

MINUTES OF MEETING

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

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Bridgewater Community Development District was held on **Thursday, July 11, 2019 at 11:02 AM** at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and constituting a quorum:

Tom Temple	Board Supervisor, Chairman
James Rooney	Board Supervisor, Vice Chairman
Natalie Holley	Board Supervisor, Asst. Secretary
Bob Gilmore	Board Supervisor, Asst. Secretary
Terry Warren	Board Supervisor, Asst. Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Courtney Mattern	Administrative Assistant, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Hopping Green & Sams, P.A. <i>(via phone)</i>
Tonja Stewart	District Engineer, Stantec Consulting <i>(in-progress)</i>
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments on agenda items at this time.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry updated the Board regarding concerns as discussed in the previous meeting regarding construction traffic. The roads are not owned by the District but she recommends that District Staff contacts the County or County Sheriff's office regarding ongoing issues and the possibility of enhanced traffic enforcement. Discussion ensued.

B. District Engineer

Not Present.

C. District Manager

Mr. Jeancola discussed the appointment of the audit review committee that was done in the previous meeting. The District does not have to go through the process as the selection of an auditor was already done in the previous fiscal year. That was already awarded to Grau and Associates.

He discussed the correspondence regarding the usage of lakes and the Board's acceptance of ownership from the developer. He asked that the Board discusses general polices that they may want to adopt after all business items are handled. Discussion ensued.

Ms. Holley asked who was responsible for the lot on the corner of Village Lakes and Winnipeg as it seems to only be mowed the day prior to a District meeting being held.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting Held
on May 9, 2019**

Mr. Warren indicated that he was not in attendance at the last meeting.

<p>On a motion by Mr. Gilmore, seconded by Mr. Warren, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on May 9, 2019, with noted change, for the Bridgewater Community Development District.</p>
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SIXTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April
and May 2019**

The May 2019 expenditures were inclusive of the Board of Supervisor fees, trustee fees and cost share invoice form the Association.

On a motion by Mr. Temple, seconded by Mr. Warren, with all in favor, the Board of Supervisors approved the Operations & Maintenance expenditures for April 2019 (\$11,825.15) and May 2019 (\$20,525.70) for the Bridgewater Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of
FY 2019-2020 Final Budget**

Mr. Jeancola asked for a motion to open the public hearing on adoption of the final budget for Fiscal Year 2019-2020.

On a motion by Mr. Gilmore, seconded by Ms. Holley, with all in favor, the Board of Supervisors opened the public hearing portion of the meeting for the Bridgewater Community Development District.

Mr. Jeancola presented the Fiscal Year 2019-2020 proposed final budget to the Board for consideration and reviewed such with the the Board. The budget proposed maintaining the level of assessments the same of Fiscal Year 2018-2020.

There were no comments from Ms. Gentry at this time.

A resident asked if there was debt owed on the unbuilt/unsold lots. Mr. Jeancola clarified that a budget is set up on the planned build out. The parcel owner(s) is responsible for the assessments based on the amount of acreage. Anything that is not built upon is already contemplated for.

Mr. Temple pointed out that the Board has either reduced or maintained assessments over the last 5 years.

Ms. Holley commented on pages 4-6 and how they do not pertain to the District. Mr. Jeancola commented that these are just typical line items that may be found in any given budget, as noted in the disclaimer at the beginning of the account descriptions.

A resident asked when the next payment from the developer would be made to the District. Mr. Jeancola stated that the developer is responsible for 50% of their assessments due by November 1st with the remaining due on February 1st (25%) and April 1st (25%). Discussion ensued.

Mr. Jeancola asked for a motion to close the public hearing portion of the meeting.

On a motion by Mr. Gilmore, seconded by Mr. Temple, with all in favor, the Board of Supervisors closed the public hearing portion of the meeting for the Bridgewater Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2019-03, Adopting the Final
Budget for FY 2019-2020**

Mr. Jeancola presented Resolution 2019-03 to the Board for consideration. Mr. Warren noted that the resolution number needed to be updated.

On a motion by Mr. Warren, seconded by Mr. Rooney, with all in favor, the Board of Supervisors adopted Resolution 2019-03, Adopting the Final Budget for Fiscal Year 2019-2020, with noted change, for the Bridgewater Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution
2019-04, Imposing Special
Assessments**

Mr. Jeancola presented Resolution 2019-04 to the Board for consideration.

