

**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 the Bridgewater Community Development District was held on **Thursday, March 10, 2022, at 1:12 p.m.**, at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and constituting a quorum were:

Thomas Temple	<b>Board Supervisor, Chair</b>
James Rooney	<b>Board Supervisor, Vice Chair</b>
Natalie Holley	<b>Board Supervisor, Assistant Secretary</b>
Terry Warren	<b>Board Supervisor, Assistant Secretary</b> <i>(left the meeting at 2:38 p.m.)</i>
Robert Gilmore	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, KE Law Group</b> <i>(via conf. call)</i>
Jake Whealdon	<b>District Counsel, KE Law Group</b>
Stephen Brletic, P.E.	<b>District Engineer, Johnson, Mirmiran &amp; Thompson</b>
Peter Lucadano	<b>Representative, RedTree Landscape</b>
Eric Mizen	<b>Representative, BrightView Landscape</b>
Ted Katina	<b>Representative, BrightView Landscape</b>
Tim Cooney	<b>Representative, Site Masters Landscape</b>
Peter Simoes	<b>Representative, Solitude Lake Management</b> <i>(via conf. call)</i>
Audience	present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

An audience member mentioned his concern with the subcontractors working on Village 13 leaving debris around the area and asked the District Manager to speak with Management at William Ryan Homes.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on January 6, 2022**

Mr. Hayes presented January 6, 2022, Board of Supervisors meeting minutes. There were no changes.

On a motion by Mr. Rooney, seconded by Mr. Warren, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Regular Meeting held on January 6, 2022, as presented, for the Bridgewater Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for December 2021 and January 2022**

Mr. Hayes presented the Operations & Maintenance Expenditures for December 2021 and January 2022, to the Board of Supervisors.

On a motion by Mr. Rooney, seconded by Ms. Holley, with all in favor, the Board of Supervisors ratified the Operations & Maintenance payment of the invoices for December 2021 (\$29,667.16) and January 2022 (\$62,433.47), for the Bridgewater Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

Mr. Simones provided his report. He mentioned that they are having some issues with easements and accessing the lake but are looking into solutions. He also indicated there is a lot of hydrilla along the shoreline of the lake and that their intention is to treat this in the near future.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Site Masters Mowing Report**

Mr. Hayes presented the Site Masters mowing report. A Board member mentioned there are some areas that are not being mowed. A discussion ensued and

Mr. Cooney clarified that the only responsibility they have is to mow any area adjacent to CDD owned land or CDD owned sump area.

**EIGHTH ORDER OF BUSINESS**

**Evaluation of Proposals for CDD  
Landscape & Irrigation Maintenance  
Services**

Mr. Hayes discussed the "Landscaping RFP's and presented the Board with the proposals received from the Landscaping vendors. Mr. Hayes explained the points system and criteria for scoring each company. He also read aloud each vendor's annual cost amounts and announced the Boards evaluation criteria with total points awarded. BrightView received a total of 478, RedTree received 443.16, and Site Masters received 249.11 points.

On a Motion by Mr. Warren, seconded by Ms. Holley, with all in favor, the Board of Supervisors agreed to enter into contract with BrightView Landscape as the new vendor for Landscape & Irrigation Maintenance, for the Bridgewater Community Development District.

**NINTH ORDER OF BUSINESS**

**Authorization to Provide Notice of  
Contract Award Letters to All  
Proposers and Execute Agreement  
with Top Ranked Proposer**

On a Motion by Mr. Gilmore seconded by Mr. Rooney, with all in favor, the Board of Supervisors agreed to authorize District Counsel to prepare a notice contract award letter to all proposers and execute agreement with BrightView Landscape, for the Bridgewater Community Development District.

**TENTH ORDER OF BUSINESS**

**Authorization to Terminate Current  
CDD/HOA Cost Share Agreement for  
Landscape and Irrigation  
Maintenance Services, Land Bank  
Mowing and Sump Mowing**

District Manager announced that there was a 30-day written termination notice clause in these agreements.

On a Motion by Ms. Holley, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors authorized to terminate the current CDD/HOA Cost Share Agreement that includes ASI Landscape for Landscape and Maintenance services, for the Bridgewater Community Development District.

District Manager announced that there was a 30-day written termination notice clause in these agreements. Discussion ensued with Mr. Cooney of Site Masters requesting that his last day of service be March 31, 2022 instead of April 9<sup>th</sup>, 2022. The Board granted his request. District Manager asked Bright View Landscape if they could start Landscape & Maintenance Services on April 1<sup>st</sup>, 2022 and they were agreeable to this start date.

On a Motion by Mr. Gilmore, seconded by Mr. Warren, with all in favor, the Board of Supervisors authorized to terminate contract with Site Masters Agreements for Sump and Lake Bank Landscape Maintenance and Mowing, for the Bridgewater Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

A lengthy discussion ensued about townhomes stormwater draining into Bridgewater CDD Lakes.

**B. District Engineer**

Mr. Brletic presented his report to the Board. A discussion ensued about stormwater drainage and access/clearing at lakes at the townhomes per the permit. Mr. Brletic needs to provide the stormwater needs analysis report to the District Manager so it can be filed with Polk County before the deadline. Mr. Brletic is to provide the scope of work to the BrightView Landscape so they can provide a quote for adding sod to Great Salt sump to finish the repair.

**C. District Manager**

Mr. Hayes presented his report to the Board and announced that the next Audit committee meeting and regularly scheduled meeting would be held on May 5, 2022, at 1:00 p.m. at the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805. Mr. Hayes provided the results of the 4<sup>th</sup> quarter ADA website compliance audit report. He also informed the Board the FY 22/23 Proposed Budget would be presented at the May 5, 2022, Meeting and the Final Budget would be presented for adoption at the July 7, 2022 meeting.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

None.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gilmore, seconded by Mr. Rooney, with all in favor, the Board of Supervisors adjourned the meeting at 3:00 p.m. for Bridgewater Community Development

District.



Secretary / Assistant Secretary



Chair / Vice Chair