

**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, March 2, 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>
Natalie Holley	<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>
Kayla Connell	<b>Financial Services Manager, Rizzetta &amp; Company</b>
Stephen Brletic	<b>District Engineer, BDI, Engineering</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, Rizzetta &amp; Company</b>
Rod Bettini	<b>Public Trust Advisors</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.

**BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**  
**March 2, 2023 MINUTES OF MEETING**

---

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board heard residents' comments regarding; Brightview proposals, the damaged fence along the boulevard, and sump drain concerns.

**FOURTH ORDER OF BUSINESS**

**Discussion of the April 6, 2023 Fiscal year 2023/2024 Budget Workshop**

The Board had a brief discussion and agreed to hold the budget meeting on April 6, 2023.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 5, 2023**

The Board reviewed and approved the minutes from the January 5, 2023 Regular meeting.

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors approved the minutes from the January 5, 2023 regular meeting, for Bridgewater Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for December 2022 and January 2023**

Mr. Hayes presented the Operations and Maintenance Expenditures Report for December 2022 totaling \$14,539.35 and January 2023 totaling \$71,010.23, to the Board of Supervisors.

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for December 2022 (\$14,539.35) and January 2023 (\$71,010.23), as presented, for the Bridgewater Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel Report**

Ms. Gentry informed the Board a letter for ownership of the control structure pipes owned by Fort Creek, LLC, came back. She will do further research to get the letter delivered to the current owner and provide proof of delivery.

**BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**  
**March 2, 2023 MINUTES OF MEETING**

---

The Board requested for Ms. Gentry to provide Mr. Hayes the Advertisement for the April 6, 2023 Budget Workshop.

Ms. Gentry informed the Board that Florida Gas Transmission Company, LLC paid \$5,900 to have a easement appraisal completed and they want to start work July 2023. Ms. Gentry will provide Mr. Hayes a letter about the project to share with the community through the HOA email blast. The Board authorized Ms. Lockamy to work with District Staff to negotiate this easement request between the Bridgewater CDD and Florida Gas Transmission Company, LLC.

On a motion by Mr. Gierlach and seconded by Ms. Holley, with all in favor, the Board of Supervisors authorized Ms. Lockamy to work with the District Staff to negotiate the easement request by Bridgewater CDD and Florida Gas Transmission Company LLC, as presented, for the Bridgewater Community Development.

Ms. Gentry presented the request by the City of Lakeland to move the entry monument on Village Lakes Boulevard and State Road 33. The City of Lakeland will pay to move the entry monument, irrigation, and electric costs. The Board authorized Mr. Gierlach to work with District Staff, City of Lakeland and the HOA to negotiate an easement for the entry monument.

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board of Supervisors authorized Mr. Gierlach to work with District Staff to negotiate an easement for the entry monument, as presented, for the Bridgewater Community Development.

## **B. District Engineer Report**

Mr. Brletic presented his report about the drainage issue at sump 20 to the Board. The Board decided to table this discussion until the April 6, 2023 Budget Workshop meeting.

Mr. Brletic suggested to the Board and audience members that they should register complaints about the stormwater systems to the City of Lakeland/Polk County compliance departments. He explained that the city owns the sidewalks and is responsible for maintenance unless the CDD vendors caused specific damage.

Mr. Brletic discussed with the Board the sump 70 and 71 project status and suggested repairs and to fill a sump. He shared three bid costs for sump 70, 71 improvements. The Board requested to have the proposals presented at the April 6, 2023 Budget Workshop meeting.

Lastly, Mr. Brletic explained to the Board the maintenance needs at 49, 50, 52, and 53 sumps and how to resolve them without getting an additional permit from SWFWMD. He shared the proposal costs to clean out all major stormwater system pipes and the Board requested to have this proposal presented at the April 6, 2023 meeting as well.

### **C. District Manager Report**

Mr. Hayes informed the Board the next Budge Workshop meeting will be held on April 6, 2023 at 1:00 p.m. at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805. The CDD Board members must compile and excel spreadsheet with a list of Capital Improvements to plan and to consider for the Fiscal year 2023/2024 budget and provide it to Mr. Hayes by March 23, 2023 or bring this information to the April 6, 2023 Fiscal Year 2023/2024 Budge Workshop for discussion and so proposals with costs can be obtained from all vendors and District Staff.

Ms. Connell gave an overview to the Board about the Public Trust Advisors. A brief discussion ensued between the Board and Mr. Bettini about the Florida Cooperative Liquid Asset Securities System. The Board asked him their questions. Ms. Connell and Mr. Bettini stated that they would review the district indenture and would provide that information. The Board will designate a Board member to be the authorized representative to be the decision maker for this program. Ms. Gentry stated that at the May 4, 2023 regular meeting the Board would have to, by motion, authorize the District Staff to set up Florida Cooperative Liquid Asset Securities System.

### **D. Presentation of the Landscape Specialist Inspection Report**

Mr. Schaub presented the landscape inspection report and responded to the questions the Board had. Mr. Katina presented his report and responded to the Boards questions.

The Board agreed to table the following Brightview agreements and proposals until the April 6, 2023 Fiscal Year Budget Workshop meeting: Brightview Amendment 2 to Landscape Maintenance Agreement-Additional Pond Mowing Areas, Brightview Landscape proposal to remove the Pepper tree and prune down grasses at the Huron Circle Cul De Sac, Brightview Landscape Bridge Renovation proposal, Brightview Landscape Ant Control Proposal, Brightview Landscape Mulch Installation at Huron Circle proposal, Brightview Landscape Sod Installation at Sump 79 proposal, and Brightview Landscape Tree Staking proposal. The Board has requested that Brightview revise the Brightview Landscape Removal/ installation of Dead Palm at Sump 41 and provide it to Mr. Hayes by March 23, 2023 to include in the CDD BOS May 4, 2023 regular meeting. The Board is also requesting to have a discussion about the landscape replacement plants, shrubs, and trees at the April 6, 2023 Fiscal Year Budget Workshop meeting.

**E. Presentation of Solitude Lake Management Waterway Inspection Reports**

The Board reviews the report and at this time does not have any questions, comments, or requests.

**F. Presentation of Solitude Lake Management Services Reports**

The Board reviews the report and at this time does not have any questions, comments, or requests.

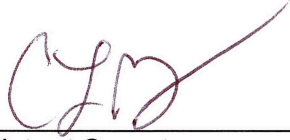
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

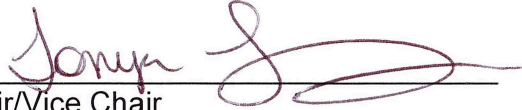
<p>On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors adjourned the meeting at 3:30 p.m., for the Bridgewater Community Development District.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT  
March 2, 2023 MINUTES OF MEETING

---



Secretary/Assistant Secretary



Chair/Vice Chair