Ms. Gentry added that the resolution also makes certain findings about the benefits received by the homeowners as well as the allocation of those assessments.

On a motion by Mr. Warren, seconded by Mr. Temple, with all in favor, the Board of Supervisors adopted Resolution 2019-04, Imposing Special Assessments, for the Bridgewater Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution
2019-05, Adopting the Meeting
Schedule for FY 2019-2020**

Mr. Jeancola presented Resolution 2019-05 to the Board for consideration.

On a motion by Mr. Rooney, seconded by Ms. Holley, with all in favor, the Board of Supervisors adopted Resolution 2019-05, Adopting the Meeting Schedule for Fiscal Year 2019-2020, for the Bridgewater Community Development District.

Mr. Jeancola asked Ms. Gentry to review the general process for adopting policies entails. She stated that there are 2 processes. A general policy that does not affect anyone's rights, can be adopted by the Board. This is more informal. However, a policy that affect one's rights such as setting a rate or taking disciplinary action, needs to be done through a formal rule making process. This means that it needs to be properly noticed and it must inform of a public hearing. The process is time consuming. Discussion ensued.

Mr. Jeancola shared concerns from residents as follows: 1.) regarding setting an age limit for being able to use an unmotorized boat on the lake and; 2.) ensuring that children of reasonable age are able to enjoy lakes and ponds. Discussion ensued.

Ms. Gentry stated that she does not personally know of any Districts that allow for limited use of lakes/ponds or Districts that have restrictions. There are other attorneys in her office that have experience with this. She will reach out and try to obtain examples/samples for the Board to review.

Ms. Holley inquired about insurance requirements associated with the adoption of policies regarding the use of the lakes. Mr. Jeancola stated that he could not assign a monetary amount at this time but there will be a liability exposure for Egis to look at once these policies are adopted.

Since the District now owns the lakes and the District is a public entity, this means that its infrastructure is also public. Access cannot be restricted to outside individuals into public lands. However, the policy process can work around this. Discussion ensued regarding imposing fees and the use of the community's amenities/property by non-residents.

A resident commented on the overgrowth in and around the lakes. Mr. Jeancola will address this after the meeting. General discussion ensued.

Ms. Stewart addressed Ms. Holley's question regarding the adjacent property owner's impact on the District's drainage. She indicated that based on current weather conditions and rainfall, she does see an urgent concern. She asked the Board if there was an issue. Discussion ensued.

Mr. Warren stated that this issue was brought up close to a year ago and still has not been resolved. Ms. Stewart indicated that the problem is directly related to rainfall and that Lakeland has experienced extremely early and above average rainfall over the last couple of years. She responded to Mr. Warren's continued frustration by indicating that she has been monitoring the ponds over the last year.

Mr. Gilmore discussed outflow structure crossings over Combe and State Road 33. He asked if there will be an issue with the District's ability to properly drain with all of the new construction. Ms. Stewart asked if he had any issues to report. There were none. He did express his concern regarding hurricanes. Ms. Stewart will provide a report at the next scheduled meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jeancola reminded the Board about the public hearing on the budget scheduled for September 12, 2019 at 11:00 AM at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

A resident inquired about what roads were the responsibility of the County and District. Mr. Jeancola clarified that the District does not have control over any of the roadways. She expressed a few concerns regarding trucks driving through the community.

Ms. Gentry added that the District does not have traffic enforcement authority. She asked Ms. Stewart to confirm that all of the roads within the District are not privately owned. Ms. Stewart confirmed.

Ms. Holley followed up on an issue that was brought up at a previous meeting regarding the ownership of the bridge in the event that it ever gets damaged. Discussion ensued regarding the Board's frustration. Ms. Stewart will pull the plans and confirm.

A resident made a general comment on homeowners' rights regarding pond use and does not want them to be overlooked.

A resident commented on her son potentially having an issue while fishing in the community when he comes to visit.

A resident suggested having homeowners register to use the facilities.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Warren, seconded by Mr. Rooney, with all in favor, the Board of Supervisors adjourned the meeting at 12:21 PM for the Bridgewater Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman