

**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 **Wednesday, January 9, 2020 at 11:03 AM** at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and constituting a quorum:

Tom Temple	<b>Board Supervisor, Chairman</b>
James Rooney	<b>Board Supervisor, Vice Chairman</b>
Natalie Holley	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via phone)</b>
Audience Members	<b>Present</b>

**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. Mr. Jeancola noted that he did inquire about a flag as previously requested.

**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**  
No Report.

**B. District Engineer**  
No Report.

**C. District Manager**

Mr. Jeancola announced that the next regularly scheduled meeting would be held on March 12, 2020 at 11:00 AM at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting Held  
on November 13, 2019**

On a motion by Ms. Holley, seconded by Mr. Temple, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on November 13, 2019, with noted change, for the Bridgewater Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for  
October and November 2019**

Mr. Jeancola reviewed the operations & maintenance expenditures for October 2019 and November 2019 with the Board. General discussion ensued including:

Mr. Jeancola explained the annual assessment roll fee to the Board as it pertains to its preparation by the County Tax Collector.

On a motion by Mr. Temple, seconded by Mr. Rooney, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for October 2019 (\$42,366.49) and November 2019 (\$16,036.50) for the Bridgewater Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Engineering  
Services Contract – Johnson,  
Mirmiran and Thompson**

Ms. Kilinski reviewed the proposal process with the Board. The expenditures are not authorized in this master agreement but rather provided by District Engineer in an annual engineering services work authorization or specific work authorization. Discussion ensued.

On a motion by Mr. Temple, seconded by Ms. Holley, with all in favor, the Board approved the engineering services contract received from Johnson, Mirmiran & Thompson as presented, for the Bridgewater Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Memo Regarding**

**Amended Rules of Procedure**

Ms. Kilinski discussed and reviewed the memo with the Board. Her firm updates rules of procedure every 4-8 years depending on how many statutory changes have been made. The District adopted revised rules in 2013. There have been significant changes in the last few legislative sessions. Public records requests were significant as there have been a lot of litigation and statutory changes regarding this. Discussion ensued.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-01,  
Designating Date, Time and Place of  
Public Hearing and Authorization to  
Publish Notice for the Purpose of  
Adopting Amended and Restated  
Rules of Procedure**

Mr. Jeancola presented and reviewed Resolution 2020-01, Designating Date, Time and Place of Public Hearing and Authorization to Publish Notice for the Purpose of Adopting Amended and Restated Rules of Procedure with the Board.

After some discussion, the Board agreed on holding a special meeting on March 11<sup>th</sup>, 2020 at 6:00 p.m. to allow for more attendees. Mr. Jeancola confirmed that the meeting space was available.

On Motion by Mr. Temple, seconded by Ms. Holley, with all in favor, the Board approved Resolution 2020-01, Designating Date, Time and Place of Public Hearing and Authorization to Publish Notice for the Purpose of Adopting Amended and Restated Rules of Procedure (March 11, 2020 at 6:00 pm at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805), for the Bridgewater Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-02,  
Adopting Internal Controls Policy**

This agenda item was tabled until the next scheduled meeting as per Ms. Kilinski's request. She stated that she has been working with various auditing firms to develop internal controls policies ever since the statute was passed last year.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no Supervisor requests at this time.

Mr. Walters commented on various policies, changes and meeting times. He discussed the conveyance of the lakes in 2019 and that there aren't any policies implemented as of yet. He commented on the District's website is no longer including monthly financials, etc. He now has to request documents from Mr. Jeancola.

Mr. Jeancola advised that the District's website had been converted to an ADA compliant format. Documents hosted on the website must be in an ADA compliant format

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and there is a cost involved with converting such on a per page basis, which can become costly for the District. Moving forward to minimize document conversion costs, the District's website will include only the mandated documents as required per Florida Statutes. Discussion ensued.

Mr. Walters commented on the number of meetings held on an annual basis. He does not have an issue with 11:00 am meetings, but believes that more meetings are necessary in order for pertinent information to be available to residents. Discussion ensued.

Mr. Walters stated that the District has \$2,400,000 in cash and investments with the debt reserve is at \$459,000.00. He said that the funds "could be in homeowner's pockets instead of just sitting there".

Mr. Jeancola explained that debt service is used to pay bonds and cannot be utilized for operational expenses. Discussion ensued.

Mr. Walter inquired about a settlement between the developer and the District from approximately 2013 or 2014. Mr. Walter believes the District may have forfeited funds that it should have retained. Ms. Kilinski was asked to provide a background on the matter. Mr. Rooney stated Ms. Hennessy, an employee of Greenpointe, was Chair of the Board and may still work there. She voted for this settlement and never attended another meeting after that. Discussion ensued.


A resident commented on how she appreciates having the next meeting be an evening meeting so that residents can attend and have more of an understanding of how the District operates.

Mr. Jeancola reminded the Board that a special meeting will be held on March 11, 2020 at 6:00 PM at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805. The March 12, 2020 meeting will be cancelled.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Holley, seconded by Mr. Temple, with all in favor, the Board of Supervisors adjourned the meeting at 11:59 AM for the Bridgewater Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman