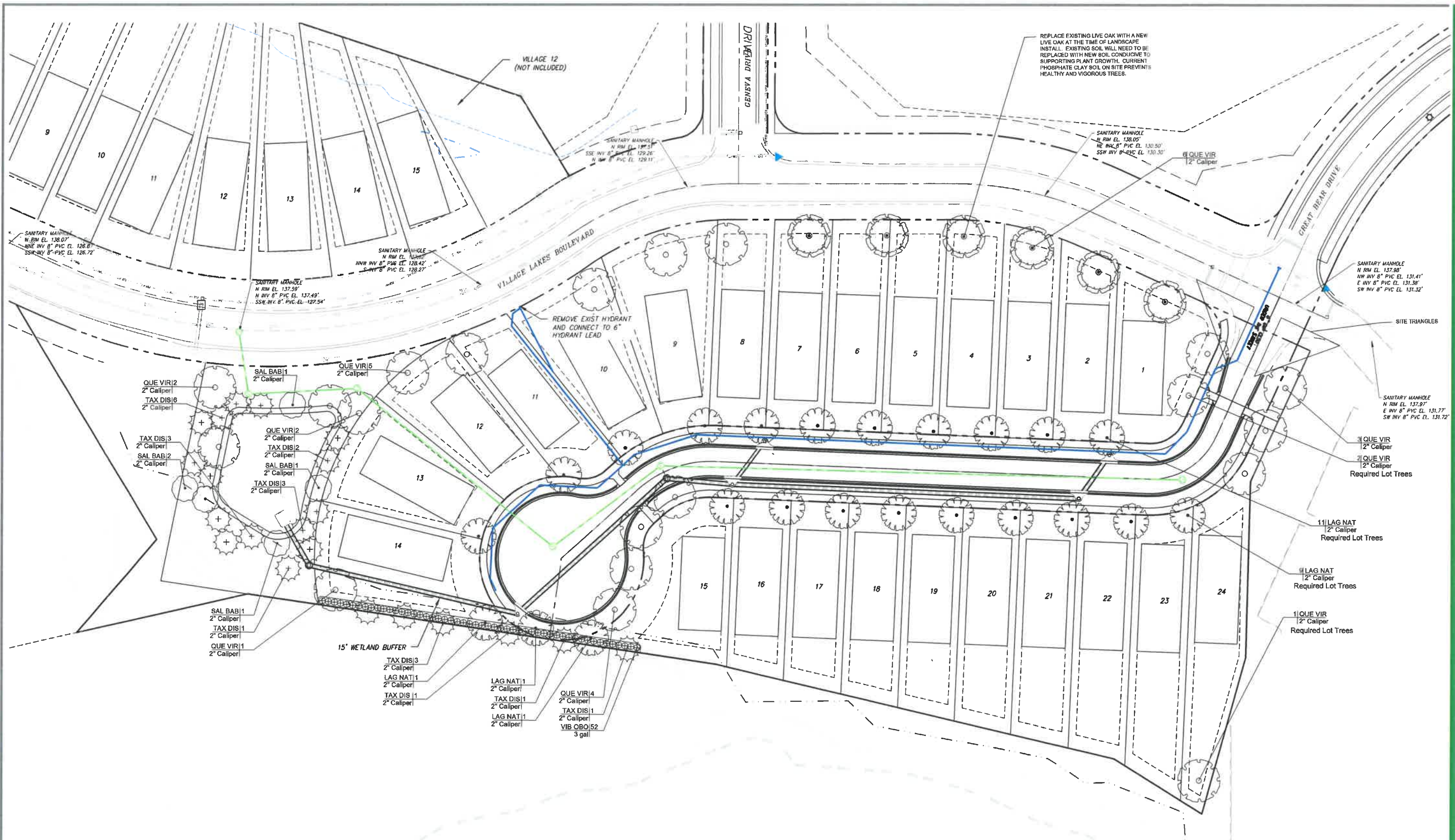
- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**The Fiscal Year 2023-2024
Adopted Budget will be attached as
Exhibit A**

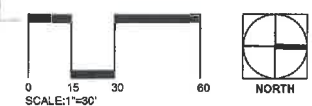
EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 10



REQUIRED LANDSCAPE PLAN



dirt

822 Fallington Drive
Lakeland, FL 33819
Tel. (863) 450-8322
lic. LC28000432

NUMBER	DATE	DESCRIPTION
P-3	08/13/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-2	08/05/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-1	02/18/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-0	03/31/2020	ISSUED FOR PERMIT

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402



WILLIAM RYAN HOMES
BRIDGEWATER VILLAGE 12 SUBDIVISION
LAKELAND, FLORIDA

REQUIRED LANDSCAPE PLAN

PROJECT NUMBER:
10103.02

SHEET NUMBER:
L-01

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, PLA
REG. NO.: 688708

© 2020 CHASTAIN SKILLMAN C.A. NO. 282

LANDSCAPE PLANTING NOTES

1. Refer to civil plans for utility location and final grading. If actual site conditions vary from what is shown on the plans, contact the owner's representative for direction before proceeding.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
3. Verify plant counts and square footages. Quantities are provided as information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contact base engineering or the local underground utility services for utility location and identification prior to any excavating activity.
5. Perform excavation in the vicinity of underground utilities with care. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the government.
6. Trees to be planted a minimum of 5 feet from face of building, or pavement, except as approved by owner's representative.
7. Provide matching forms and sizes for plant materials within each species and size designated on the drawings. All plant material shall conform to the standards of Florida #1 or better, based on the Florida Department of Agriculture and Consumer Services Publications "Grades and Standards of Nursery Plants, Part I & II."
8. Mulch shall consist of a minimum of three (3) inches of Pinebark Mulch or Eucalyptus Mulch. Non-perious materials shall not be placed under mulch. Mulch must be replenished to maintain the 3" depth.
9. A three (3) foot wide ring of mulch must be maintained around all trees planted in an open area and not incorporated into a planting bed.
10. Planter beds shall be filled with native topsoil free of weeds and grasses, and incorporated organic matter to promote healthy plant growth. All plant beds are to be free of lime rock, construction debris, and any impervious material.
11. Helitracking, top pruning, or other severe pruning or maintenance practices of required plant materials that result in stunted, abnormal, or other unreasonable deviation from their normal, healthy growth is not allowed and will require replacement of affected plant material.
12. All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
13. An 8' minimum separation is required between large trees and underground water and sewer lines. A 5' minimum separation is required between small/medium and underground water and sewer lines.
14. The owner/developer is responsible for the establishment and maintenance of all plant material. Landscaped areas must be maintained to present a healthy, neat and orderly appearance at all times and shall be free of trash and debris.
15. All existing trees are to be structurally pruned. Before construction takes place is best.

PLANT SCHEDULE

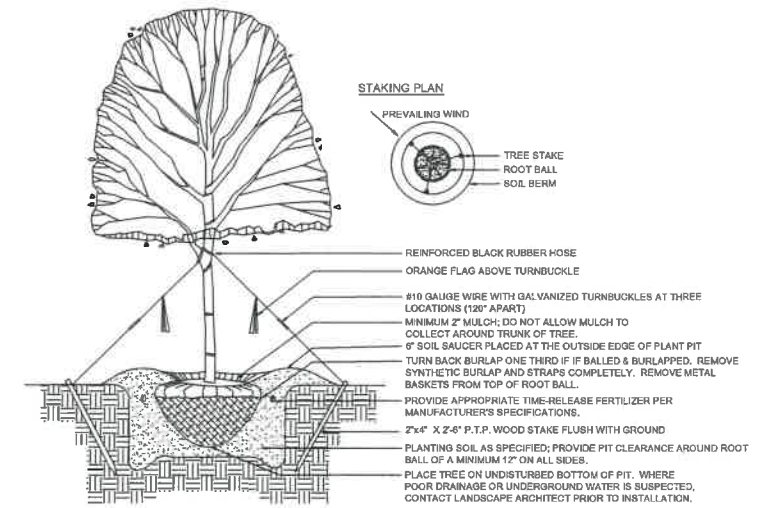
TREES	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
LAG NAT	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Caliper	23	10-12' Tall, Multi-Trunk
QUE VIR	Quercus virginiana 'Boardwalk'	Boardwalk Live Oak	2" Caliper	26	10-12' Tall
SAL BAB	Salix babylonica	Weeping Willow	2" Caliper	5	10-12' Tall
TAX DIS	Taxodium distichum	Bald Cypress	2" Caliper	19	10-12' Tall
SHRUBS	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
VIB OBO	Viburnum obovatum 'Withlacoochee'	Withlacoochee Walter's Viburnum	3 gal	52	18-24" Tall, 18-24" Spread
TURF GRASS	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
ST. AUGUSTINE	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	SOD		Right-of-way Sod
BAHIA	Bahia	Argentine Bahia	SOD		Open Space Sod

SOD NOTES

1. Thickness of Cut: Turfgrass sod shall be machine cut at uniform soil thickness at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
2. Pad Size: Individual pieces of turfgrass sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 0.5 inch (15 mm) on width and plus or minus five percent on length. Broken pads and torn or uneven ends will not be acceptable.
3. Strength of Turf Sod Sections: Standard size sections of turfgrass sod shall be strong enough that it can be picked up and handled without damage.
4. Moisture Content: Turfgrass sod shall not be harvested or transported when its moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod pads to be laid flush with adjacent pads and tight against all adjacent pads. No gaps. Roll with heavy roller if requested by Landscape Architect.

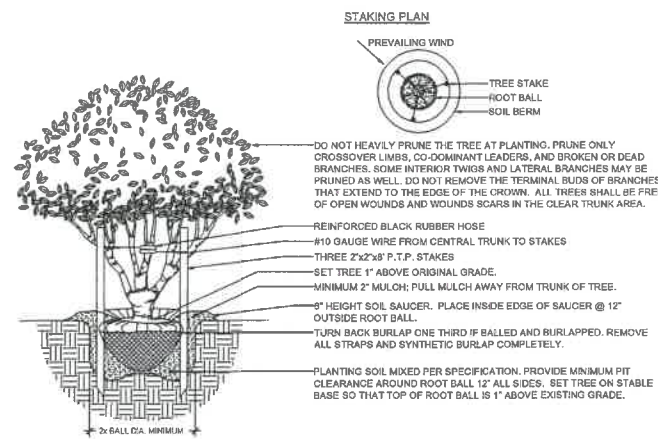
VILLAGE 13 NOTES

1. Existing Cypress trees and species of significance along pond edge cannot be removed.
2. Brazilian Pepper and other noxious exotics shall be removed and eliminated from site and water's edge.
3. Replace existing right-of-way trees if they need to be removed due to utility conflicts.
4. Location of proposed trees on lots to meet City of Lakeland tree requirement may be moved to accommodate, utilities, building footprints, and driveways.
5. Street trees need to be coordinated with the placement of street lighting and will need a 15' separation per the City of Lakeland Land Development Code.
6. Per City of Lakeland Land Development Code an 8' separation is required between Type A trees and underground water and sewer lines. A 5' separation is required between underground water and sewer lines for Type B trees.
7. The irrigation system, street trees, and open space landscapes will be planted, established, and maintained at all times by the Home Owner's Association according to the approved Landscaping and Irrigation Plans.



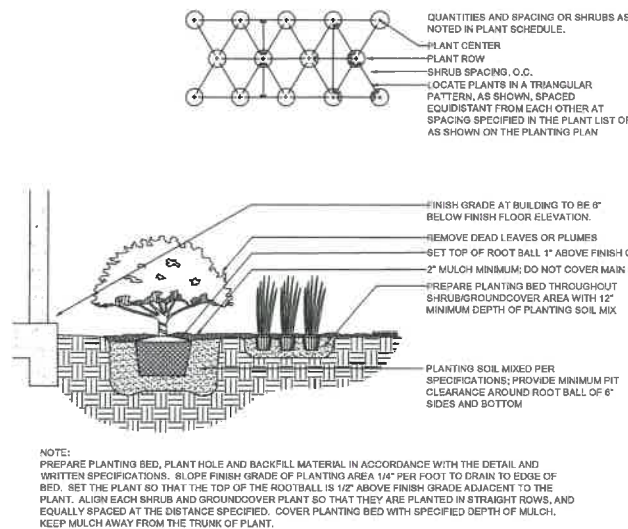
TREE PLANTING DETAIL

not to scale



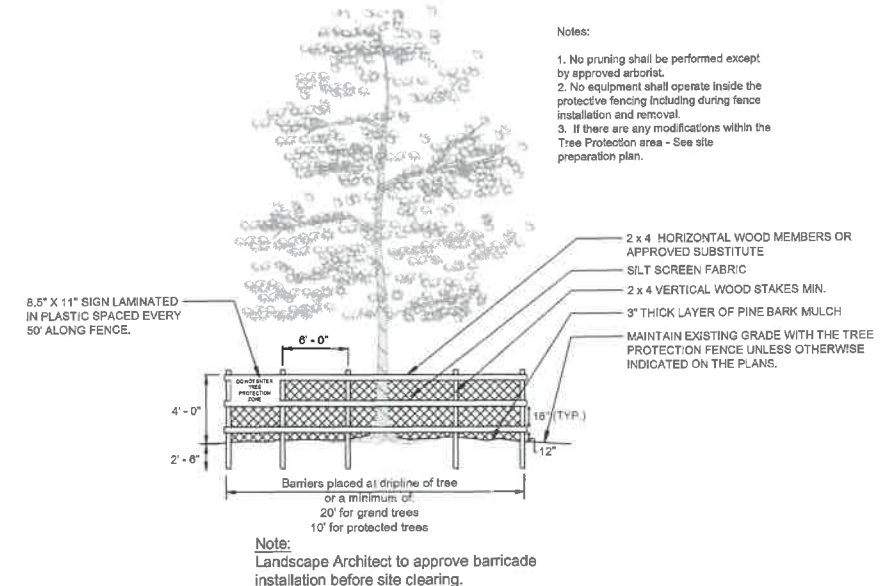
MULTI-TRUNK TREE PLANTING DETAIL

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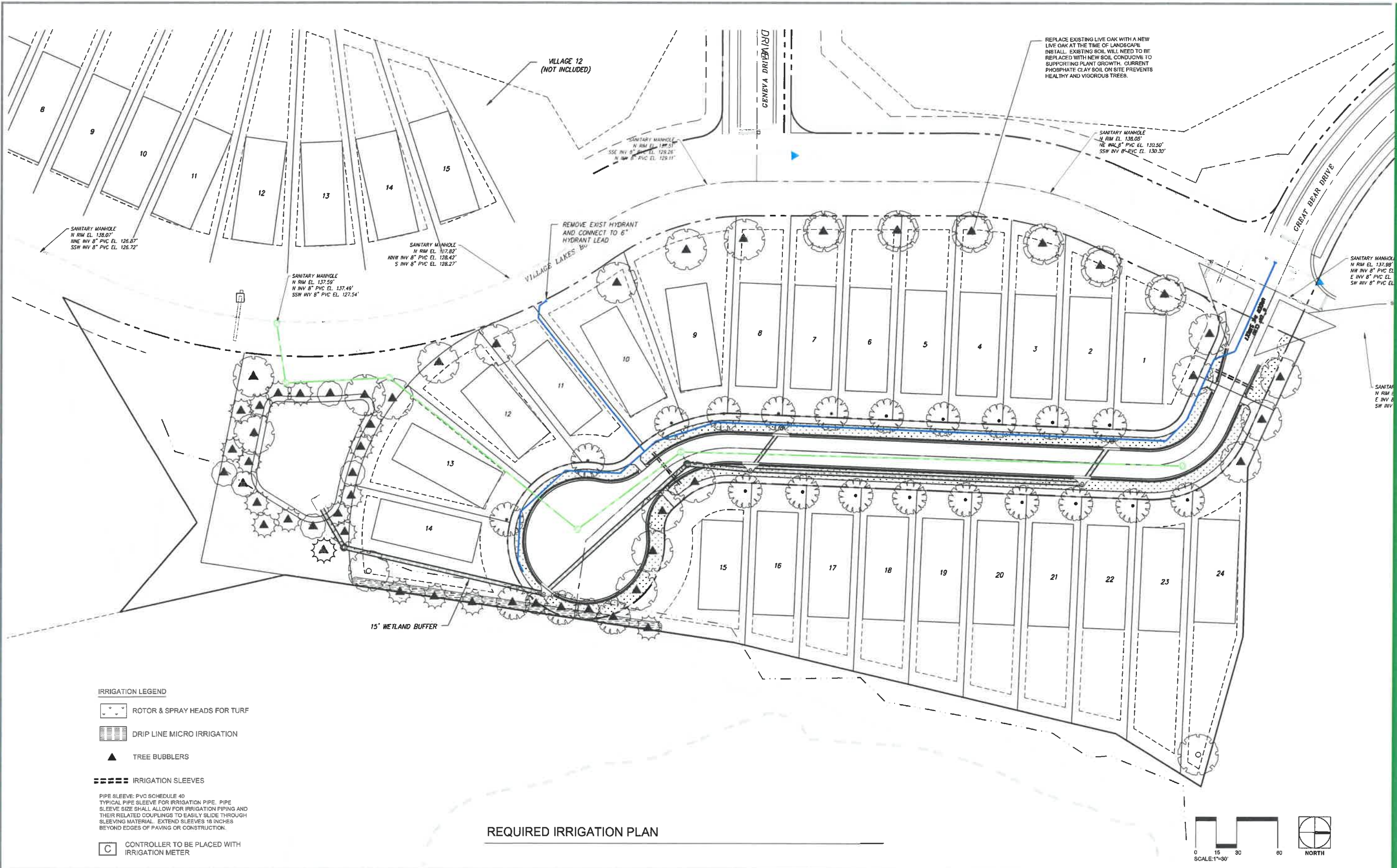
SHRUB & GROUNDCOVER PLANTING AND SPACING DETAIL

not to scale



TREE PROTECTION DETAIL

not to scale



dirt

922 Fairington Drive
Lakeland, FL 33813
Tel. (883) 453-9322
Lic. LC26000452

NUMBER	DATE	DESCRIPTION
P-2	08/13/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-1	09/24/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-0	09/18/2020	REVISED PER CITY OF LAKELAND COMMENTS
P-0	09/31/2020	ISSUED FOR PERMIT

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402



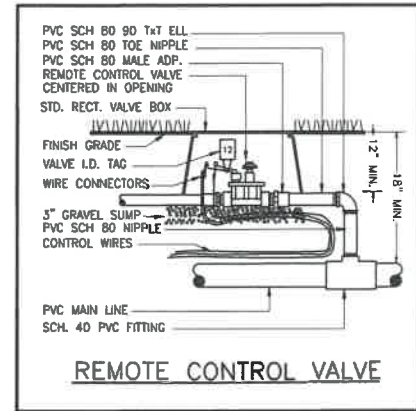
WILLIAM RYAN HOMES
BRIDGEWATER VILLAGE 12 SUBDIVISION
LAKELAND, FLORIDA

REQUIRED IRRIGATION PLAN

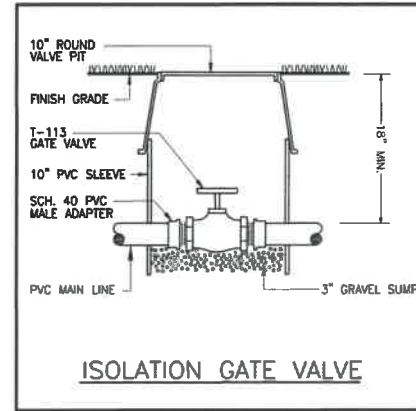
LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, P.L.A.
REG. NO.: 6867086

