

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

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**MINUTES OF MEETING**

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

**BRIDGEWATER COMMUNITY DEVELOPMENT  
DISTRICT**

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

**Present and Constituting a Quorum:**

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

**Also Present:**

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

**Audience Members**                      **Present**

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

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

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

The Pledge of Allegiance was recited.

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**THIRD ORDER OF BUSINESS**

**Audience Comments**

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

**FOURTH ORDER OF BUSINESS**

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

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

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

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

**FIFTH ORDER OF BUSINESS**

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

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

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

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**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Regular Meeting Held  
on November 3, 2022.**

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

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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for  
September 2022, October 2022, and  
November 2022**

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

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

**EIGHTH ORDER OF BUSINESS**

**Consideration of LLS Tax Solutions, Inc.  
Arbitrage Engagement Letter Series  
2015AA1 and Series 2015AA2**

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

**EIGHTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

Mr. Mitchell Hartwig presented his report.

**NINTH ORDER OF BUSINESS**

**Presentation of Landscape Specialist  
Inspection Report and Landscaper's  
Comments**

Mr. Bryan Schaub presented his Landscape Inspection Report and responded to Board of Supervisors' questions. Mr. Ted Katina presented his report and responded to the questions raised by Mr. Bryan Schaub and the Board of Supervisors.

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**TENTH ORDER OF BUSINESS**

**Presentation of the Brightview District  
Mowing Schedule and Sump Report**

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

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Brightview New  
Construction Areas Pond Cleanup  
Near Clubhouse**

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

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

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

**B. District Engineer**

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

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

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

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

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**C. District Manager**

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

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

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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

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

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

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

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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



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Secretary/Assistant Secretary



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Chair/Vice Chair