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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 meeting of the Board of Supervisors of Bridgewater Community Development District was held on September 7, 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>
John Gierlach	<b>Board Supervisor, Assistant Secretary</b>
Jeff Walters	<b>Board Supervisor, Assistant Secretary</b>

**Also Present:**

Carol L. Brown	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic	<b>District Engineer, BDI Engineering</b>
Lauren Gentry	<b>District Counsel, Kilinski/Van Wyk</b>
Corey Roberts	<b>District Counsel, Kilinski/Van Wyk</b>
Ted Katina	<b>Senior Account Manager, Brightview Landscape</b>
Bryan Schaub	<b>Landscape Specialist, Rizzetta &amp; Company</b>
Mitchell Hartwig	<b>Operations Manager, Solitude Lake Mgmt (Spkrphone)</b>
Andrew Sparks	<b>Solitude Lake Management</b>

**Audience Members Present**

**FIRST ORDER OF BUSINESS Called to Order**

Ms. Brown called the meeting to order at 1:00 p.m. and read the roll call.

**SECOND ORDER OF BUSINESS Pledge of Allegiance**

The Pledge of Allegiance was recited.

45 **THIRD ORDER OF BUSINESS** **Audience Comments**

46  
47 Audience members comments included a decrease in landscaping service, lack of  
48 quality, mowing of the sumps, sump 84, clarification on Solitude and BrightView  
49 contracts, weeds, Spanish moss in trees, tree limbs, maintenance of the water's edge,  
50 lakefront lot with overgrown vegetation.

51  
52 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
53 **of Supervisors' Special Meeting held**  
54 **on July 21, 2023**

55  
56 Ms. Gentry informed the Board of edits that she provided on the draft minutes to the  
57 Staff.

On a motion by Mr. Walters, seconded by Ms. Lockamy, with all in favor, the Board of Supervisors approved the minutes of the special meeting held on July 21, 2023, as amended, for Bridgewater Community Development District.

59  
60 **FIFTH ORDER OF BUSINESS** **Consideration of Operations &**  
61 **Maintenance Expenditures for**  
62 **April 2023 & July 2023**  
63

On a motion by Mr. Walters, seconded by Ms. Lockamy, with all in favor, the Board of Supervisors ratified operations & maintenance expenditures for April 2023, in the amount of \$22,846.18 and July 2023, in the amount of \$70,908.34, for Bridgewater Community Development District.

64  
65 **SIXTH ORDER OF BUSINESS** **Acceptance of Financial Statement**  
66 **(unaudited) for July 31, 2023**  
67

On a motion by Mr. Walters, seconded by Ms. Lockamy, with all in favor, the Board of Supervisors accepted the Financial Statement (unaudited) for July 31, 2023, for Bridgewater Community Development District.

68  
69 **SEVENTH ORDER OF BUSINESS** **Staff Reports – Part 1 of 2**

70  
71 **A. Aquatic Maintenance Manager**

72  
73 **1.) Solitude Lake Management Waterway Inspection, dated**  
74 **August 25, 2023**  
75

76 Mr. Hartwig informed the Board that Solitude continues to treat, reviewed buffer zones  
77 and the impact the District had with recent storm and the need to use caution with the  
78 water level.

79  
80 Ms. Lockamy asked questions regarding buffer zone and Mr. Brletic provided an  
81 explanation which included permitting information and state mandates with SJWMD.  
82 Discussion ensued. The board discussed the need to communicate information  
83 regarding the different components of the stormwater management system.

84  
85 Ms. Gentry informed the Board that her firm has Stormwater 101 educational material,  
86 and she could provide this to the District.

87  
88 The Board directed staff to prepare Stormwater 101 educational material for the District.

89

90 **B. Landscape Managers**

91

92 **1.) BrightView Landscape Quality Site Assessment, dated**  
93 **August 14, 2023**

94

95 Mr. Katina informed the Board of on-going sump maintenance challenges with excessive  
96 water impact of recent hurricane and middle of growing season.

97

98 Mr. Katina received questions from the Board.

99

100 **2.) Rizzetta & Company Landscape Inspection Report, dated**  
101 **August 14, 2023**

102

103 Mr. Schaub reviewed his report and the proposals he requested BrightView provided to  
104 the Board for consideration.

105

106 Discussion of dead cypress trees that were recently installed by BrightView.

107

108 Mr. Katina stated BrightView couldn't warranty anything in areas where there is no  
109 irrigation.

110

111 **EIGHTH ORDER OF BUSINESS**

112

113

114

**Ratification of the BrightView  
Landscape Hurricane Clean-Up  
Proposal**

On a motion by Mr. Gierlach and seconded by Mr. Walters, with all in favor, the Board of Supervisors ratified the BrightView Landscape Hurricane Clean-Up proposal, for Bridgewater Community Development District.

115

116



117 **NINTH ORDER OF BUSINESS** **Discussion of BrightView Landscape**  
118 **Maintenance & Irrigation Service**  
119 **Agreement**  
120

121 Ms. Lockamy requested BrightView to maintain roadways regularly.  
122

123 Mr. Katina stated he received further clarification regarding agreement language and  
124 maintenance frequency of sump.  
125

126 Ms. Gentry read sump maintenance language in agreement.  
127

128 The Board directed BrightView and Staff to fully review contract and provide update at  
129 next meeting if any additional services need to be added to the agreement.  
130

131 **TENTH ORDER OF BUSINESS** **Consideration of BrightView**  
132 **Proposal(s)**  
133

134 **1.) Sod Installation at Sump 57 & Sump 11**  
135

136 Tabled to January 2024 meeting.  
137

138 **2.) Pepper Tree Removal at Sump 81**  
139

140 No action taken by the Board.  
141

142 Mr. Katina stated he would further review the proposal and agreement language.  
143

144 **3.) Grass Removal and Sod Installation at Sump 42**  
145

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board of Supervisors approved grass removal and sod installation at sump 42, in the amount of \$1,016.43, for Bridgewater Community Development District.