PROJECT NUMBER:
10103.02

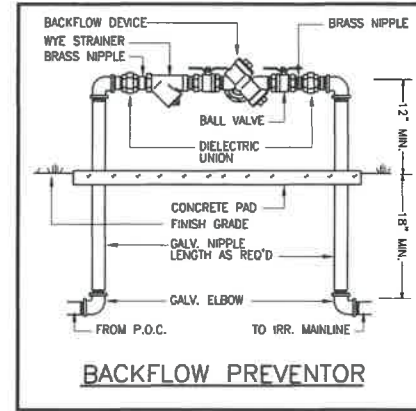
SHEET NUMBER:
IR-01



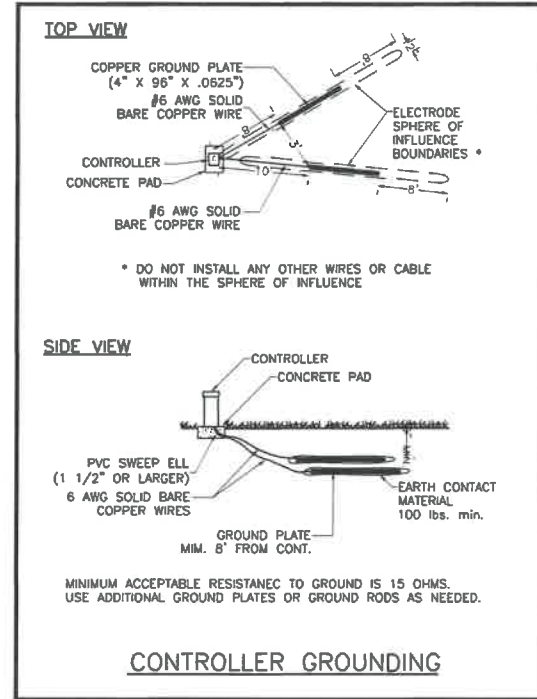
REMOTE CONTROL VALVE



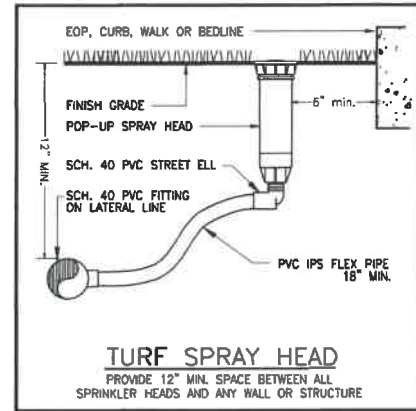
ISOLATION GATE VALVE



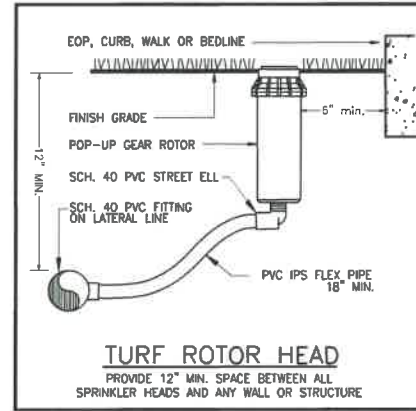
BACKFLOW PREVENTOR



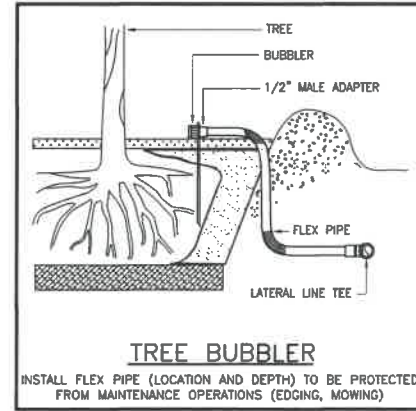
CONTROLLER GROUNDING



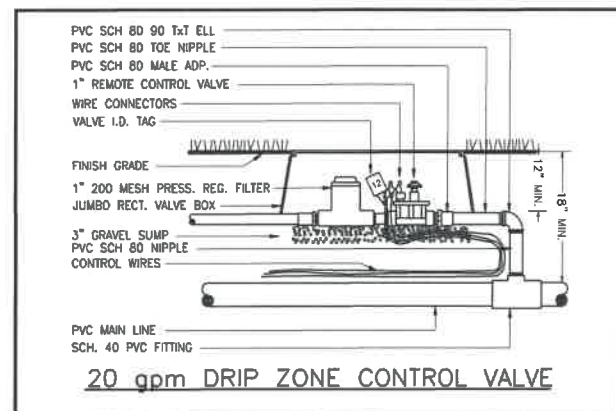
TURF SPRAY HEAD
PROVIDE 12\"/>



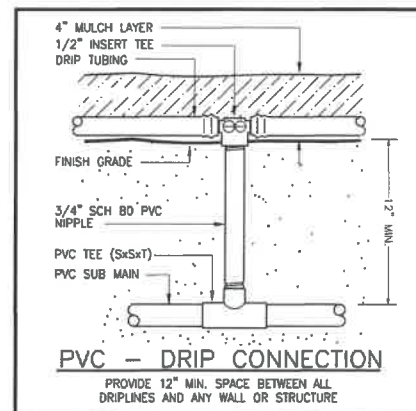
TURF ROTOR HEAD
PROVIDE 12\"/>



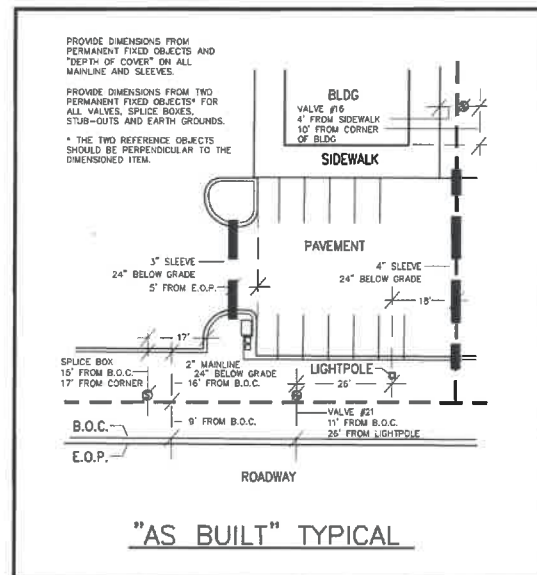
TREE BUBBLER
INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



20 gpm DRIFT ZONE CONTROL VALVE



PVC - DRIFT CONNECTION
PROVIDE 12\"/>



"AS BUILT" TYPICAL

IRRIGATION NOTES:

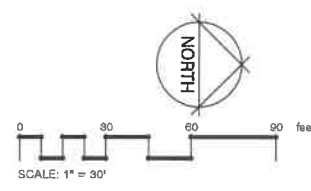
- The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
- Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
- Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green areas.
- If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
- Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
- Mainline is to be installed with a minimum of 18" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
- Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2".
- Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves, flush valves and wire splices shall be installed in Rain Bird wide flanged, structural foam "plastic" valves boxes as follows:

Remote Control Valves	#VB-STD, 12" std. rect. box
Isolation Gate Valves	#VB-10RND, 10" round box
Wire Splices	#VB-10RND, 10" round box
Drip Zone Valve / Filter Assy	#VB-SPR, Super Jumbo Rect. box
- Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
- All 24 volt control cable to be UL Listed, single strand, type UF 800 Volt control cable. Size and color as follows:

Common Wires	- size AWG #14 or larger and WHITE in color.
Hot Wires	- size AWG #16 or larger and RED in color.
Spare Wires	- size AWG #16 or larger and BLUE in color.
- All splices to the 24 volt control wiring shall be made with Rain Bird #DBTWC 24-600 volt, direct bury splice kits.
- All control valve wires shall be bundled and taped together at 20' intervals and placed along the side of the mainline pipe.
- All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of Heavy Wall PVC IPS Hose
- The tops of all shrub sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a #5 rebar stake and nylon cable ties. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or structure.
- Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
- Install drip tubing at grade and cover with mulch. Typical spacing for drip tubing is 18" to 24" on center. Spacing to be determined by plant layout. Refer to Landscape Plan. Anchor tubing every 7' with 6" long wire tubing stakes. Install flush valve assemblies at all tubing "dead ends".
- Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s).
- At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (Intermatic #AG2401 or equal).
- At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 15 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
- A rain switch shall be connected to each irrigation controller. The switch shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
- The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves.
- No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
- Any other equipment required that is not otherwise detailed or specified shall be installed as per manufacturer's recommendations and local code.

NUMBER	DATE	DESCRIPTION
P-3	08/13/2020	REVISED PER CITY OF LAKE LAND COMMENTS
P-2	08/24/2020	REVISED PER CITY OF LAKE LAND COMMENTS
P-1	05/18/2020	REVISED PER CITY OF LAKE LAND COMMENTS
P-0	03/01/2020	ISSUED FOR REVIEW



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PCB-R Flood Subbler, 1/2" FIPT, With Purple Cap for Reclaimed Water Use.	24	20	
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	1		
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	1		
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	1		
	Area to Receive Dripline Hunter PLD-R-06-12 (12) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 0.8GPH emitters at 12.0' O.C. Dripline laterals spaced at 12.0' apart, with emitters offset for triangular pattern. UV Resistant. Purple Tubing for Reclaimed Water Use.	1,377 s.f.		
	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	2		
	Fetsco R25Y 3/4" Reduced Pressure Backflow Preventer	1		
	Hunter XCH-0600 Electromechanical controller, 8 stations, indoor/outdoor model, battery-powered. Plastic Cabinet, For residential/commercial use.	1		
	Water Meter 3/4" New Potable Meter	1		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	170.0 Lt.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	45.0 Lt.		
	Irrigation Lateral Line: PVC Schedule 40 1"	135.9 Lt.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	222.2 Lt.		
	Irrigation Mainline: PVC Schedule 40 1"	186.5 Lt.		
	Irrigation Mainline: PVC Schedule 40 1 1/4"	25.3 Lt.		
	Wire Wire Number Wire Size Wire Type			

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ANY AND ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND / OR COORDINATING PRIOR TO BEGINNING OF INSTALLATION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR REGARDING TYPE AND LOCATION OF WATER SOURCE.
- IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS. (SEE WRITTEN SPECIFICATIONS)
- THE CONTRACTOR SHALL VERIFY EXISTING GPM / PSI FROM THE PROPOSED WATER SOURCE AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL GPM / PSI REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% COVERAGE IF SCHEMATIC PLAN LOCATIONS ARE INSUFFICIENT.
- COORDINATE OPERATION OF THE TIMER FOR PROPER ZONE SEQUENCING AND OPTIMUM WATERING TIME. VERIFY TIMER LOCATION AND START / STOP TIMES OF OPERATION WITH OWNER. TIMER SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT PER LEGEND. THE GENERAL CONTRACTOR'S ELECTRICIAN SHALL PROVIDE 120V, 20 AMP POWER SUPPLY TO THE TIMER. COORDINATE ELECTRICAL SUPPLY REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- PIPING ON PLANS IS DIAGRAMMATICALLY ROUTED FOR GRAPHIC CLARITY, ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREENSPACE" AREAS ADJACENT TO PAVING OR STRUCTURES AS PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANTING PLAN SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS, AND SHRUBS WILL BE AVOIDED. PLACE PIPING THE TRENCH ADJACENT TO CURBING OR EDGE OF PAVEMENT WHERE POSSIBLE.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS SHALL BE INSTALLED ON RISERS. HEIGHTS OF ALL RISERS SHALL BE ADJUSTED AFTER LANDSCAPE INSTALLATION IS COMPLETE. RISERS SHALL BE PAINTED BLACK WITH PROFESSIONAL QUALITY FLAT ENAMEL SPRAY PAINT. ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO ASSURE 100% OVERLAP COVERAGE. ALL RISERS SHALL BE STAKED WITH A GALVANIZED STAINLESS STEEL EMT STAKE AND SECURED BY TWO STAINLESS STEEL CLAMPS. NO RISER SHALL BE INSTALLED ADJACENT TO ANY PEDESTRIAN WALKWAY. 12" POP-UP HEADS SHALL BE USED IN GROUND COVER BEDS ADJACENT TO WALKWAYS AND IN PARKING ISLANDS. (TYP)
- CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK ON-SITE. COORDINATE WITH THE GENERAL CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR INSTALLATION OF PROPOSED LIGHTING AND ELECTRICAL CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THE IRRIGATION CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGE THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND / OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.
- IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. SUBMIT COPIES OF PERMITS TO OWNER'S CONSTRUCTION REPRESENTATIVE IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED.
- ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO INSURE 100% OVERLAP COVERAGE. INSTALL PROPER NOZZLE AS FIELD CONDITIONS REQUIRE FOR OVERLAP COVERAGE. RAISE OR LOWER SPRINKLER HEADS AS REQUIRED.
- WHERE MAINLINE OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED WITH THE SPECIFIED LATERAL LINE AND STUBBED UP WITH END CAPS AS SHOWN IN DETAIL. SLEEVE SIZE SHALL BE TWO TIMES LARGER (I.D.) THAN THE SIZE OF THE LATERAL LINE "WET-PIPE" SIZE INDICATED ON THE PLANS.
- ALL MAINLINES SHALL BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 23" AT ROAD CROSSINGS. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. INSTALL MAINLINE IN SAME TRENCH A LATERAL LINES WHERE POSSIBLE.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED ON 1/2" OR 3/4" OR 18" SPEARS FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND RIGID PVC.
- ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING RAIN BIRD "SNAP-TITE" WIRE SPLICE KITS AND SEALANT.
- WIRE SHALL BE UF-600 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH, BUNDLED AND TAPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. "WHITE" COLOR FOR COMMON AND "RED" COLOR FOR CONTROL WIRES. AT TIME OF INSPECTION, WIRE THAT DOES NOT CONFORM TO SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL OPEN CONTROL VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR WITH CAPPED ENDS AFTER LINES ARE COMPLETE.
- AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER, ARCHITECT AND OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO MAKE OFFICIAL INSPECTIONS. UPON REQUEST, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE INSPECTOR WITHOUT COMPENSATION. SHOULD THE MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE WORK AT HIS OWN EXPENSE.
- THE OWNER OR HIS DESIGNATED REPRESENTATIVE WILL RESPOND WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE CONTRACTOR OF COMPLETION FOR THE PURPOSE OF MAKING A FINAL INSPECTION OF THE SYSTEM. IF FINAL ACCEPTANCE IS NOT GIVEN AT THIS INSPECTION, A "PUNCH-LIST" OF UNSATISFACTORY ITEMS WILL BE PREPARED FOR COMPLETION BY THE IRRIGATION CONTRACTOR. AT SUCH TIME AS ALL "PUNCH-LIST" ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL ACCEPTANCE. FINAL ACCEPTANCE BY THE OWNER WILL NOT BE GIVEN UNTIL ALL REQUIRED SUBMITTALS AND "AS-BUILT" DRAWINGS HAVE BEEN TURNED OVER TO THE OWNER AND LANDSCAPE ARCHITECT.
- ALL MAINLINE TRENCHES SHALL BE HAND-DUG WITHIN THE CANOPY DRIP LINES OF ALL EXISTING TREES TO REMAIN TO AVOID DAMAGING EXISTING ROOTS.

Bridgewater
Lakeland, FL



30435 Commerce Drive, San Antonio, TX 78216

REV	DATE	DESCRIPTION

SCALE: AS SHOWN
DATE: 9-22-20
PIN:

Village 13
Common Area
Irrigation Plan



dirt
 922 Fairlington Drive
 Lakeland, FL 33813
 Tel. (863) 450-8322
 So. LC28009432

NUMBER	DATE	DESCRIPTION
P-3	11/09/2020	REVISED PER CITY COMMENTS
P-2	08/03/2020	REVISED PER CITY COMMENTS
P-1	05/28/2020	REVISED PER CITY COMMENTS
P-0	04/23/2020	ISSUED FOR REVIEW

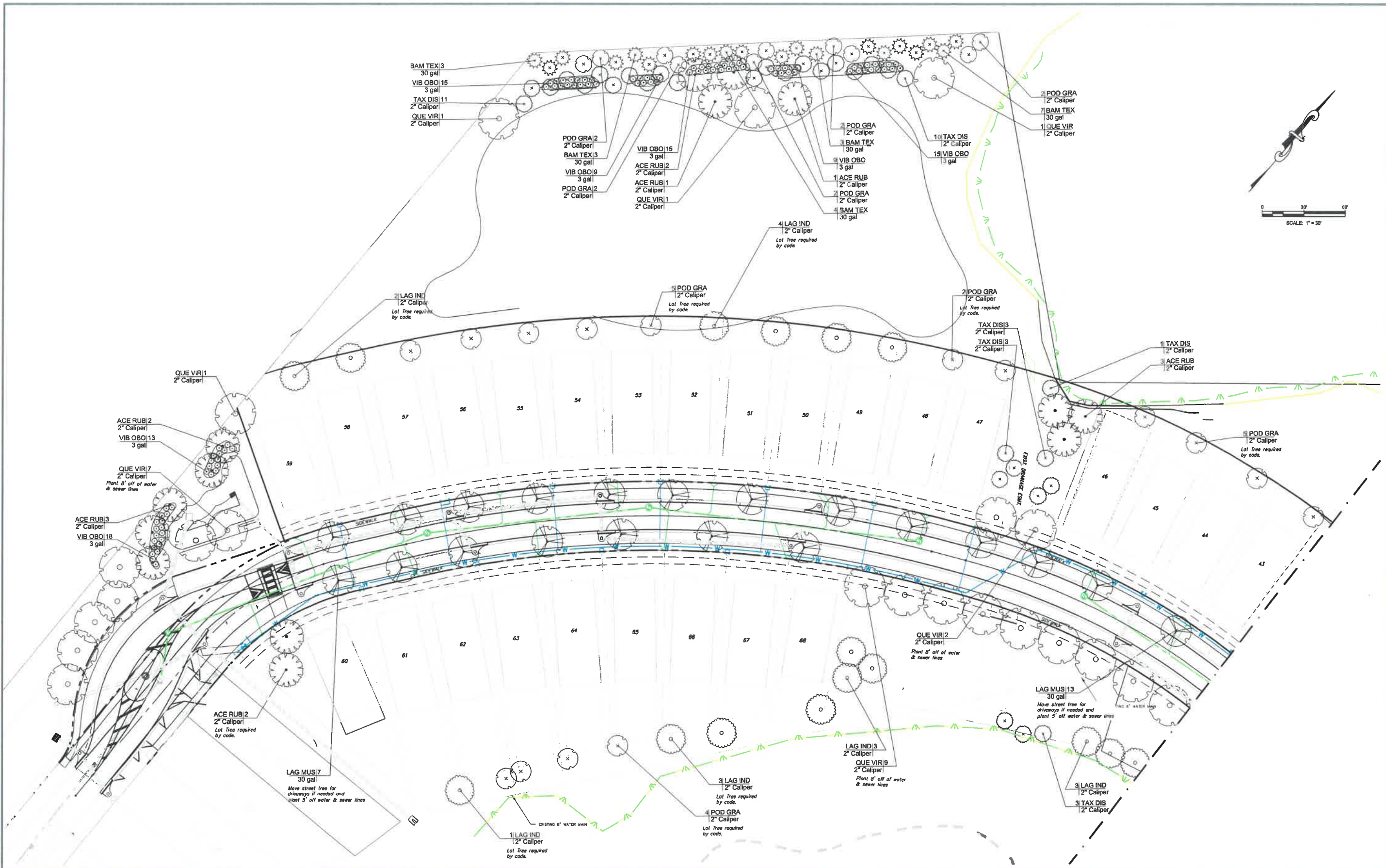
CHASTAIN-SKILLMAN
 205 EAST ORANGE STREET
 SUITE #110
 LAKELAND, FL 33801-4611
 (863) 846-1402
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WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA
 OVERALL REQUIRED LANDSCAPE PLAN

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, P.L.A.
 REG. NO.: 9667066

PROJECT NUMBER:
 10103.02
 SHEET NUMBER:
 L-1



dirt

822 Fairlington Drive
Lakeland, FL 33813
Tel: (883) 450-8322
lic. LC25000432

NUMBER	DATE	DESCRIPTION
P-3	11/05/2020	REVISED PER CITY COMMENTS
P-2	08/03/2020	REVISED PER CITY COMMENTS
P-1	05/28/2020	REVISED PER CITY COMMENTS
P-0	04/23/2020	ISSUED FOR REVIEW

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(883) 848-1402

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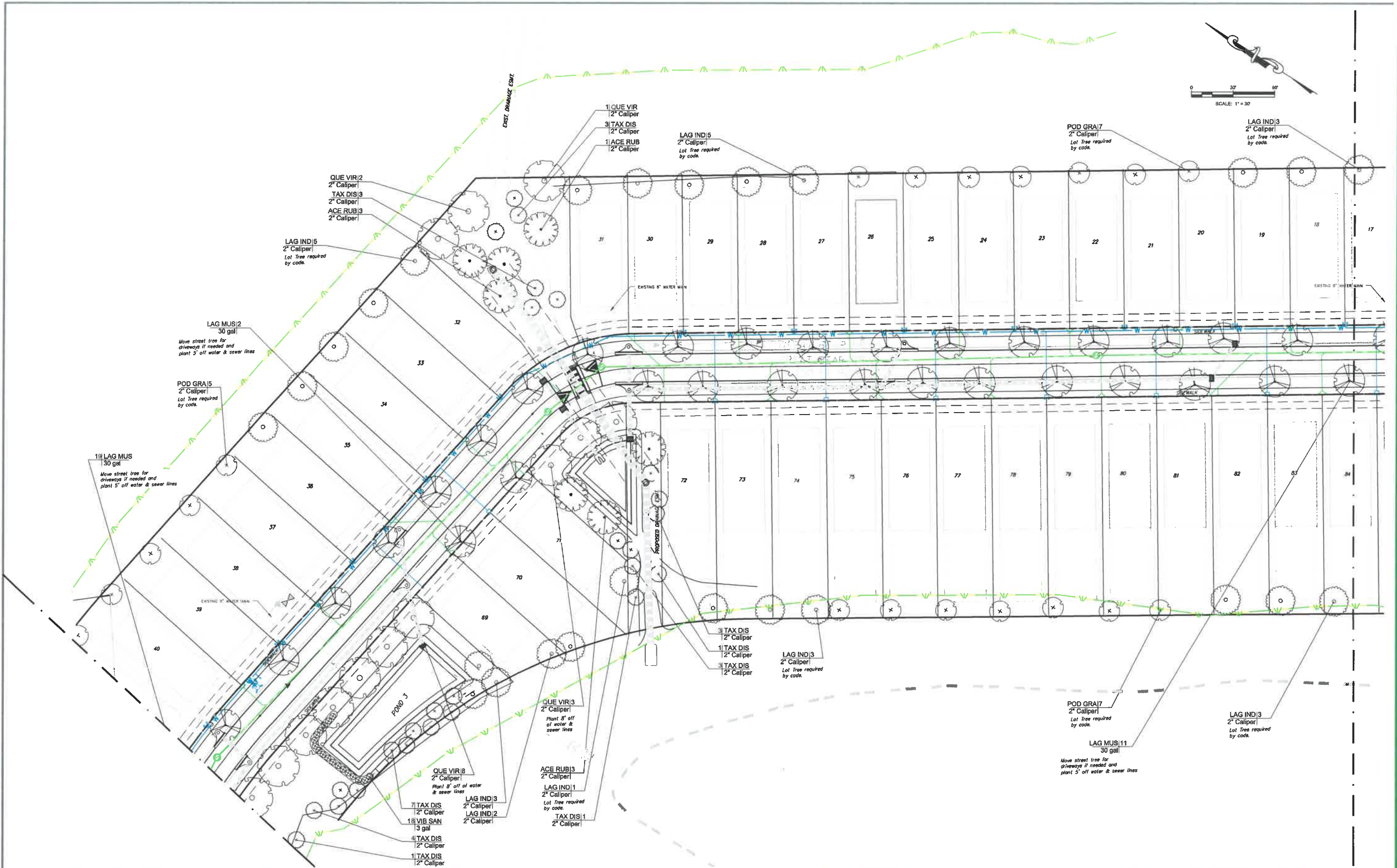
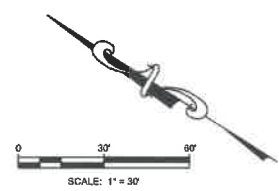
WILLIAM RYAN HOMES
BRIDGEWATER VILLAGE 14 SUBDIVISION
LAKELAND, FLORIDA

REQUIRED LANDSCAPE PLAN

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, PLA
REG. NO.: 6867086

PROJECT NUMBER:
10103.02

SHEET NUMBER:
L-2



dirt
 922 Fairlington Drive
 Lakeland, FL 33813
 Tel: (863) 450-9322
 fx: LC26000432

NUMBER	DATE	DESCRIPTION
P-3	11/09/2020	REVISED PER CITY COMMENTS
P-2	06/03/2020	REVISED PER CITY COMMENTS
P-1	05/28/2020	REVISED PER CITY COMMENTS
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 SUITE #110
 LAKELAND, FL 33801-4611
 (863) 846-1402



WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA

REQUIRED LANDSCAPE PLAN

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, P.L.A.
 REG. NO.: 6667068

PROJECT NUMBER:
 10103.02

SHEET NUMBER:
 L-3

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LANDSCAPE PLANTING NOTES

1. Refer to civil plans for utility location and final grading. If actual site conditions vary from what is shown on the plans, contact the owner's representative for direction before proceeding.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
3. Verify plant counts and square footages. Quantities are provided as information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contact base engineering or the local underground utility services for utility location and identification prior to any excavating activity.
5. Perform excavation in the vicinity of underground utilities with care. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the government.
6. Trees to be planted a minimum of 5 feet from face of building, or pavement, except as approved by owner's representative.
7. Provide matching forms and sizes for plant materials within each species and size designated on the drawings. All plant material shall conform to the standards of Florida #1 or better, based on the Florida Department of Agriculture and Consumer Services Publications "Grades and Standards of Nursery Plants, Part I & I."
8. Mulch shall consist of a minimum of three (3) inches of Pinebark Mulch or Eucalyptus Mulch. Non-porous materials shall not be placed under mulch. Mulch must be replenished to maintain the 3" depth.
9. A three (3) foot wide ring of mulch must be maintained around all trees planted in an open area and not incorporated into a planting bed.
10. Planter beds shall be filled with native topsoil free of weeds and grasses, and incorporated organic matter to promote healthy plant growth. All plant beds are to be free of lime rock, construction debris, and any impervious material.
11. Haulacking, top pruning, or other severe pruning or maintenance practices of required plant materials that results in stunted, abnormal, or other unreasonable deviation from their normal, healthy growth is not allowed and will require replacement of affected plant material.
12. All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
13. An 8' minimum separation is required between large trees and underground water and sewer lines. A 5' minimum separation is required between small/medium and underground water and sewer lines.
14. The owner/developer is responsible for the establishment and maintenance of all plant material. Landscaped areas must be maintained to present a healthy, neat and orderly appearance at all times and shall be free of trash and debris.
15. All existing trees are to be structurally pruned. Before construction takes place is best.

PLANT SCHEDULE

TREES	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
ACE RUB	Acer rubrum 'HOSR'	Summer Red Maple	2" Caliper	28	10-12" Tall
BAM TEX	Bambusa textilis gracilis	Slender Weaver's Bamboo	30 Gallon	20	10-12" Tall, Multi-Trunk
LAG MUS	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	30 Gallon	76	10-12" Tall, Standard, 6' Clear trunk
LAG NAT	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Caliper	58	10-12" Tall, Multi-Trunk
POD GRA	Podocarpus gracitor	Weeping Podocarpus	2" Caliper	60	10-12" Tall
QUE VIR	Quercus virginiana 'Boardwalk'	Boardwalk Live Oak	2" Caliper	57	10-12" Tall
TAX DIS	Taxodium distichum	Bald Cypress	2" Caliper	88	10-12" Tall
SHRUBS	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
VIB OBO	Viburnum obovatum 'Withlacoochee'	Withlacoochee Water's Viburnum	3 gal	126	18-24" Tall, 18-24" Spread
VIB SAN	Viburnum suspensum	Sandankwa Viburnum	3 gal	18	18-24" Tall, 18-24" Spread
TURF GRASS	BOTANICAL	COMMON	CONT	QTY	SPECIFICATIONS
ST. AUGUSTINE	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	SOD		Right-of-way Sod
BAHIA	Bahia	Argentine Bahia	SOD		Open Space Sod

SOD NOTES

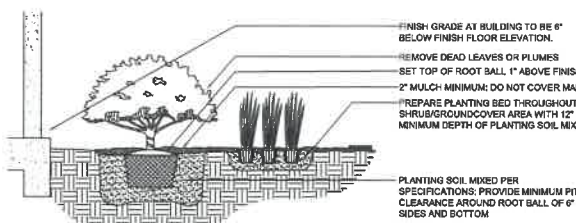
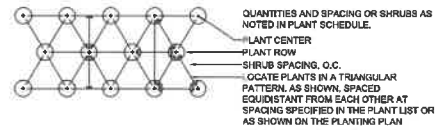
1. Thickness of Cut: Turfgrass sod shall be machine cut at uniform soil thickness at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
2. Pad Size: Individual pieces of turfgrass sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 0.5 inch (15 mm) on width and plus or minus five percent on length. Broken pads and torn or uneven ends will not be acceptable.
3. Strength of Turf Sod Sections: Standard size sections of turfgrass sod shall be strong enough that it can be picked up and handled without damage.
4. Moisture Content: Turfgrass sod shall not be harvested or transported when its moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod pads to be laid flush with adjacent pads and tight against all adjacent pads. No gaps. Roll with heavy roller if requested by Landscape Architect.

VILLAGE 14 NOTES

1. Existing Cypress trees and species of significance along pond edge cannot be removed.
2. Brazilian Pepper and other noxious exotics shall be removed and eliminated from site and water's edge.
3. Replace existing right-of-way trees if they need to be removed due to utility conflicts.
4. Location of proposed trees on lots to meet City of Lakeland tree requirement may be moved to accommodate, utilities, building footprints, and driveways.
5. Street trees need to be coordinated with the placement of street lighting and will need a 15' separation per the City of Lakeland Land Development Code.
6. Per City of Lakeland Land Development Code an 8' separation is required between Type A trees and underground water and sewer lines. A 5' separation is required between underground water and sewer lines for Type B trees.
7. The irrigation system, street trees, and open space landscapes will be planted, established, and maintained at all times by the Home Owner's Association according to the approved Landscaping and Irrigation Plans.

CALCULATIONS

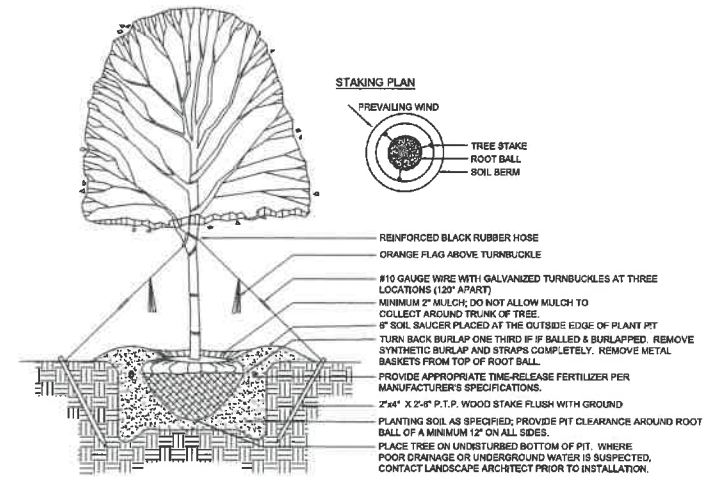
5,850 LF OF STREETScape
 66 A TREES X 50' OFFSET = 3,300 FT
 67 B TREES X 40' OFFSET = 2,680 FT



NOTE:
 PREPARE PLANTING BED, PLANT HOLE AND BACKFILL MATERIAL IN ACCORDANCE WITH THE DETAIL AND WRITTEN SPECIFICATIONS. SLOPE FINISH GRADE OF PLANTING AREA 1/4" PER FOOT TO DRAIN TO EDGE OF BED. SET THE PLANT SO THAT THE TOP OF THE ROOTBALL IS 12" ABOVE FINISH GRADE ADJACENT TO THE PLANT. ALIGN EACH SHRUB AND GROUNDCOVER PLANT SO THAT THEY ARE PLANTED IN STRAIGHT ROWS, AND EQUALLY SPACED AT THE DISTANCE SPECIFIED. COVER PLANTING BED WITH SPECIFIED DEPTH OF MULCH. KEEP MULCH AWAY FROM THE TRUNK OF PLANT.

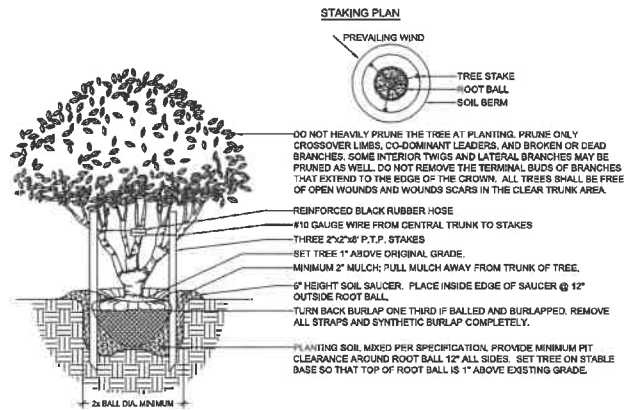
SHRUB & GROUNDCOVER PLANTING AND SPACING DETAIL

not to scale



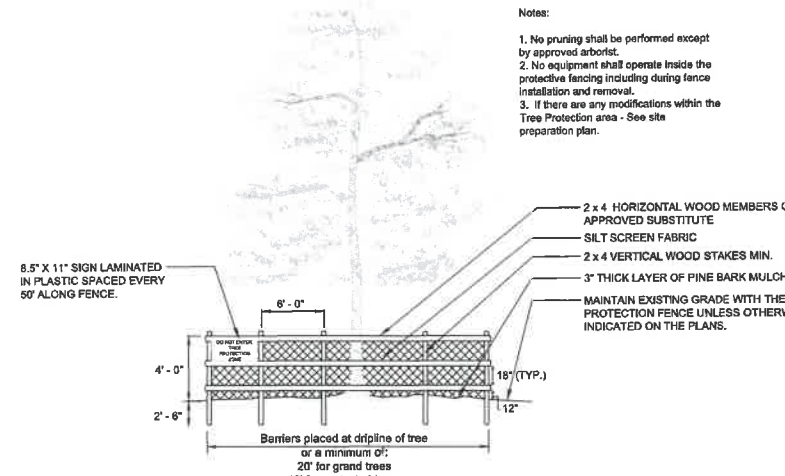
TREE PLANTING DETAIL

not to scale



MULTI-TRUNK TREE PLANTING DETAIL

not to scale



NOTE:
 Landscape Architect to approve barricade installation before site clearing.

TREE PROTECTION DETAIL

not to scale



NUMBER	DATE	DESCRIPTION
P-3	11/05/2020	REVISED PER CITY COMMENTS
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CHASTAIN-SKILLMAN
 205 EAST ORANGE STREET
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 (863) 646-1402



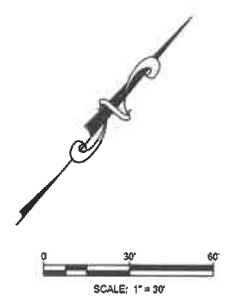
WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA

LANDSCAPE SCHEDULE, DETAILS, & NOTES

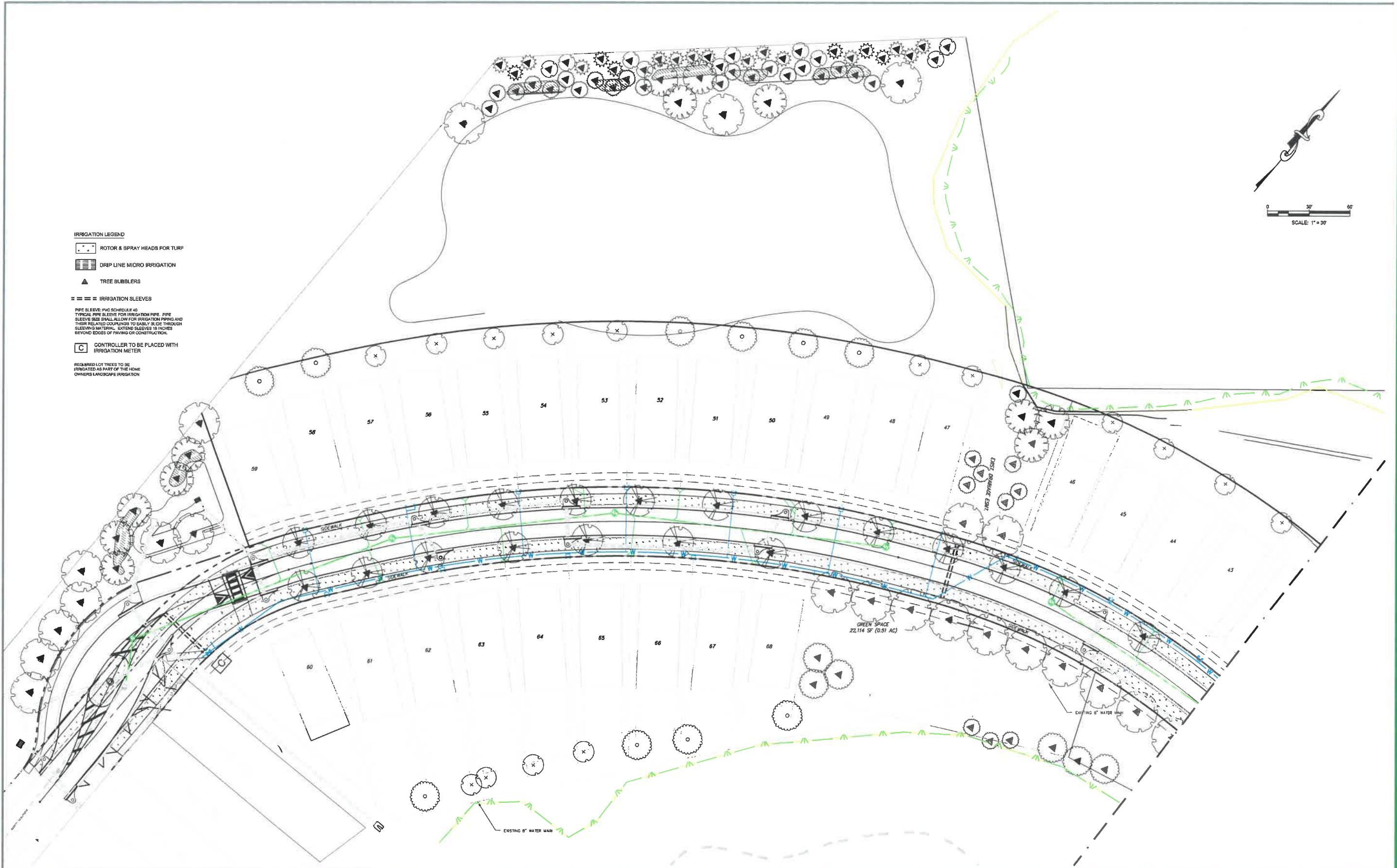
LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, PLA
 REG. NO.: 6667085

PROJECT NUMBER:
 10103.02

SHEET NUMBER:
 L-5



- IRRIGATION LEGEND**
- ROTOR & SPRAY HEADS FOR TURF
 - DRIP LINE MICRO IRRIGATION
 - TREE BUBBLERS
 - IRRIGATION SLEEVES
- PIPE SLEEVE: PVC SCHEDULE 40
TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLERS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
- CONTROLLER TO BE PLACED WITH IRRIGATION METER
- REQUIRED LOT TREES TO BE IRRIGATED AS PART OF THE HOME OWNERS LANDSCAPE IRRIGATION



dirt
 22 Fairlington Drive
 Lakeland, FL 33813
 Tel: (888) 454-8322
 Lic. LC26000432

NUMBER	DATE	DESCRIPTION
P-3	11/09/2020	REVISED PER CITY COMMENTS
P-2	08/03/2020	REVISED PER CITY COMMENTS
P-1	05/28/2020	REVISED PER CITY COMMENTS
P-0	04/23/2020	ISSUED FOR REVIEW