146 **4.) Removal and Replacement of Cypress Tree on Great Bear**  
147

148 The Board reviewed proposal and Mr. Schaub stated it appeared to be hit.  
149  
150

On a motion by Ms. Lockamy and seconded by Mr. Walters, with all in favor, the Board of Supervisors approved removing cypress tree on Great Bear with no replacement, with a not-to-exceed amount of \$500.00, for Bridgewater Community Development District.

151  
152  
153



154 **5.) Removal & Replacement of 2 Cypress Trees at Sump 51**

155  
156 No action taken by the Board.

157  
158 BrightView is further reviewing and will update the Board at the next meeting.

159  
160 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08;  
Setting the Date, Time & Location of  
Regular Meetings for Fiscal Year 2023-  
2024**

161  
162  
163  
164  

On a motion by Ms. Lockamy and seconded by Mr. Walters, with Mr. Gierlach opposed, the Board of Supervisors adopted Resolution 2023-08, setting the date, time and location of regular meetings for Fiscal Year 2023-2024, for Bridgewater Community Development District.

165  
166 Mr. Gierlach opposed. The Staff is to explore evening meeting options.

167  
168 The Board excused Mr. Schaub and Mr. Katina at 2:25 p.m.

169  
170 **TWELFTH ORDER OF BUSINESS**

**Consideration of First Addendum for  
Professional Technology Services**

171  
172  

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors accepted the first addendum for professional technology services, for Bridgewater Community Development District.

173  
174 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Acceptance of LLS  
Tax Solution Inc. Arbitrage Rebate  
Report of Series 2015 AA1 & Series  
2015 AA2, dated July 20, 2023**

175  
176  
177  
178  
179 Ms. Brown informed the Board that both of the reports indicated no cumulative rebate  
180 requirement liabilities as of June 17, 2023.

181  

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors accepted the LLS Tax Solution Inc. Arbitrage Rebate Report of Series 2015 AA1 & Series 2015 AA2, dated July 20, 2023, for Bridgewater Community Development District.

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185

186 **FOURTEENTH ORDER OF BUSINESS**                    **Consideration of FY 2023-2024**  
187    **Insurance Renewal Policy**  
188

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board approved Fiscal Year 2023-2024 Insurance Renewal Policy, for Bridgewater Community Development District.

189  
190 **FIFTEENTH ORDER OF BUSINESS**                    **Staff Reports – Part 2 of 2**  
191

192                    **A. District Counsel**

193  
194 Ms. Gentry informed the Board that the City of Lakeland Sign Access and Relocation  
195 Agreement is still under review, and she will be following up with the attorney with the  
196 HOA on the project status.

197  
198                    **B. District Engineer**

199  
200 Mr. Brletic stated he will have a better grasp on the broken stormwater pipes identified in  
201 the recent cleaning at the next meeting.

202  
203 Mr. Brletic stated they are in the process of obtaining proposals for the replacement of  
204 several rusted and corroded storm grates.

205  
206 He also reviewed his report and informed the Board that Kirk Wagner, Field Inspector,  
207 has joined his firm.

208  
209                    **C. District Manager**

210    **1.) Update on Florida Class Account**  
211

212  
213 Ms. Brown informed the Board the Chair opened the Florida Class Account on behalf of  
214 the District. She was seeking further direction on funds to be transferred into the new  
215 account.

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board ratified approving the Chair to open the FL Class Account and directed the Staff to transfer all reserve funds into this account, for Bridgewater Community Development District.

217  
218  
219    **2.) Update on Village 13 & 14 Irrigation Meter Request**  
220  
221

On a motion by Mr. Gierlach and seconded by Ms. Lockamy, with all in favor, the Board approved the District to open an account with the City of Lakeland Utilities for the two irrigation meters in Village 13 & 14, however, not to assume any owed balances prior to September 7, 2023, for Bridgewater Community Development District.

222  
223 **3.) Update on Pond Signage**  
224

225 Deferring to next meeting.  
226

227 **SIXTEENTH ORDER OF BUSINESS**

**Campus Suite Website Quarterly  
Compliance Report, dated August  
2023**

228  
229  
230  
231 Ms. Brown reviewed the quarterly website compliance report.  
232

233 The Board directed the Staff to work on a Reserve funding plan for the Stormwater  
234 system.  
235

236 **AUDIENCE COMMENTS**  
237

238 Audience members expressed concern that staff has not been able to contact the owner  
239 of the neighboring drainage structures, and expressed concern that this could pose a  
240 problem in the event of storms and potential limited access. Mr. Brletic stated his firm  
241 provides monthly inspection of District. Ms. Gentry stated the entity that owns the  
242 drainage structure has been unresponsive to her inquiries. Audience member  
243 commented on sinkhole concerns and property ownership. Mr. Brletic provided further  
244 information/review and requested owner to provide their property survey to the Staff, as  
245 the area in question does not appear to be on District property.  
246

247 **SUPERVISOR REQUESTS**  
248

249 No supervisor comments.  
250

251 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**  
252

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board adjourned the meeting at 3:07 p.m., for Bridgewater Community Development District.

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256 Secretary/Assistant Secretary



Chair/Vice Chair