CHASTAIN-SKILLMAN
 205 EAST ORANGE STREET
 SUITE #110
 LAKELAND, FL 33801-4611
 (863) 646-1402

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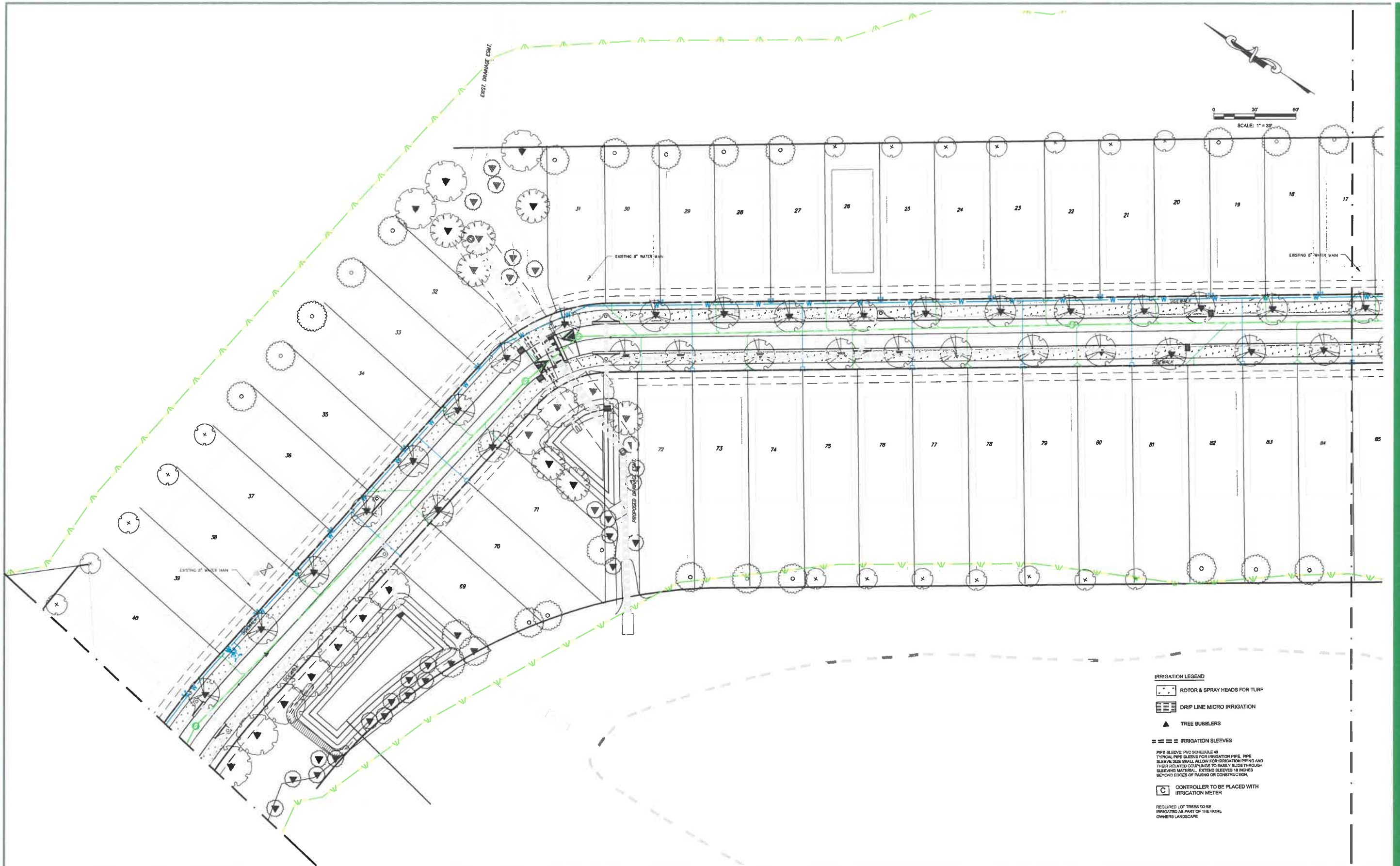
WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA

REQUIRED IRRIGATION PLAN

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, FLA
 REG. NO.: 6667886

PROJECT NUMBER:
10103.02

SHEET NUMBER:
IR-1



- IRRIGATION LEGEND**
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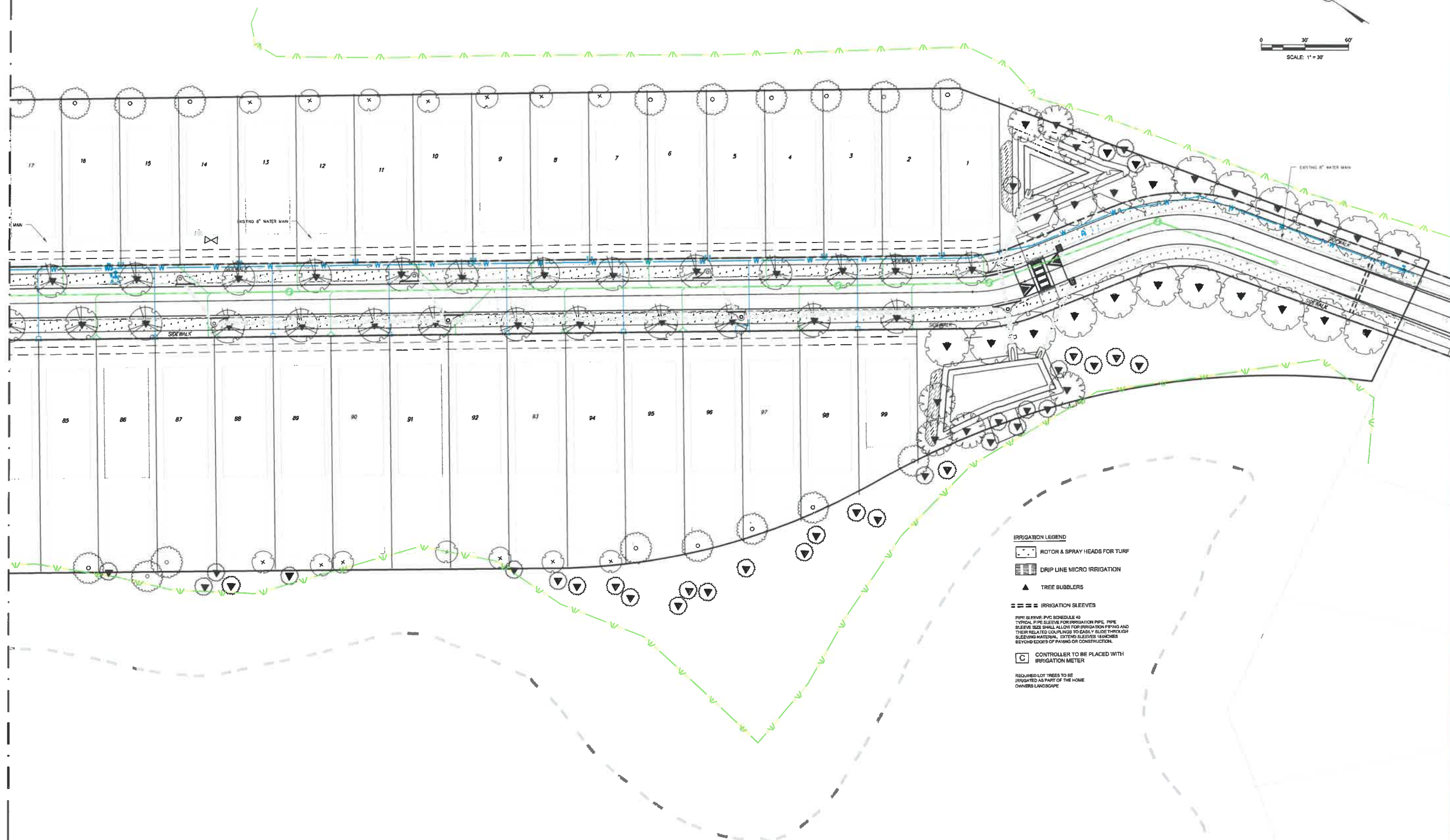
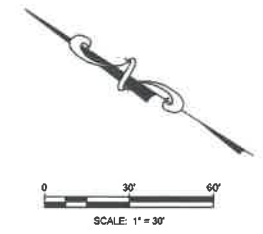
WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA

REQUIRED IRRIGATION PLAN

PROJECT NUMBER:
 10103.02

SHEET NUMBER:
 IR-2

LANDSCAPE ARCHITECT: LEIGH ANN LUNZ, P.L.A.
 REG. NO.: 6687896



- IRRIGATION LEGEND**
- ROTOR & SPRAY HEADS FOR TURF
 - DRIP LINE MICRO IRRIGATION
 - TREE BUBBLERS
 - IRRIGATION SLEEVES
- PIPE SLEEVES: PVC SCHEDULE 40
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- CONTROLLER TO BE PLACED WITH IRRIGATION METER
- REQUIRED LOT TREES TO BE IRRIGATED AS PART OF THE HOME OWNERS LANDSCAPE

dirt
 922 Fairlington Drive
 Lakeland, FL 33813
 Tel. (853) 450-3322
 Lic. LC26000432

NUMBER	DATE	DESCRIPTION
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P-2	08/03/2020	REVISED PER CITY COMMENTS
P-1	05/28/2020	REVISED PER CITY COMMENTS
P-0	04/23/2020	ISSUED FOR REVIEW

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 205 EAST ORANGE STREET
 SUITE #110
 LAKELAND, FL 33801-4611
 (863) 848-1402

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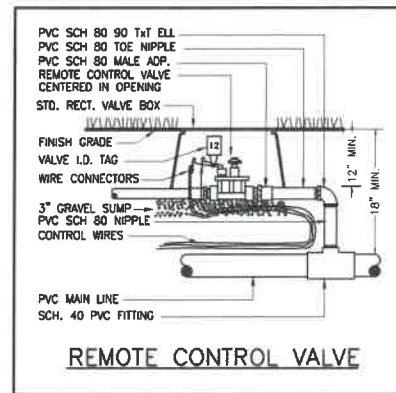
WILLIAM RYAN HOMES
 BRIDGEWATER VILLAGE 14 SUBDIVISION
 LAKELAND, FLORIDA

REQUIRED IRRIGATION PLAN

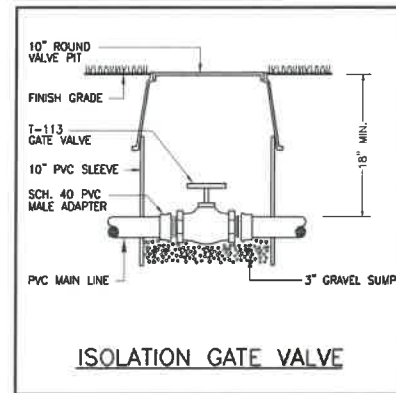
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 REG. NO.: 6667089

PROJECT NUMBER:
 10103.02

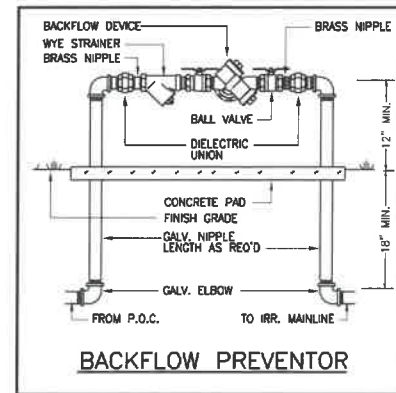
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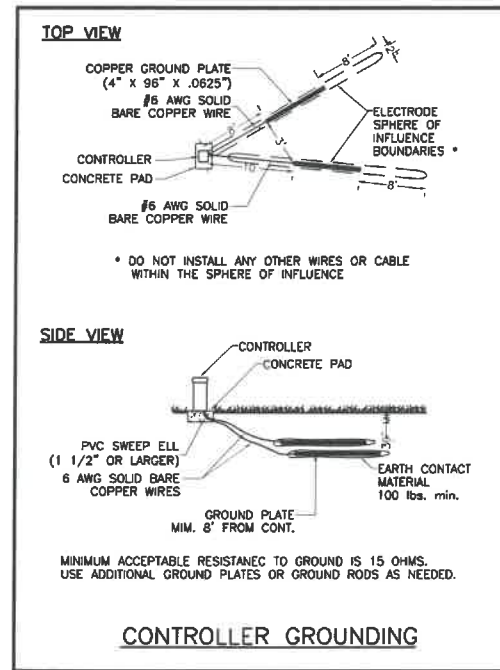
REMOTE CONTROL VALVE



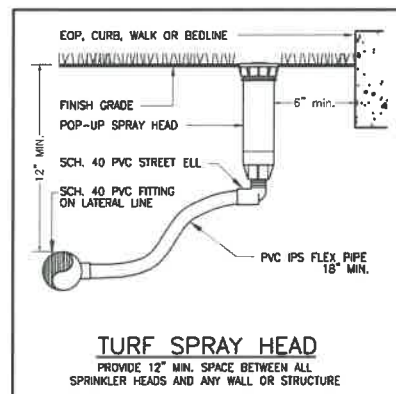
ISOLATION GATE VALVE



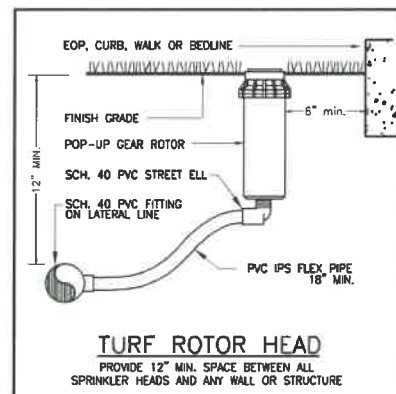
BACKFLOW PREVENTOR



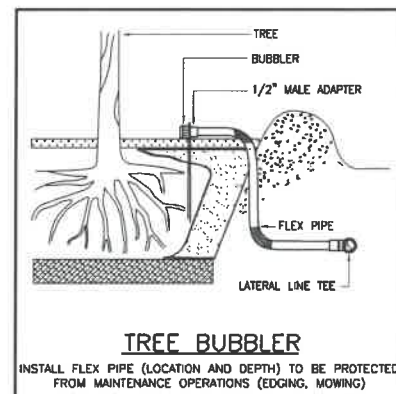
CONTROLLER GROUNDING



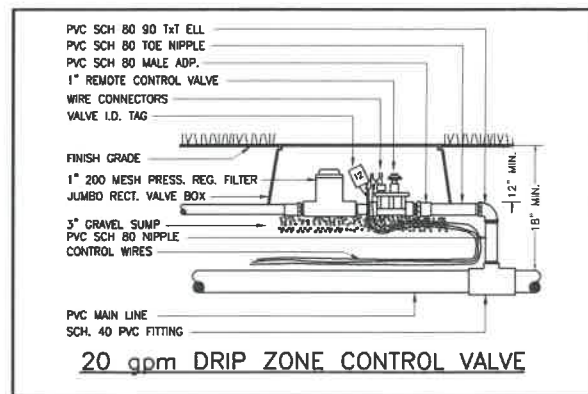
TURF SPRAY HEAD



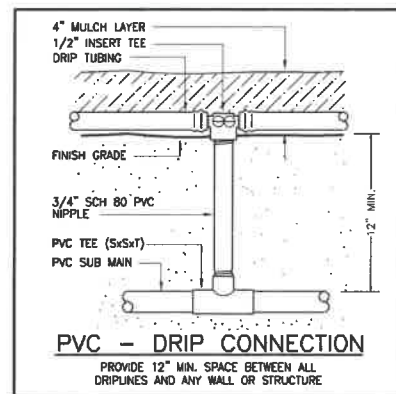
TURF ROTOR HEAD



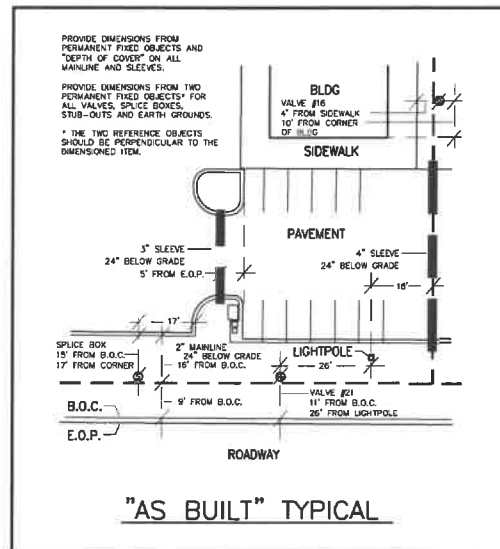
TREE BUBBLER



20 gpm DRIP ZONE CONTROL VALVE



PVC - DRIP CONNECTION



"AS BUILT" TYPICAL

IRRIGATION NOTES:

- The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
- Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
- Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in "open, green" areas.
- If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
- Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
- Mainlines are to be installed with a minimum of 18" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
- Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2".
- Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves, flush valves and wire splices shall be installed in Rain Bird wide flanged, structural foam "plastic" valves boxes as follows:

Remote Control Valves	#VB-STD, 12" std. rect. box
Isolation Gate Valves	#VB-10RND, 10" round box
Wire Splices	#VB-10RND, 10" round box
Drip Zone Valve / Filter Assy	#VB-SPR, Super Jumbo Rect. box
- Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
- All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:

Common Wires	- size AWG #14 or larger and WHITE in color.
Hot Wires	- size AWG #16 or larger and RED in color.
Spare Wires	- size AWG #16 or larger and BLUE in color.
- All splices to the 24 volt control wiring shall be made with Rain Bird #DBTWC 24-600 volt, direct bury splice kits.
- All control valve wires shall be bundled and taped together at 20' intervals and placed along the side of the mainline pipe.
- All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of Heavy Wall PVC IPS Hose
- The tops of all shrub sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a #5 rebar stake and nylon cable ties. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or structure.
- Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
- Install drip tubing at grade and cover with mulch. Typical spacing for drip tubing is 18" to 24" on center. Spacing to be determined by plant layout. Refer to Landscape Plan. Anchor tubing every 7' with 8" long wire tubing stakes. Install flush valve assemblies at all tubing "dead ends".
- Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s).
- At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (intermatic #AG2401 or equal).
- At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 15 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
- A rain switch shall be connected to each irrigation controller. The switch shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
- The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves.
- No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
- Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local code.

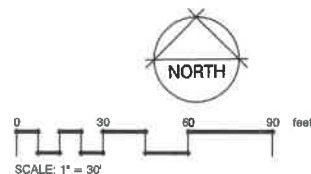
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P-1	05/28/2020	REVISED PER CITY COMMENTS
P-0	04/23/2020	ISSUED FOR REVIEW

SEE SHEET I102



IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ANY AND ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND / OR COORDINATING PRIOR TO BEGINNING OF INSTALLATION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR REGARDING TYPE AND LOCATION OF WATER SOURCE.
- IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS. (SEE WRITTEN SPECIFICATIONS)
- THE CONTRACTOR SHALL VERIFY EXISTING GPM / PSI FROM THE PROPOSED WATER SOURCE AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL GPM / PSI REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% COVERAGE IF SCHEMATIC PLAN LOCATIONS ARE INSUFFICIENT.
- COORDINATE OPERATION OF THE TIMER FOR PROPER ZONE SEQUENCING AND OPTIMUM WATERING TIME. VERIFY TIMER LOCATION AND START / STOP TIMES OF OPERATION WITH OWNER. TIMER SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT PER LEGEND. THE GENERAL CONTRACTOR'S ELECTRICIAN SHALL PROVIDE 120V, 20 AMP POWER SUPPLY TO THE TIMER. COORDINATE ELECTRICAL SUPPLY REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- PIPING ON PLANS IS DIAGRAMMATICALLY ROUTED FOR GRAPHIC CLARITY, ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREENSPACE" AREAS ADJACENT TO PAVING OR STRUCTURES AS PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANTING PLAN SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS, AND SHRUBS WILL BE AVOIDED. PLACE PIPING THE TRENCH ADJACENT TO CURBING OR EDGE OF PAVEMENT WHERE POSSIBLE.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS SHALL BE INSTALLED ON RISERS. HEIGHTS OF ALL RISERS SHALL BE ADJUSTED AFTER LANDSCAPE INSTALLATION IS COMPLETE. RISERS SHALL BE PAINTED BLACK WITH PROFESSIONAL QUALITY FLAT ENAMEL SPRAY PAINT. ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO ASSURE 100% OVERLAP COVERAGE. ALL RISERS SHALL BE STAKED WITH A GALVANIZED STAINLESS STEEL EMT STAKE AND SECURED BY TWO STAINLESS STEEL CLAMPS. NO RISER SHALL BE INSTALLED ADJACENT TO ANY PEDESTRIAN WALKWAY. 12" POP-UP HEADS SHALL BE USED IN GROUND COVER BEDS ADJACENT TO WALKWAYS AND IN PARKING ISLANDS. (TYP)
- CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK ON-SITE. COORDINATE WITH THE GENERAL CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR INSTALLATION OF PROPOSED LIGHTING AND ELECTRICAL CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THE IRRIGATION CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGE THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND / OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.
- IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. SUBMIT COPIES OF PERMITS TO OWNER'S CONSTRUCTION REPRESENTATIVE IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED.
- ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO INSURE 100% OVERLAP COVERAGE. INSTALL PROPER NOZZLE AS FIELD CONDITIONS REQUIRE FOR OVERLAP COVERAGE. RAISE OR LOWER SPRINKLER HEADS AS REQUIRED.
- WHERE MAINLINE OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED WITH THE SPECIFIED LATERAL LINE AND STUBBED UP WITH END CAPS AS SHOWN IN DETAIL. SLEEVE SIZE SHALL BE TWO TIMES LARGER (I.D.) THAN THE SIZE OF THE LATERAL LINE "WET-PIPE" SIZE INDICATED ON THE PLANS.
- ALL MAINLINES SHALL BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 23" AT ROAD CROSSINGS. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. INSTALL MAINLINE IN SAME TRENCH A LATERAL LINES WHERE POSSIBLE.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED ON 1/2" OR 3/4" OR 1" SPEARS FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND RIGID PVC.
- ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING RAIN BIRD "SNAP-TITE" WIRE SPLICE KITS AND SEALANT.
- WIRE SHALL BE UP-600 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH, BUNDLED AND TAPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. "WHITE" COLOR FOR COMMON AND "RED" COLOR FOR CONTROL WIRES. AT TIME OF INSPECTION, WIRE THAT DOES NOT CONFORM TO SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL OPEN CONTROL VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR WITH CAPPED ENDS AFTER LINES ARE COMPLETE.
- AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER, ARCHITECT AND OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO MAKE OFFICIAL INSPECTIONS. UPON REQUEST, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE INSPECTOR WITHOUT COMPENSATION. SHOULD THE MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE WORK AT HIS OWN EXPENSE.
- THE OWNER OR HIS DESIGNATED REPRESENTATIVE WILL RESPOND WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE CONTRACTOR OF COMPLETION FOR THE PURPOSE OF MAKING A FINAL INSPECTION OF THE SYSTEM. IF FINAL ACCEPTANCE IS NOT GIVEN AT THIS INSPECTION, A "PUNCH-LIST" OF UNSATISFACTORY ITEMS WILL BE PREPARED FOR COMPLETION BY THE IRRIGATION CONTRACTOR. AT SUCH TIME AS ALL "PUNCH-LIST" ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL ACCEPTANCE. FINAL ACCEPTANCE BY THE OWNER WILL NOT BE GIVEN UNTIL ALL REQUIRED SUBMITTALS AND "AS-BUILT" DRAWINGS HAVE BEEN TURNED OVER TO THE OWNER AND LANDSCAPE ARCHITECT.
- ALL MAINLINE TRENCHES SHALL BE HAND-DUG WITHIN THE CANOPY DRIP LINES OF ALL EXISTING TREES TO REMAIN TO AVOID DAMAGING EXISTING ROOTS.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PCB-R Flood Bubbler, 1/2" FIPT, With Purple Cap for Reclaimed Water Use.	196	20	
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	3		
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	3		
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	9		
	Area to Receive Dripline Hunter PLD-R-06-12 (12) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern, UV Resistant, Purple Tubing for Reclaimed Water Use.	2,824 s.f.		
	Hunter ICV-G 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1		
	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1		
	Hunter ICV-G 2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	3		
	Fetco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1		
	Hunter ACC-1200-PED 12 Station Outdoor Modular Controller, No Module Required, High-End Commercial Use, Metal Pedestal.	1		
	Hunter MINI-CLJK Rain Sensor, mount as noted	1		
	Water Meter 1-1/2" New Meter	1		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	2,057 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,187 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1"	655.1 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,063 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	76.0 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 2"	208.1 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 2 1/2"	123.4 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3"	400.7 l.f.		
	Irrigation Mainline: PVC Schedule 40 3/4"	727.1 l.f.		
	Irrigation Mainline: PVC Schedule 40 1 1/4"	8.8 l.f.		
	Irrigation Mainline: PVC Schedule 40 1 1/2"	8.5 l.f.		
	Irrigation Mainline: PVC Schedule 40 2"	15.2 l.f.		
	Irrigation Mainline: PVC Schedule 40 2 1/2"	1,955 l.f.		
	Pipe Sleeve: PVC Class 200 SDR 21 6"	130.9 l.f.		



**Bridgewater
Lakeland, FL**



REV	DATE	DESCRIPTION
1		

SCALE: AS SHOWN
DATE: 11-10-20
PIN:

Village 14
Common Area
Irrigation Plan

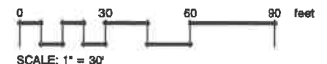
NOTE: STREET TREES AND LANDSCAPING WILL BE IRRIGATED FROM THE IRRIGATION SYSTEM INSTALLED WITH EACH INDIVIDUAL LOT



SEE SHEET i101

SEE SHEET i103

GREEN SPACE
 AREA: 1119 TO 1120
 15,20 SF (2.6 AC)



NOTE: STREET TREES AND LANDSCAPING WILL BE IRRIGATED FROM THE IRRIGATION SYSTEM INSTALLED WITH EACH INDIVIDUAL LOT

Bridgewater
 Lakeland, FL

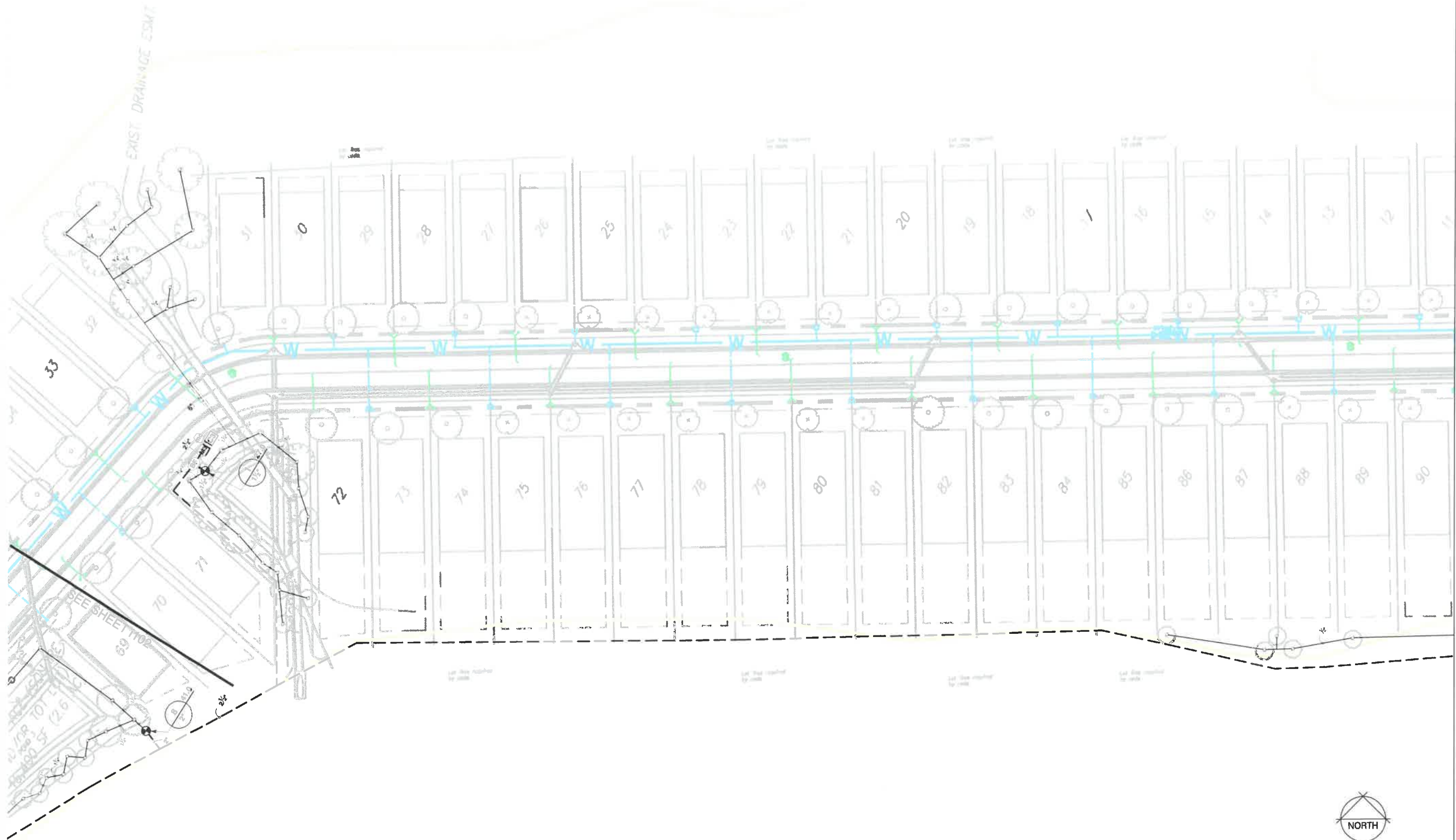
STEADFAST
 CONTRACTORS ALLIANCE

30435 Commerce Drive, San Antonio, TX 78256

REV	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

SCALE: AS SHOWN
 DATE: 11-10-20
 PIN:

Village 14
 Common Area
 Irrigation Plan



SEE SHEET i104

Bridgewater
Lakeland, FL

STEADFAST
CONTRACTORS ALLIANCE
30435 Commerce Drive, San Antonio, TX 78276

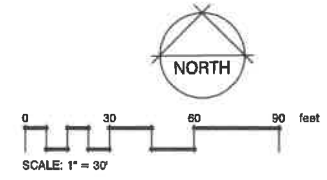
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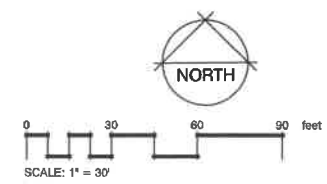
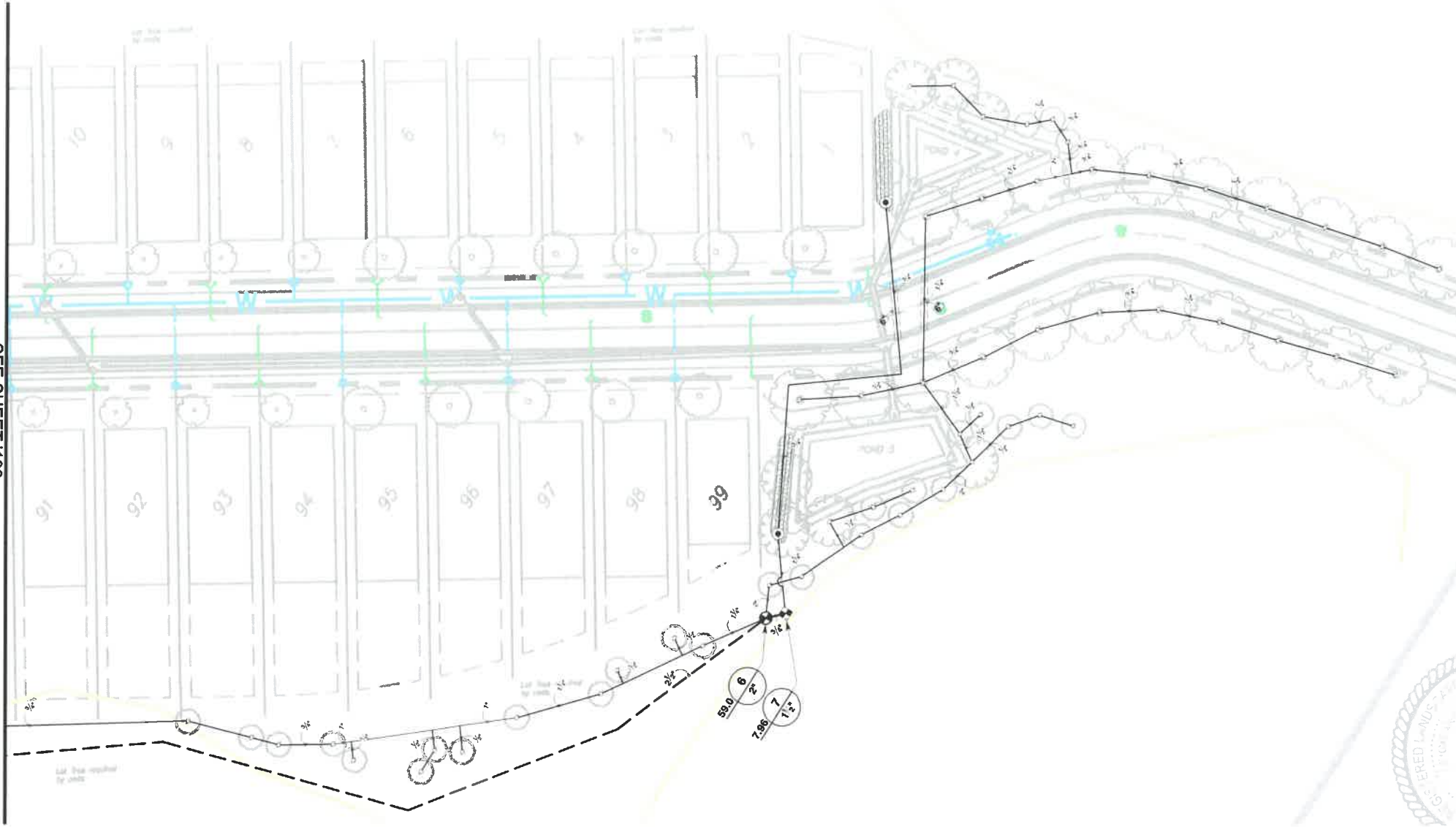
Village 14
Common Area
Irrigation Plan

i103

NOTE: STREET TREES AND LANDSCAPING WILL BE IRRIGATED FROM THE IRRIGATION SYSTEM INSTALLED WITH EACH INDIVIDUAL LOT



SEE SHEET 1103



NOTE: STREET TREES AND LANDSCAPING WILL BE IRRIGATED FROM THE IRRIGATION SYSTEM INSTALLED WITH EACH INDIVIDUAL LOT

REV	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

SCALE: AS SHOWN
DATE: 11-10-20
PIN:

Village 14
Common Area
Irrigation Plan

Tab 11

This Document Prepared By and Return To:
Florida Gas Transmission Company, LLC
Right of Way Department – Attn: Beth Porter
2301 Lucien Way, Suite 200
Maitland, FL 32751

Grantee:
Florida Gas Transmission Company, LLC
1300 Main Street
Houston, Texas 77002

NATURAL GAS PIPELINE EASEMENT

**16" PARKER LATERAL PROJECT
WBS# C-22157-GL-94300001
TRACT NO: FLBVN-POLK-006 & FLBVN-POLK-008
POLK COUNTY, FLORIDA**

The Undersigned, **BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**, a **local unit of special-purpose government** ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Polk County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Five Thousand, Nine Hundred and No/100 Dollars (\$5,900.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to **FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company ("Florida Gas"), with its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida Gas' successors and assigns.

TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

DATED THIS _____ day of _____, 2023.

WITNESSES:

(Signature)

Name: _____
(Printed Name)

(Signature)

Name: _____
(Printed Name)

**GRANTOR: BRIDGEWATER
COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special-purpose
government**

By: _____
(Signature)

(Printed Name)

Title: _____

ACKNOWLEDGEMENT

STATE OF _____)(

COUNTY OF _____)(

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2023 by

_____ as _____ of **BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government**, on behalf of the district. He/She is personally known to me or has produced _____ as identification.

[SEAL]

NOTARY PUBLIC

Print Name:

EXHIBIT "A"

Attached to and made a part of that certain
NATURAL GAS PIPELINE EASEMENT dated _____, 2023
by and between BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit
of special-purpose government, as Grantor, and
FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS

FLBVN-POLK-006

Tract A of Villages at Bridgewater Village 4, according to the map or plat thereof as recorded in Plat Book 159, Page 33, of the Public Records of Polk County, Florida.

Being the same tract of land acquired by the Grantor on the 20th day of March, 2020, in Official Records Book 11183, Page 1195, Official Records of Polk County, Florida.

FLBVN-POLK-008

Great North Lake on the Plat of Villages at Bridgewater, according to the map or plat thereof as recorded in Plat Book 136, Page 29, of the Public Records of Polk County, Florida.

Being the same tracts of land acquired by the Grantor on the 14th day of May, 2019, in Official Records Book 10845, Page 451, Official Records of Polk County, Florida.

EXHIBIT "B"

Attached to and made a part of that certain
NATURAL GAS PIPELINE EASEMENT dated _____, 2023
by and between BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit
of special-purpose government, as Grantor, and
FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS INCLUDING OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSMISSION FACILITIES

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC ("Florida Gas") shall acquire from the property Owner/interest holder(s) ("Owner") of certain real property described in the attached legal descriptions and survey (Composite Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said **Natural Gas Pipeline Easement**.

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on the Composite Exhibit "A-1." For example, if Composite Exhibit "A-1" depicts an access road, then a permanent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Composite Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct and install by guided boring, directional drilling and/or other trenchless technology; and thereafter replace by guided boring, directional drilling and/or other trenchless technology and maintain, operate, inspect, ingress and egress, test, repair, and abandon in place (collectively "Pipeline Operations"), a single underground transmission pipeline system for the transportation of natural gas, and subsurface and surface appurtenances as provided herein, solely for the transportation of natural gas (collectively "Pipeline Facilities"), on, under, across, the lands as described and depicted on Composite Exhibit "A-1". This permanent easement shall be comprised of two components: a Subsurface Easement and a Surface Easement (collectively the "Permanent Easement").

3. The Subsurface Easement component of the Permanent Easement shall be the exclusive right to conduct Pipeline Operations for the Pipeline Facilities at a depth of ten feet (10') or greater below the surface expression of the Permanent Easement (the "Subsurface Easement"). The Surface Easement component shall consist of the right, privilege and easement to enter upon the surface expression of the aforementioned Permanent Easement and the airspace immediately above it for the purpose of the construction of the Pipeline Facilities within the Subsurface Easement Area by guided boring, directional drilling and/or other trenchless technology, along with the right, privilege and easement to enter upon the Permanent Easement and airspace immediately above it at any time for the purpose of maintenance, operation, inspection, and/or testing of the aforementioned underground Pipeline Facilities (the "Surface Easement"). Florida Gas shall not excavate on the surface expression of the Subsurface Easement. Florida Gas shall have the right to place and maintain pipeline markers, AC mitigation systems and components, cathodic and lightning protection systems, and components, and other like protective devices, piping and fittings within and on the Surface and Subsurface Easement. The rights Florida Gas is acquiring shall not adversely impact the Owner(s)' or any tenant's right to utilize the Surface Easement for surface parking, fencing, gates, drainage lines, utilities, or roadways, and any other permitted uses not inconsistent with the rights acquired by Florida Gas. In the event that Owner installs a fence within or across the Permanent Easement area, Florida Gas shall have the right to install a gate or gates along with Florida Gas' lock linked with Owner's lock, to

ensure Florida Gas' access to the Permanent Easement area.

4. Notwithstanding the foregoing, Florida Gas acknowledges that other entities have been granted existing easements over the Permanent Easement area, and agrees that it shall exercise the rights granted hereunder in a manner that does not substantially interfere with the rights of those concurrently holding easements.

5. Subject to the terms of a Certificate of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement before or during initial construction and installation of the Pipeline Facilities.

6. Florida Gas will install the Pipeline Facilities at a minimum depth of fifteen feet (15') below the existing surface. Owner shall not permanently reduce the post-construction depth of cover over the Pipeline Facilities below the existing grade of the Subsurface Easement. Before any excavation of the Surface Easement and Subsurface Easement, the Owner shall notify the Sunshine State One Call.

7. Owner shall retain the right and may continue to use the airspace directly over the Permanent Easement as well as the earth directly over the Permanent Easement for any lawful purposes that do not interfere with the rights acquired by Florida Gas herein. Owner shall retain the right and may continue to use the airspace directly over the Permanent Easement as well as the earth directly under and over the Permanent Easement to a depth of ten feet (10') below the surface for any lawful purposes that do not interfere with the rights acquired by Florida Gas herein.

8. Owner shall not construct, erect, or install or allow any third party to construct, erect or install any permanent or habitable building, well or similar structure on the land within the Permanent Easement. A permanent building is any building that is affixed to the real property within the Permanent Easement.

9. Owner shall provide prior written notice of intent to construct, repair or modify improvements in and on the Permanent Easement. If Florida Gas believes that the Owner's proposed activities are inconsistent with the rights acquired herein because the Owner is either seeking to construct a permanent or habitable building, well or similar structure or the proposed activity will result in excavation below the permitted ten feet (10') of the Subsurface Easement, Florida Gas will promptly notify Owner in writing that that the proposed activity is not permitted. Otherwise, Owner may proceed with its proposed activity. Failure by Florida Gas to respond to such prior written notice within sixty (60) days of receipt thereof shall be deemed consent to the proposed activities.

10. Owner and its authorized tenants and licensees shall be entitled to use the Surface Easement to construct, maintain, repair, and operate: paving, parking lots, roadways, curbs, sidewalks, drainage structures, stormwater facilities, utilities, fencing, landscaping and other similar improvements on, over, across the Permanent Easement so long as such use is not inconsistent with the rights acquired by Florida Gas herein and so long as a prior written determination (as described herein) is sought from Florida Gas reasonably in advance of the Owner's use.

11. Notwithstanding anything contained herein to the contrary, any and all rights acquired by Florida Gas herein shall be exercised by Florida Gas so as to minimize, within reason, any interference with the Owner's and other's use of the Surface Easement Area and surrounding lands of the Owner and shall be exercised by Florida Gas so as to avoid, within reason, any interference with the use and operation of Owner's or other's businesses located on the surrounding lands of the Owner. Further, upon completion of initial construction of the Pipeline Facilities, Florida Gas shall restore the surface of all disturbed areas within and outside of the boundaries of the Permanent Easement to original contour and condition, as near as is reasonably practicable, including but not necessarily limited to all permitted improvements in the nature of

paving, curbs, sidewalks, drainage lines, stormwater facilities, landscaping, utilities, roadways and other similar improvements, damaged by the Florida Gas as a result of the Pipeline Operations (including construction, repair, maintenance and operation of the Pipeline Facilities) and utilization of the Easement Areas to the condition they were in prior to such damage. Florida Gas install sod on any land surfaces disturbed by the Pipeline Operations which were sodded prior to the exercise by Florida Gas of the rights granted hereunder. Florida Gas shall restore all areas subject to Southwest Florida Water Management District Permit No. 490-21375 (all applicable revisions) in accordance with permit conditions, including but not necessarily limited to all impacts to lake banks, water quality, and required buffers. Upon completion of the work, Florida Gas shall notify the Owner and allow a reasonable amount of time for inspection by the Owner's engineer.

12. Florida Gas acknowledges that the Easement Area crosses certain jurisdictional surface water areas that are governed by Southwest Florida Water Management District Permit No. 490-21375 (all applicable revisions). Florida Gas shall be solely responsible for obtaining all permits as required by the Federal Energy Regulatory Commission (FERC) for construction. FGT will also obtain and comply with any applicable permit modifications to the Southwest Florida Water Management District Permit No. 490-21375 (all applicable revisions).

13. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit, may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement, or off the lands of Owner (e.g., to a temporary holding pen), and either permanently relocate them or return them as near to their original location on the Permanent Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

14. Florida Gas's failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of the Easement shall be held to constitute a waiver of any other or subsequent breach.

15. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all the capacity of the Pipeline Facilities or the rights thereto. Florida Gas shall notify the Owner in writing of any assignment, lease, or sale of the Pipeline Facilities.

16. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

17. The rights, benefits, burdens, and obligations herein acquired, assumed by, or imposed on Florida Gas and Owner shall inure to, bind, and oblige respectively Owner, and his, hers, its, or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.

18. With the exception of those damages and liabilities caused solely by Owner's negligence, Florida Gas shall indemnify and save Owner harmless from and against all claims, demands, fines, actions or suits in law or in equity (including reasonable attorney fees, costs and expenses incident thereto) for or on account of injury, damage or loss to the person or property of others, including Owner, to the extent caused by the negligence or intentional acts of Florida Gas while utilizing the easements for the purposes set forth in this instrument.

19. Florida Gas agrees that nothing in this document nor any dealing between the Parties as to the Perpetual Easement shall constitute or be construed as a waiver of the Owner's immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

20. Florida Gas understands and agrees that all documents of any kind provided to the Owner in connection with the Perpetual Easement may be considered public records in accordance with Florida law. Florida Gas shall clearly mark any documents to which it contends an exemption to Florida Public Records Law applies.

EXHIBIT "A-1"
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

GENERAL DESCRIPTION

Situated in the State of Florida, Polk County, being part of Tract "A", Villages at Bridgewater, Village 4, lying in Section 21, Township 27 South, Range 24 East, record owner Bridgewater Community Development District, recorded in the Official Public Records of Polk County, Florida, in Book 11183, Pages 1195, and in Plat Book 159, Page 33, being more particularly described as follows:

METES AND BOUNDS DESCRIPTION FOR PERMANENT EASEMENT

Metes and bounds description for a proposed 0.25 acre Permanent Easement being described as follows:

COMMENCING at a found one half inch (1/2") iron rod marking the Southeast corner of lands owned by Robert A. and Laurie A. Filardo per Official Records Book 9704, Page 1253.

THENCE, through the lands of the Villages at Bridgewater Community Association, Inc and Caspian Drive, South 00 degrees 58 minutes 03 seconds East for a distance of 160.76 feet, to a POINT OF BEGINNING of 20 foot Proposed Permanent Easement.

THENCE, run South 00 Degrees 06 Minutes 11 West for a distance of 545.81 feet to a point on the North Right of Way line of Caspian Drive;

THENCE, along the same run North 80 degrees 37 minutes 11 seconds West for a distance of 8.70 feet to a point at the beginning of a curve;

THENCE along the same, run along a curve to the Left, having a radius of 125.00 feet, for an arc distance of 11.49 feet to a point of tangency, said curve being subtended by a chord bearing North 83 degrees 15 minutes 14 seconds West and a chord distance of 11.49 feet, said point being Southwesterly line of the 20 foot Proposed Permanent Easement;

THENCE, run North 00 Degrees 06 Minutes 11 East of a distance of 549.15 feet to a point on the South line of Caspian Drive;

THENCE along the same, run along a curve to the Left, having a radius of 205.00 feet, for an arc distance of 20.91 feet to a point, said curve being subtended by a chord bearing South 73 degrees 00 minutes 11 seconds East and a chord distance of 20.90 feet back to the POINT OF BEGINNING.

The above described 20 foot Permanent Easement contains 0.25 acres.

I, CHRISTOPHER S. KNERAM, DO HEREBY CERTIFY THAT THIS EASEMENT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



02/28/2023

CHRISTOPHER S. KNERAM, RPLS NO. 7462 DATE:
 FLORIDA SURVEYOR AND MAPPER BUSINESS LICENSE NO. 6783
 220 W. GARDEN ST,
 PENSACOLA, FL 32502
 PHONE: (850) 484-6011



M 220 W Garden Street, Suite 400
 Pensacola, FL 32502
M T: (850) 602-9758 F: (850) 484-8199
 MOTT MACDONALD Florida Certificate of Authorization Number 6783

REV.	DESCRIPTION	BY	DATE	APPR.	DWG. STATUS	CHECKED		APPROVED		P.L./STA. ACCT. NO.	CONSTRUCTION YR	BY	DATE	FILE NO.:	SCALE: N/A	SPECIFIC PURPOSE SURVEY	PROJECT NO.	WBS C-22157-GL-94300001	PREVIOUS DWG. NO.	SHT. OF	DWG. NO.	SHT. 1 OF 2	
						BY	DATE	BY	DATE														
E	REVISED PERMANENT EASEMENT	JWH	02/27/23	JAT																			
D	ISSUED FOR ACQUISITION	VLH	02/21/23	JMK	PRELJM						2023												
C	REVISED PER CLIENTS COMMENTS	BVC	02/20/23	JMK	BID						DESIGN	MM	02/03/23										
B	REVISED PER CLIENT COMMENTS	BVC	02/15/23	JMK	CONST.						DRAWN	BVC	02/03/23										
A	ISSUED FOR REVIEW	BVC	02/08/23	JMK							ASBUILT												

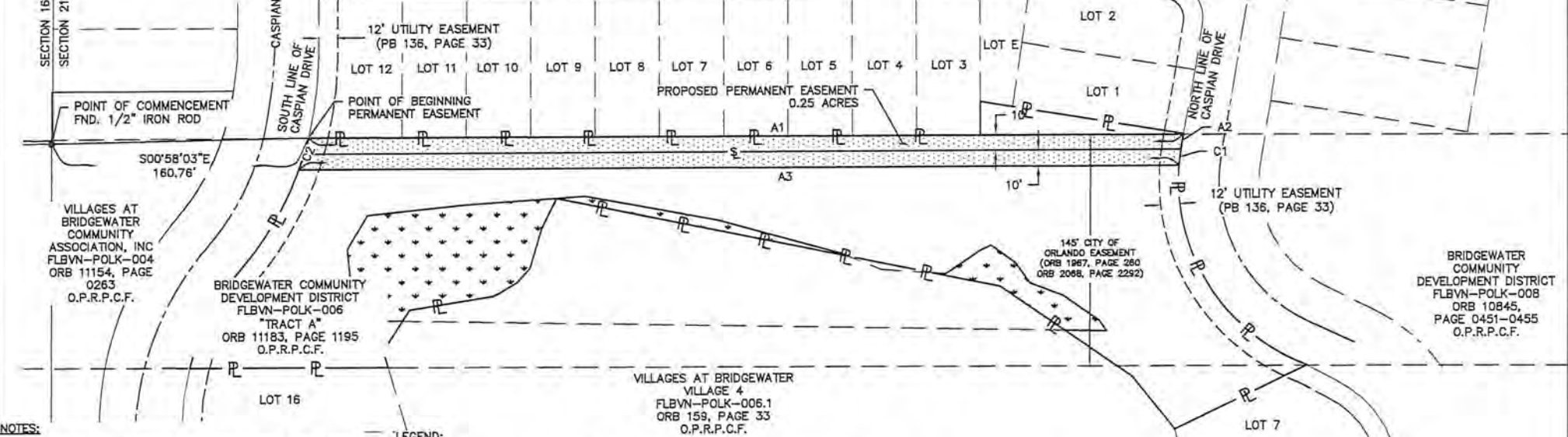
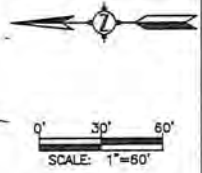


FLBVN-POLK-006
 PROPOSED PERMANENT EASEMENT
 CROSSING THE PROPERTY OF
 BRIDGEWATER COMMUNITY
 DEVELOPMENT DISTRICT
 POLK COUNTY, FLORIDA



EXHIBIT "A-1"
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

PERMANENT EASEMENT LINE TABLE			PERMANENT EASEMENT CURVE TABLE					
A1	S00°06'11"W	545.81'	CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
A2	N80°37'11"W	8.70'	C1	05°16'06"	125.00'	11.49'	N83°15'14"W	11.49'
A3	N00°06'11"E	548.15'	C2	05°50'40"	205.00'	20.91'	S73°00'11"E	20.90'



- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) PROJECTED IN THE FLORIDA STATE PLANE WEST COORDINATE SYSTEM.
 2. INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION ON DEEDS SUPPLIED BY CLIENT.
 3. THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A FEE BOUNDARY SURVEY.
 4. ALL TITLE DOCUMENTS PROVIDED BY CLIENT.
 5. NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

LEGEND:

	PROPOSED SURVEY LINE		PERMANENT EASEMENT: 0.25 ACRES
	EXISTING PERMANENT EASEMENT		WETLANDS
	PROPERTY LINE		
	CENTERLINE ROAD		
O.P.R.P.C.F.	OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA		
ORB	OFFICIAL RECORD BOOK		

M 220 W Garden Street, Suite 400
 Pensacola, FL 32502
 T: (850) 602-9758 F: (850) 484-8199
M Florida Certificate of Authorization Number 6783

REV.	DESCRIPTION	BY	DATE	APPR.	DWG. STATUS	CHECKED		APPROVED		P.L./STA. ACCT. NO.	CONSTRUCTION YR	BY	DATE	PROJECT NO.
						BY	DATE	BY	DATE					
E	REVISED PERMANENT EASEMENT	JWH	02/27/23	JAT							2023			WBS C-22157-GL-94300001
D	ISSUED FOR ACQUISITION	VLH	02/21/23	JMK	PRELIM									PREVIOUS DWG. NO.
C	REVISED PER CLIENTS COMMENTS	BVC	02/20/23	JMK	BID									SHT. OF
B	REVISED PER CLIENTS COMMENTS	BVC	02/17/23	JMK	CONST.									DWG. NO.
A	ISSUED FOR REVIEW	BVC	02/08/23	JMK										SHT. 2 OF 2

Florida Gas Transmission Company
An Energy Services/Florida Midstream JV/Company

SPECIFIC PURPOSE SURVEY

FLBN-POLK-006
 PROPOSED PERMANENT EASEMENT
 CROSSING THE PROPERTY OF
 BRIDGEWATER COMMUNITY
 DEVELOPMENT DISTRICT
 POLK COUNTY, FLORIDA



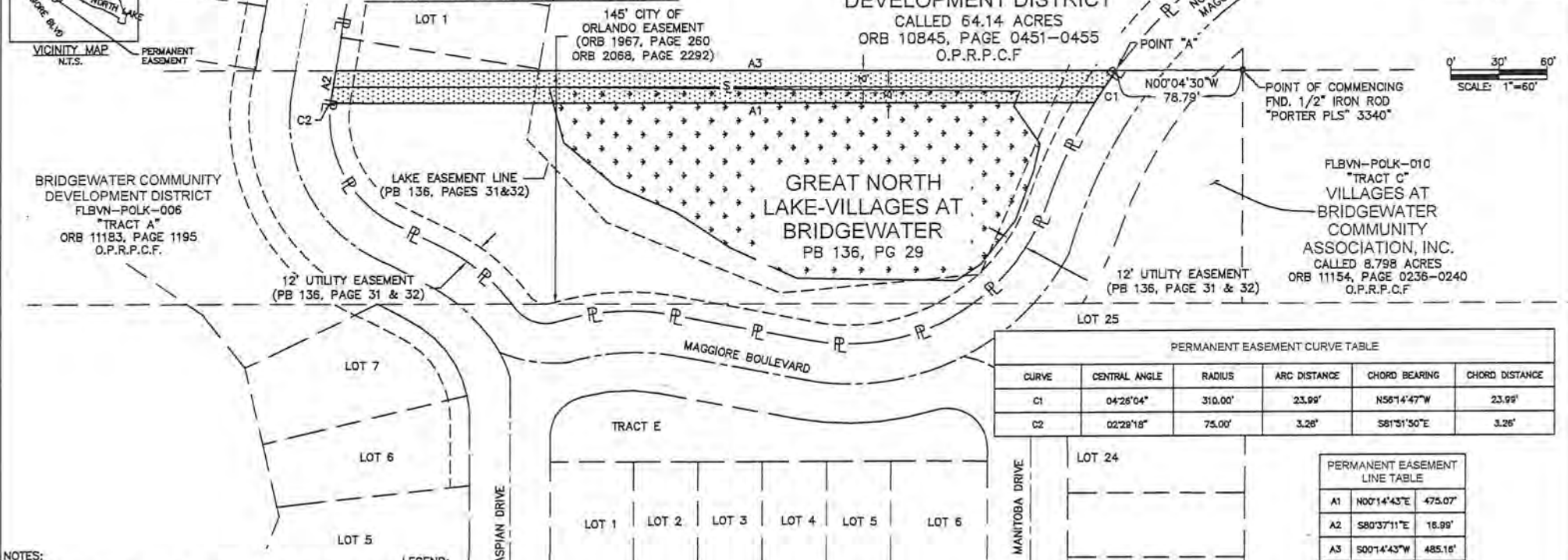


EXHIBIT "A-1"
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

FLBVN-POLK-008
BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT
 CALLED 64.14 ACRES
 ORB 10845, PAGE 0451-0455
 O.P.R.P.C.F.



0' 30' 60'
 SCALE: 1"=60'



PERMANENT EASEMENT CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	04°26'04"	310.00'	23.99'	N56°14'47"W	23.99'
C2	02°29'18"	75.00'	3.28'	S81°51'50"E	3.28'

PERMANENT EASEMENT LINE TABLE		
A1	N00°14'43"E	475.07'
A2	S80°37'11"E	18.99'
A3	S00°14'43"W	485.16'

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) PROJECTED IN THE FLORIDA STATE PLANE WEST COORDINATE SYSTEM.
 - INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION ON DEEDS SUPPLIED BY CLIENT.
 - THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A FEE BOUNDARY SURVEY.
 - ALL TITLE DOCUMENTS PROVIDED BY CLIENT.
 - NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

LEGEND:

- S — PROPOSED SURVEY LINE
- - - - - EXISTING PERMANENT EASEMENT
- P — PROPERTY LINE
- R — CENTERLINE ROAD
- O.P.R.P.C.F. OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- [Hatched Box] PERMANENT EASEMENT: 0.22 ACRES (WETLAND 0.06 ACRES)
- [Dotted Box] WETLANDS

M 220 W Garden Street, Suite 400
 Pensacola, FL 32502
M T: (850) 602-9758 F: (850) 484-8199
 MOTT MACDONALD Florida Certificate of Authorization Number 6783

REV.	DESCRIPTION	BY	DATE	APPR.	DWG. STATUS	CHECKED		APPROVED		P.L./STA. ACCT. NO.	CONSTRUCTION YR	FILE NO.:	SCALE: 1"=60'	SPECIFIC PURPOSE SURVEY	PROJECT NO.	PREVIOUS DWG. NO.	SHT. OF DWG. NO.
						BY	DATE	BY	DATE								
E	REVISED PERM. EASEMENT	KLG	02/27/23	JAT	DWG. STATUS						2023			FLBVN-POLK-008 PROPOSED PERMANENT EASEMENT CROSSING THE PROPERTY OF BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT POLK COUNTY, FLORIDA	WBS C-22157-GL-94300001	SHT. OF DWG. NO.	
D	ISSUED FOR ACQUISITION	BVC	02/21/23	JMK	PRELIM						02/03/23						
C	REVISED PER CLIENTS COMMENTS	MWC	02/20/23	JMK	BID						02/03/23						
B	REVISED PER CLIENTS COMMENTS	BVC	02/17/23	JMK	CONST.						02/03/23						
A	ISSUED FOR REVIEW	BVC	02/08/23	JMK													



Tab 12

SETTLEMENT AGREEMENT

As a result of negotiations between **Florida Gas Transmission Company, LLC**, a Delaware limited liability company ("Florida Gas") and **BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government ("Owner") and (collectively referred to as "the Parties"), the Parties have reached the following Settlement Agreement:

1. **BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT** is the fee simple owner of Parcels FLBVN-POLK-006 and FLBVN-POLK-008 the property that is the subject of this Settlement Agreement.

2. The Easement interests being acquired by Florida Gas in Parcels FLBVN-POLK-006 and FLBVN-POLK-008 are as depicted on **Exhibit A-1** attached hereto and made a part hereof.

3. Owner desires and agrees to convey to Florida Gas the necessary easement interests in Parcels FLBVN-POLK-006 and FLBVN-POLK-008.

4. Florida Gas will pay the total sum of **SEVEN THOUSAND FIFTY AND .50/100 Dollars (\$7050.50)** in full compensation subject to apportionment claims, if any, for the interests to be acquired by Florida Gas from Owner for Parcels FLBVN-POLK-006 and FLBVN-POLK-008, payable as follows: \$5,900.00 to Owner and \$1150.50 to Owner's Attorney Lauren Gentry, Esq. of Kilinski Van Wyk. This compensation is for full and final settlement of any and all claims of compensation, arising from the rights and interests acquired by Florida Gas pursuant to this Settlement Agreement and the Natural Gas Pipeline Easement (see **Exhibit B**, attached hereto, and made a part hereof).

5. The Parties have negotiated the terms of the attached Natural Gas Pipeline Easement (**Exhibit B**) and the parties agree that these documents will be executed in substantially the same form as attached hereto.

6. The compensation agreed to herein is for full and final settlement of any and all claims of compensation by Owners against Florida Gas subject to apportionment claims, if any, and inclusive of attorney's fees and experts' fees and costs, for the interests acquired by Florida Gas for Parcels FLBVN-POLK-006 and FLBVN-POLK-008 including the value of the land and improvements taken, severance damages, costs to cure, business damages, nonmonetary benefits, and any other compensable interests or claims that are compensable in a taking by eminent domain. Florida Gas has no further obligation to pay any additional funds to Owner.

7. Upon receipt of executed copies of the attached Natural Gas Pipeline Easement, W-9 forms, and any other documents that may be required to convey the necessary rights to Florida Gas (collectively the "Documents"), Florida Gas shall provide

one (1) check made payable to Kilinski Van Wyk in the amount of \$7050.50 pursuant to Paragraph 4 above. The check will be mailed directly to Kilinski Van Wyk, c/o Lauren Gentry, Esq. at 2016 Delta Blvd, Suite 101, Tallahassee, FL 32303 for proper disbursement. Upon check clearance, the original executed Documents will be mailed to Sharma Eminent Domain Lawyers, c/o Ivonne Caldwell, Esq. at 3732 Winter Garden Vineland Rd., Winter Garden, Florida 34787.

8. The interests being acquired shall become vested in Florida Gas upon exchange of payment and delivery of all of the executed original Documents as provided in this Settlement Agreement.

9. This Settlement Agreement contains all of the agreements between the parties for resolution and settlement of this matter, and can only be amended, modified, or extended by written agreement duly executed by both parties.

**IVONNE T. CALDWELL, ESQ. as
Attorney for FLORIDA GAS
TRANSMISSION COMPANY, LLC.**

By 
Ivonne T. Caldwell

**LAUREN GENTRY, ESQ. as Attorney
for BRIDGEWATER COMMUNITY
DEVELOPMENT DISTRICT**

By _____
Lauren Gentry

Dated this 23 day of May, 2023.

Dated this ___ day of _____, 2023.

EXHIBIT "A-1"
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

GENERAL DESCRIPTION

A 0.22 acre Permanent Easement, lying in and being a part of Section 21, Township 27 South, Range 24 East, Polk County, Florida, being on, over, and across a tract of land deeded to Bridgewater Community Development District, as recorded in Official Record Book 10845, Page 0451, Polk County, Florida.

METES AND BOUNDS DESCRIPTION FOR PERMANENT EASEMENT

Metes and bounds description for a proposed 0.22 acre Permanent Easement being described as follows:

COMMENCING at a 1/2" iron rod with "Porter PLS 3340" CAP being a point on the South Line of Tract C, 13.56 feet West of the Southeast corner of Tract C, Official Records Book 11154, Page 0236, as shown on the Plat of the Villages at Bridgewater Village 4, as recorded in Plat Book 159 Page 33, Public Records of Polk County, Florida. THENCE run North 00 degrees 04 minutes 30 seconds West for a distance of 78.79 feet to a point on the north Right of Way line of Magglore Boulevard, said point being the POINT OF BEGINNING;

THENCE on a curve along the north Right of Way line of Magglore Boulevard to the left having a radius of 310.00 feet, an arc length of 23.99 feet, said curve being subtended by a cord bearing of North 56 degrees 14 minutes 47 seconds West and a cord distance of 23.99 feet, to a point;

THENCE, run North 00 degrees 14 minutes 43 seconds East for a distance of 475.07 feet to a point on the South Right of Way line of Caspian Drive;

THENCE on a curve along the south Right of Way line of Caspian Drive to the right having a radius of 75.00 feet, an arc length of 3.26 feet, said curve being subtended by a cord bearing of South 81 degrees 51 minutes 50 seconds East and a chord distance of 3.26 feet, to a point;

THENCE, run South 80 degrees 37 minutes 11 seconds East of a distance of 16.99 feet to a point;

THENCE, run South 00 degrees 14 minutes 43 seconds West for a distance of 485.16 feet back to the POINT OF BEGINNING.

The above described 20 feet Permanent Easement contains 0.22 acres.

I, CHRISTOPHER S. KNERAM, DO HEREBY CERTIFY THAT THIS EASEMENT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



02/28/2023

CHRISTOPHER S. KNERAM, PSM NO. 7462 DATE:
 FLORIDA SURVEYOR AND MAPPER BUSINESS LICENSE NO. 6783
 220 W. GARDEN ST, SUITE 400
 PENSACOLA, FL 32502
 PHONE: (850) 483-8628



M	220 W Garden Street, Suite 400 Pensacola, FL 32502 T: (850) 602-9758 F: (850) 484-8199 Florida Certificate of Authorization Number 6783
MOTT MACDONALD	

REV.	DESCRIPTION	BY	DATE	APPR.	DWG. STATUS	CHECKED				APPROVED		P.L./STA. ACCT. NO.	CONSTRUCTION YR	DATE	FILE NO.:	SCALE: N/A	SPECIFIC PURPOSE SURVEY	PROJECT NO. WBS C-22157-GL-94300001	PREVIOUS DWG. NO.	SHT. OF DWG. NO.	SHT. 1 OF 2
						BY	DATE	BY	DATE	BY	DATE										
E	REVISED PERM. EASEMENT	KLG	02/27/23	JAT																	
D	ISSUED FOR ACQUISITION	BVC	02/21/23	JMK	PRELIM								2023								
C	REVISED PER CLIENTS COMMENTS	MWC	02/20/23	JMK	BID								02/03/23								
B	REVISED PER CLIENTS COMMENTS	BVC	02/15/23	JMK	CONST.								02/03/23								
A	ISSUED FOR REVIEW	BVC	02/08/23	JMK																	



FLBVN-POLK-008
 PROPOSED PERMANENT EASEMENT
 CROSSING THE PROPERTY OF
 BRIDGEWATER COMMUNITY DEVELOPMENT
 DISTRICT
 POLK COUNTY, FLORIDA





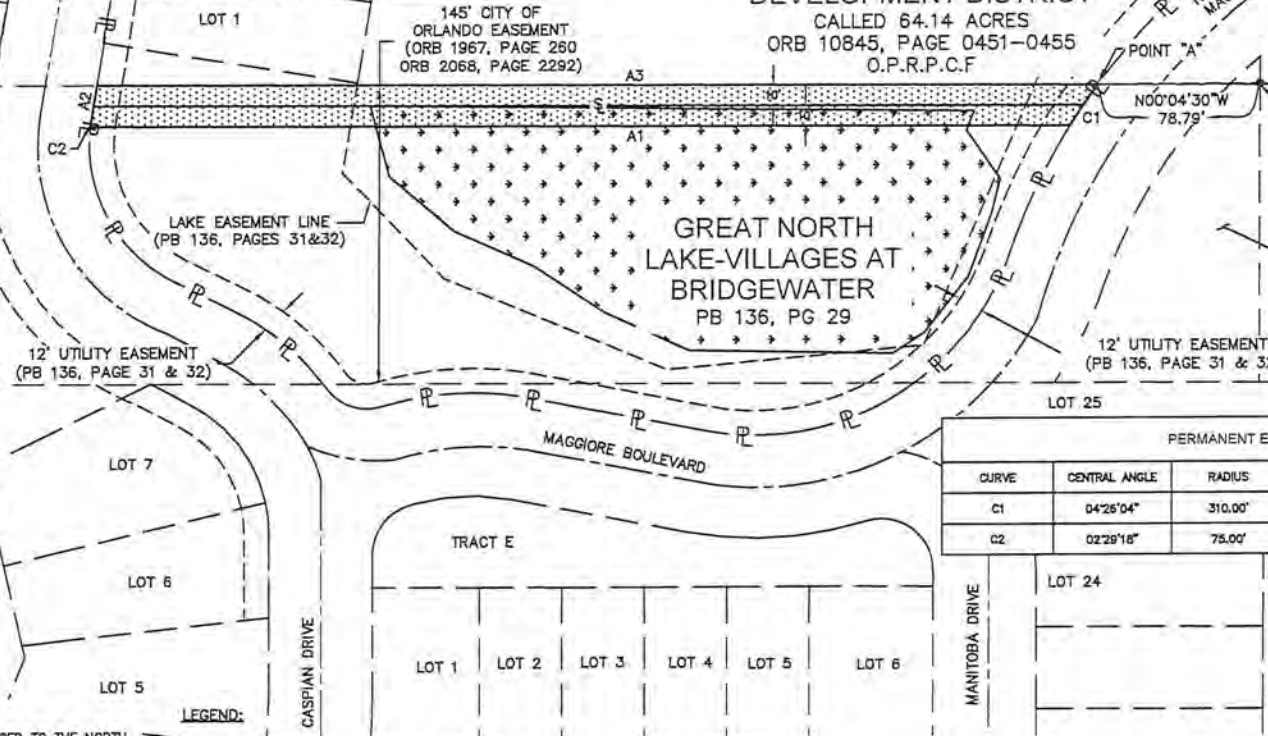
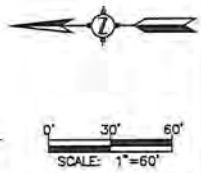
EXHIBIT "A-1"
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

FLBVN-POLK-008
BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT
 CALLED 64.14 ACRES
 ORB 10845, PAGE 0451-0455
 O.P.R.P.C.F.

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT
 FLBVN-POLK-006
 "TRACT A"
 ORB 11183, PAGE 1195
 O.P.R.P.C.F.

GREAT NORTH LAKE-VILLAGES AT BRIDGEWATER
 PB 136, PG 29

FLBVN-POLK-010
 "TRACT C"
VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC.
 CALLED 8.798 ACRES
 ORB 11154, PAGE 0236-0240
 O.P.R.P.C.F.



CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	04°26'04"	310.00'	23.99'	N56°14'47"W	23.99'
C2	02°29'18"	76.00'	3.28'	S81°51'50"E	3.28'

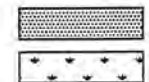
LINE	BEARING	DISTANCE
A1	N00°14'43"E	475.07'
A2	S80°37'11"E	18.99'
A3	S00°14'43"W	485.16'

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) PROJECTED IN THE FLORIDA STATE PLANE WEST COORDINATE SYSTEM.
 - INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION ON DEEDS SUPPLIED BY CLIENT.
 - THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A FEE BOUNDARY SURVEY.
 - ALL TITLE DOCUMENTS PROVIDED BY CLIENT.
 - NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

LEGEND:

- S — PROPOSED SURVEY LINE
- - - - - EXISTING PERMANENT EASEMENT
- P — PROPERTY LINE
- C — CENTERLINE ROAD
- O.P.R.P.C.F. OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK

PROPOSED SURVEY LINE
 EXISTING PERMANENT EASEMENT
 PROPERTY LINE
 CENTERLINE ROAD
 OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 OFFICIAL RECORD BOOK
 PLAT BOOK



PERMANENT EASEMENT: 0.22 ACRES (WETLAND 0.06 ACRES)

M 220 W Garden Street, Suite 400
 Pensacola, FL 32502
 T: (850) 602-9758 F: (850) 484-8199
MOTT MACDONALD Florida Certificate of Authorization Number 5783

REV.	DESCRIPTION	BY	DATE	APPR.	DWG. STATUS	CHECKED		APPROVED		P.L./STA. ACCT. NO.
						BY	DATE	BY	DATE	
E	REVISED PERM. EASEMENT	KLK	02/27/23	JAT						
D	ISSUED FOR ACQUISITION	BVC	02/21/23	JMK	PRELIM					CONSTRUCTION YR 2023
C	REVISED PER CLIENTS COMMENTS	MWC	02/20/23	JMK	BID					DESIGN BY DATE MM 02/03/23
B	REVISED PER CLIENTS COMMENTS	BVC	02/17/23	JMK	CONST.					DRAWN BY DATE BVC 02/03/23
A	ISSUED FOR REVIEW	BVC	02/08/23	JMK						ASBUILT
										FILE NO.:
										SCALE: 1"=60'

Florida Gas Transmission Company
 An Energy Transfer/Chesapeake Energy Affiliate

FLBVN-POLK-008
 PROPOSED PERMANENT EASEMENT
 CROSSING THE PROPERTY OF
 BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT
 POLK COUNTY, FLORIDA

PROJECT NO.
WBS C-22157-GL-94300001

PREVIOUS DWG. NO.

SHT. OF

DWG. NO.

SHT. 2 OF 2




Florida Gas Transmission Company
An Energy Transfer/Kinder Morgan Affiliate

June 7, 2023

RECEIVED
JUN 26 2023
BY:

RE: Landowner Notification
Project: Lakeland Project
Docket No. CP23-491-000

Dear Landowner:

Florida Gas Transmission Company, LLC (“FGT”) owns and operates an interstate natural gas pipeline system and is regulated by the Federal Energy Regulatory Commission (“FERC” or “Commission”).

On June 1, 2023, FGT filed a Prior Notice Request (Filing), pursuant to our Blanket Certificate, with the FERC for authorization to increase certificated capacity and increase throughput at FGT’s existing Compressor Station 30 (“CS 30”), acquire and modify an existing delivery lateral, and construct/modify/uprate, own, maintain and operate certain natural gas compression and lateral facilities, and appurtenances in Polk and Hillsborough Counties, Florida. The project is known as the Lakeland Project (“Project”), and is required to provide up to 55,000 million British thermal units per day (“MMBtu/d”) of incremental transportation service for delivery to the proposed delivery points for the City of Lakeland, for electricity generation in Polk County, Florida.

A Project Location Map is included for your information, which identifies the general location of the proposed Project activities.

FGT’s activities will take place within the limits of the environmentally cleared area for the proposed Project, and FGT does not anticipate the need for any extra temporary workspace outside the areas identified in its FERC Filing.

Should you have questions, comments, or concerns regarding construction activities please contact the following individual during FGT’s normal office hours between 8:00 a.m. and 5:00 p.m., Monday through Friday:

Local Contacts: Beth Porter, Contract Right-of-Way Manager, or Terry Coleman, Senior Right-of-Way Representative
Phone Number: (800) 381-1477 (Toll Free)
Via eMail to: Beth.Porter@energytransfer.com or Terry.Coleman@energytransfer.com

FGT anticipates that construction activities will commence in August 2023, in Hillsborough and Polk Counties, Florida. Closer to construction time, FGT will provide a copy of its Environmental Complaint Resolution Procedure (“Resolution Procedure”) that it will use during the construction phase of this Project, which will provide you with the names and toll free numbers to contact if you have any concerns or questions during the construction stage of this project. This Resolution Procedure establishes clear and simple directions for identifying and resolving problems and concerns during construction, and restoration of the right-of-way, by first calling Terry Coleman, Senior Right-of-Way Representative, who will most likely resolve your problems or concerns, and other names and numbers that can be called, including the Commission’s Landowner Helpline, which may be reached toll-free at (877) 337-2237 or via e-mail to LandownerHelp@ferc.gov. Attached is a copy of the Dispute Resolution Division’s brochure where, among other things, FERC dedicated a position for Landowner Helpline concerns.

Florida Gas Transmission Company, LLC
Lakeland Project
Docket No. CP23-491-000
Page 2 of 6

Information explaining the Blanket Certificate Program for projects authorized under the Automatic and Prior Notice provisions of a Blanket Certificate is available from the Commission's website at <https://www.ferc.gov/sites/default/files/2020-05/BlanketCertificateProgram-NoticetoLandownersBrochure.pdf>. Attached is a copy of the Eminent Domain Statutes for the State of Florida that may be utilized in the event that FGT is unable to reach agreement on an easement for the use of your property.

This Project is being proposed under the Prior Notice requirements of the Blanket Certificate Program administered by the Federal Energy Regulatory Commission. Under the Commission's regulations, you have the right to protest this project within 60-days of the date the Commission issues a Notice of the pipeline's filing. If you file a protest, you should include the docket number listed in this letter and provide the specific reasons for your protest. The protest should be mailed to the Secretary of the Federal Energy Regulatory Commission, 888 First Street, N.E., Room 1A, Washington, DC 20426. A copy of the protest should be mailed to the pipeline; addressed to Florida Gas Transmission Company, LLC, Attn: Blair Lichtenwalter, 1300 Main Street, Houston, TX 77002. If you have any questions concerning these procedures you can call the Commission's Office of External Affairs at (202) 502-8004 or toll free at 1-866-208-3372; or email the Office of External Affairs at customer@ferc.gov.

If we can be of further assistance, please don't hesitate to contact me at (713) 989-2605, or Beth Porter, Contract Right-of-Way Manager/Terry Coleman, Senior Right-of-Way Representative, at (800) 381-1477.

Respectfully,

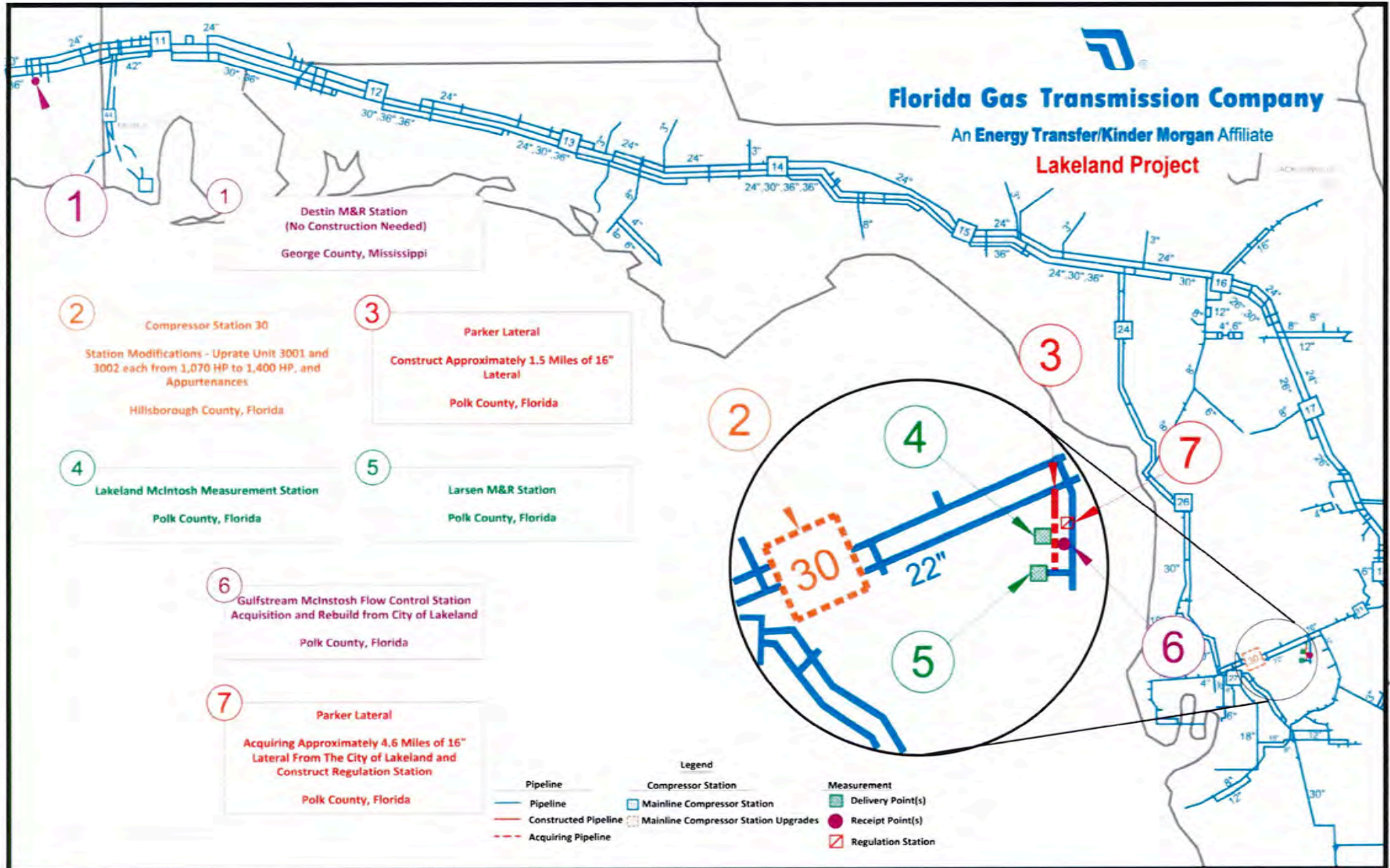


Blair Lichtenwalter
Senior Director, Certificates

cc: Terry Coleman – FGT ROW
Beth Porter – FGT ROW

Enclosures

General Project Location Map



SUMMARY OF EMINENT DOMAIN STATUTES

The summary of the following statutes is required to be provided to you by the regulations of the Federal Energy Regulatory Commission. Any interpretations herein solely reflect those of FGT. The summary does not contain legal advice and does not address specific fact situations. The providing of this summary does not constitute any intent to create an attorney-client relationship. The information herein is not intended to substitute for a legal analysis. If a legal analysis is desired, you should seek legal counsel.

Florida

Florida land owners are entitled to full compensation for the taking of property interests for a natural gas transmission pipeline. See Florida Statutes Annotated § 73.012 et seq. Full compensation includes the market value for the property rights actually taken, plus any damages to the remainder of the owner's larger tract caused by the taking. Additionally, Florida land owners are entitled to reasonable costs associated with determining full compensation, including fees for experts such as appraisers. Florida land owners may also be entitled to legal fees, depending upon the results obtained by legal counsel.

What is Alternative Dispute Resolution (ADR)?

ADR encompasses a variety of dispute resolution methods, including:

- mediation
- facilitation
- early neutral evaluation

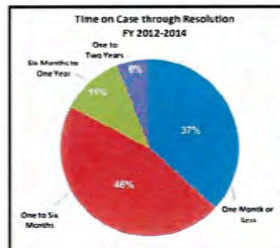
In ADR, a third party neutral guides the parties in identifying their interests and developing mutually acceptable solutions to their disputes.

In ADR, the parties make the decisions about the outcome of their dispute.

ADR processes are confidential and voluntary.



Time on Case through Resolution FY 2012-2014



ADR is an alternative to traditional litigation that can save the parties time and money, and result in party control over creative solutions and beneficial outcomes.

Dispute Resolution Division Brochure (1)



Take control of your case with ADR...



Dispute Resolution Division
Federal Energy Regulatory Commission
 888 First Street, N.E., Washington D.C. 20426

Guiding all parties to achieve mutually satisfactory solutions to their disputes

Dispute Resolution Division

Federal Energy Regulatory Commission

Dispute Resolution Division Brochure (2)



Can DRD help me?

DRD has a proven track record in successfully mediating and facilitating complex multi-party disputes in a range of areas such as:

- electric, gas, and oil tariffs and rates
- gas certificates
- hydropower licensing
- environmental matters

DRD has guided parties to agreement in these types of disputes:

- contract disputes
- tariff and rate disputes
- interconnection agreements
- infrastructure disputes
- interagency cooperation
- cultural and natural resources

Why DRD?

The Dispute Resolution Division is a neutral unit within FERC that provides mediation, facilitation, and training for parties engaged in or affected by FERC-related disputes.

DRD is staffed full time by dispute resolution professionals who have extensive experience in all FERC-regulated energy sectors.

DRD services provide parties with the flexibility to craft their own solutions and are available to parties at any time at no charge.

In 2015, FERC dedicated a position for **Landowner Helpline** concerns. Toll Free: 1-877-337-2237 | Email: LandownerHelp@ferc.gov.

How do I access DRD?

Accessing our service is easy. Simply contact DRD about a potential ADR process. No formal filing is required.

Toll Free ADR Helpline:
1-844-238-1560

To contact a DRD staff member directly visit
DRD online: www.ferc.gov/legal/adr.asp

DRD e-mail: ferc.adr@ferc.gov

Cases:

What can DRD do?

DRD assists parties to identify an appropriate ADR process for their dispute.

DRD works with parties to identify interests and achieve a mutually satisfactory agreement.



Testimonial

Settlement between the parties would not likely been achieved without the mediation efforts of DRD. Ultimately, parties were able to settle - resulting in significant savings of both time and expense involved with a fully litigated Section 4 rate proceeding.

Training:

What can DRD do?

DRD fosters ADR understanding through training and education on ADR processes and techniques.

DRD develops customized training to fit your collaborative needs.

DRD guides entities on ADR to develop dispute resolution systems to resolve conflicts early.



Tab 13

PREPARED BY & RETURN TO:

**Martell & Ozim, P.A.
213 S. Dillard St, Suite 210
Winter Garden, Florida 34787
(407) 377-0890**

INTERLOCAL SIGN ACCESS AND RELOCATION AGREEMENT

THIS INTERLOCAL SIGN ACCESS AND RELOCATION AGREEMENT (“Agreement”) is made this _____ day of _____, 2023 by and between BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and located in the City of Lakeland, Florida, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “CDD”), and VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, whose address is c/o Leland Management, Inc., at 6972 Lake Gloria Blvd, Orlando, FL 32809 (“HOA”), and the CITY OF LAKELAND, FLORIDA, a Municipal Corporation organized and existing under laws of the State of Florida, whose address is 228 S Massachusetts Ave, Lakeland, FL 33801 (“City of Lakeland”).

WHEREAS, the City of Lakeland is the municipality who owns the public roadway commonly referred to as Village Lakes Blvd and the intersecting State Road referred to as SR 33 located in Lakeland, Florida; and

WHEREAS, HOA is a homeowners’ association who owns and maintains common areas for the community referred to as Villages at Bridgewater as further described in that certain Declaration of Covenants, Conditions and Restrictions for Villages at Bridgewater, recorded at Official Records Book 6998, Page 1451, Public Records of Polk County, Florida, as may be amended and supplemented from time to time (the “Declaration”); and

WHEREAS, CDD is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and located in the City of Lakeland, Florida, created for the maintenance of certain publicly dedicated infrastructure, including but not necessarily limited to certain common area landscaping, drainage, and stormwater infrastructure; and

WHEREAS, the developer of Villages at Bridgewater constructed signage on a landscaping island within the right of way commonly referred to as Village Lakes Blvd. for the benefit and promotion of Villages at Bridgewater, photographs of the existing signage as constructed are attached as Exhibit “A” to this Agreement (“Existing Signage”); and

WHEREAS, the Existing Signage may need to be relocated to allow the City of Lakeland to enlarge SR 33 and/or Village Lakes Blvd.; and

WHEREAS, all parties agree that the Existing Signage and the landscaping island it sits on may be relocated further into the entrance of Villages at Bridgewater on Village Lakes Blvd., in order to allow the City of Lakeland to proceed with its road enlargement project.

NOW, THEREFORE, in consideration of the granting of use rights to the Existing

Signage and the mutual covenants and conditions contained in this Agreement, and in consideration of the above recitals which are by this reference incorporated herein, the receipt and sufficiency of which is hereby acknowledged by the parties to this Agreement, the parties mutually agree as follows:

1. **Recitals.** The recitals noted above are true and correct and are hereby incorporated by this reference.
2. **Grant/Dedication of Use Rights.** City of Lakeland hereby grants, conveys, and warrants to the HOA and the CDD and their successors, assigns, invitees, agents and/or representatives, to the extent of their respective rights thereto, a perpetual, exclusive right to use and maintain the Existing Signage in the median on the public roadway commonly referred to as Village Lakes Blvd. to the benefit and the promotion of Villages at Bridgewater. Notwithstanding, in exchange for the right to use the Existing Signage, CDD and HOA acknowledge City of Lakeland's need to relocate the Existing Signage to allow expansion of SR 33 and/or Village Lakes Blvd. Therefore, without changing the size of the Existing Signage, the City of Lakeland is authorized to relocate the Existing Signage and associated landscaping, hardscaping, electrical improvements, and other associated improvements further into the entrance of Villages at Bridgewater on Village Lakes Blvd. All costs associated with such relocation shall be borne by the City of Lakeland. Other than the relocation approved by all parties per this Agreement, Existing Signage shall not be altered without written agreement between all parties to this Agreement, and the Existing Signage and associated improvements shall be restored to their original condition, or as close thereto as reasonably practical, upon the completion of the relocation. Said use rights contained in this paragraph shall run with the land and shall benefit the HOA and the CDD, to the extent of their respective interests in the Existing Signage.
3. **Effective Date.** This Agreement shall be effective and deemed to be in full force in effect as of the date this Agreement is recorded in the Public Records of Polk County, Florida.
4. **Enforcement; No Waiver of Rights.** The parties shall be governed by and shall comply with the terms of this Agreement. This Agreement shall be governed by the laws of the State of Florida. In the event either party fails to comply, the other party shall have the right to proceed in court to require or enjoin the other party's performance and compliance with the terms and conditions of this Agreement, to impose any applicable fines, to sue for monetary damages or to, otherwise, seek a declaration of the rights of the parties under this Agreement. Venue for any action to enforce this Agreement shall rest in the courts of Polk County, Florida. In any proceeding arising hereunder, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees, both pre-trial and post-trial (including appellate attorneys' fees). The failure of any party to enforce any provision of this Agreement shall not constitute a waiver of such party's right to do so thereafter.
5. **Headings.** The section headings provided herein are for convenience only and shall not be construed as defining, limiting or altering the contents of this Agreement.

6. **Amendment/Termination**. The Agreement may be amended or terminated upon the recording in the Public Records of Polk County, Florida, of a written instrument executed by both parties, or their respective successors or assigns, consenting to the Amendment or Termination.
7. **Run with the Land**. This instrument and the provisions hereof shall run with the land and shall inure to the benefit and burden of both parties and their respective successors and assigns.
8. **No Dedication**. This Agreement is not intended to, and should not be construed to, create or dedicate any property to the general public.
9. **Severability**. If any provision of this Agreement is held invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of this Agreement are not affected or impaired in any way.
10. **Authority/Counterparts**. This Agreement may be executed in counterparts. The undersigns represent that they have authority and capacity to bind the parties to this Agreement.
11. **Sovereign Immunity**. The Parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the City of Lakeland's or the CDD's sovereign immunity or limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

[Signatures begin on following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date indicated above.

BRIDGEWATER COMMUNITY
DEVELOPMENT DISTRICT

Witnesses:

A local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and located in the City of Lakeland, Florida

Name: _____

Name: _____

Name: _____

Title: _____
3434 Colwell Ave, Suite 200, Tampa, FL 33614
Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of Bridgewater Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and located in the City of Lakeland, Florida. He/she is personally known to me or has produced a driver's license as identification and did not take an oath.

[AFFIX NOTARY SEAL]

Notary Public Signature
Print Notary Name: _____
My commission expires: _____

VILLAGES AT BRIDGEWATER
COMMUNITY ASSOCIATION, INC.
a Florida not for profit corporation

Witnesses:

Name: _____

Name: _____

By: _____

Name: _____

Title: _____

Address: c/o Leland Management, Inc.
6927 Lake Gloria Blvd
Orlando, FL 32809

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of Villages at Bridgewater Community Association, Inc., on behalf of the association. He/she is personally known to me or has produced a driver's license as identification and did not take an oath.

[AFFIX NOTARY SEAL]

Notary Public Signature

Print Notary Name: _____

My commission expires: _____

JOINER AND CONSENT OF THE CITY OF LAKELAND, FLORIDA

The City of Lakeland, Florida, a Municipal Corporation, organized and existing under laws of the State of Florida, whose address is 228 S Massachusetts Ave, Lakeland, FL 33801 (“City”), causes the foregoing Interlocal Sign Access and Relocation Agreement to be executed in its name and to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

WITNESSES:

The City of Lakeland, Florida
a Municipal Corporation

Witness Signature
Print Name: _____
Date: _____

By: _____
Print Name: _____
Title: _____
228 S. Massachusetts Ave
Lakeland, FL 33801
Date: _____

Witness Signature
Print Name: _____
Date: _____

ATTEST:

Witness Signature
Print Name: _____
Date: _____

By: _____
Print Name: _____
Title: _____
228 S. Massachusetts Ave
Lakeland, FL, 33801
Date: _____

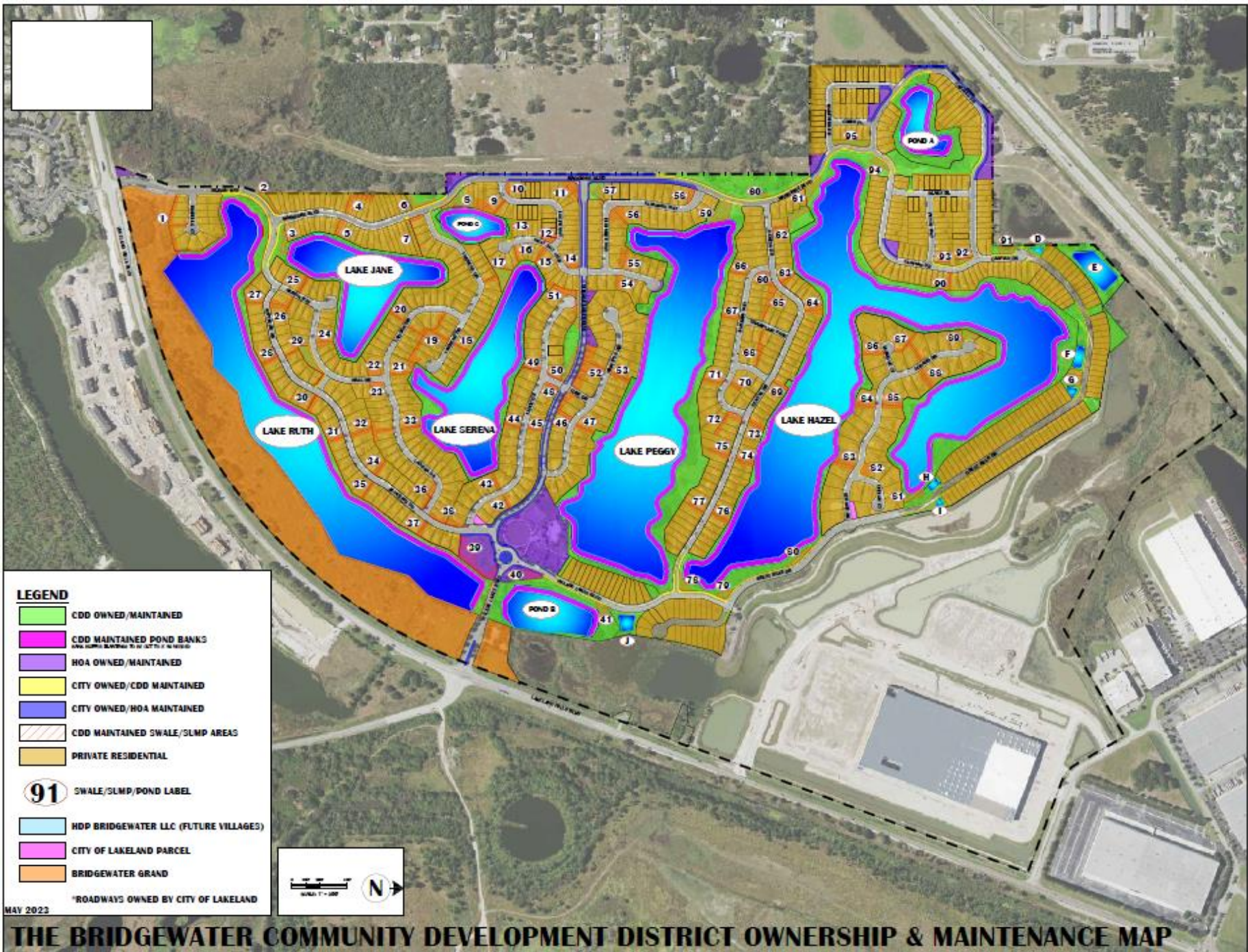
Witness Signature
Print Name: _____
Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as _____ of the City of Lakeland, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, who is personally known to me or has produced _____ as identification, and by _____, as _____ of the City of Lakeland, Florida, a Municipal Corporation organized and existing under laws of the State of Florida, who is personally known to me or has produced _____ as identification.

Notary Public
(Seal) Printed Name: _____
My Commission Expires: _____

Tab 14



LEGEND

- CDD OWNED/MAINTAINED
- CDD MAINTAINED POND BANKS
AND SWALE BANKS TO AN ADJ. POND
- HOA OWNED/MAINTAINED
- CITY OWNED/CDD MAINTAINED
- CITY OWNED/HOA MAINTAINED
- CDD MAINTAINED SWALE/SLMP AREAS
- PRIVATE RESIDENTIAL
- 91 SWALE/SLMP/POND LABEL
- HDP BRIDGEWATER LLC (FUTURE VILLAGES)
- CITY OF LAKELAND PARCEL
- BRIDGEWATER GRAND

MAY 2023

*ROADWAYS OWNED BY CITY OF LAKELAND



THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP

RESOLUTION 2021-01

A RESOLUTION OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS ADOPTING POLICIES FOR THE USE OF THE PONDS WITHIN THE BOUNDARIES OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR MODIFICATION OR TERMINATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bridgewater Community Development District (the "District") a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, owns and maintains certain common areas and ponds located within the boundaries of the District; and

WHEREAS, the District has the right to establish policies governing the use of the ponds within the boundaries of the District; and

WHEREAS, the District desires to reserve the right to modify or terminate this Resolution at any time in the future.

NOW THEREFORE, be it resolved by the Board of Supervisors of Bridgewater Community Development District as follows:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 190, Florida Statutes.


Section 2. Adoption of Policies for the Use of the Ponds. The District hereby adopts the policies for the use of the ponds within the District attached in **Exhibit "A"**.

Section 3. Modification or Termination. This resolution may be modified or terminated by the District at any time.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 11 day of March 2021.

ATTEST:



Secretary/Assistant Secretary

BRIDGEWATER COMMUNITY
DEVELOPMENT DISTRICT

By: 

Chairman/Vice Chairman

EXHIBIT "A"

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT STORMWATER POND USE POLICIES

The Bridgewater Community Development District (the "**District**") has adopted the following policies regarding the use of the ponds within the District:

1. **Membership.** The ponds within the Bridgewater CDD are considered facilities of the District. The use of the District ponds is open to all members. Membership is obtained through the payment of the annual O&M and Debt Service Assessments. Non-residents may obtain membership with the payment of the Non-Landowner Annual User Fee. For membership, contact the Bridgewater CDD District Manager at (407) 472-2471 or writing to Bridgewater CDD, 8529 South Park Circle, Suite 330, Orlando, FL 32819.
2. **Guests.** Members may host two guests for use of the District facilities but must remain with their guests at all times while using the facilities. This includes boating or fishing.
3. **Swimming in District Ponds.** Swimming or wading in the ponds by any person is strictly prohibited.
4. **Boating on District Ponds.** Members and their guests may use non-motorized or battery-powered boats on the ponds within the District that do not exceed fourteen feet in length. Paddleboards, canoes, kayaks, row boats, john boats are all considered as acceptable for boating. Gas-powered motors are not permitted on the boat. Exceptions for gas-powered motorized boats may be made for District maintenance contractors, governmental or emergency officials. Boaters should wear appropriate life jackets and have other life-saving provisions on board, as required by Florida regulations and law and boating safe practices.
5. **Boat Launching.** Members may launch small boats behind their own residences. Otherwise, boats may only be launched from designated common area locations within the community. No structures or modifications to any District pond banks are permitted. No boat launching is permitted if the launching will in any way damage or alter the pond bank or bank vegetation. Vegetation in the ponds is considered District property and shall not be removed or damaged during the launching or boating process.
6. **Fishing on District Ponds.** Except for the designated fishing areas, fishing is prohibited in the District ponds. All fishing will be strictly catch and release and is limited to line pole fishing. Fishing from non-motorized or battery powered boats is permitted. Members are also permitted to fish from their own residents lots. No Member is permitted to fish from privately-owned land without the prior consent of the owner of such land.
7. **Violations.** Violations of these policies may result in suspension of privileges for use of District facilities.

Policy Adoption Date: March 2021

Tab 15



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.