

**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 special meeting of the Board of Supervisors of Bridgewater Community Development District was held on July 21, 2023, at 11:00 a.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:**

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>

**Audience Members**

**Present**

**FIRST ORDER OF BUSINESS**

**Called to Order**

Ms. Brown called the meeting to order at 11:03 a.m. and read the roll call.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

No audience comments.

The Board moved to Agenda Item 6D.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request to Assume  
Utility Account for Irrigation for Village  
13 & 14**

Ms. Brown informed the Board that the William Ryan Homes Developer has requested to take over two water utility accounts for the irrigation of Village 13 & 14 that was recently conveyed to the District. Staff are seeking Board's authorization to open an account with the City of Lakeland for these accounts.

Mr. Gierlach expressed concern as other irrigation is provided through a pump system. He also expressed interest in obtaining a cost analysis of the irrigation meter expenses.

Ms. Lockamy asked Staff if there was any recourse to the developer, as the District was unaware of the developer installing a meters versus a pump.

Ms. Gentry stated the District was not aware of developer installing meters and reminded the Board that the District owns the land and it makes sense for CDD to maintain.

Mr. Brletic informed the Board that the District has no control over what the developer installs and county typically dictates. Discussion ensued.

On a motion by Mr. Gierlach, seconded by Ms. Lockamy, with all in favor, the Board of Supervisors authorized the Staff to send a letter to Ryan Homes asking them to pay irrigation costs until homes are sold and obtain the last six months of irrigation costs, for Bridgewater Community Development District.

Mr. Gierlach introduced Brian with Accurate Drilling who spoke to the Board about the current system and the potential of adding a pumping system. Discussion ensued.

The Board moved to Agenda Item 4A.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for  
May 2023 & June 2023**

The Board requested Staff to provide previous format of operations & maintenance expenditures for future ratifications.

On a motion by Mr. Walters, seconded by Ms. Holley, with all in favor, the Board of Supervisors ratified operations & maintenance expenditures for May 2023, in the amount of \$41,716.47 and June 2023, in the amount of \$24,014.73, for Bridgewater Community Development District.



**SIXTH ORDER OF BUSINESS**

**Acceptance of Financial Statement  
(unaudited) for May 31, 2023**

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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07,  
Redesignating Certain Officers**

On a motion by Mr. Walters, seconded by Mr. Gierlach, with all in favor, the Board of Supervisors adopted Resolution 2023-07, redesignating certain officers, for Bridgewater Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports – Part 1 of 2**

**A. Aquatic Maintenance Manager**

**1.) Solitude Lake Management Waterway Inspection, dated  
June 16, 2023 & July 10, 2023**

Mr. Hartwig had no additional comments on the presented report. He stated they needed easement access for Lake Serena, access at Sump 51, to launch the boat and address cattails. Mr. Gierlach stated he would reach out to owner.

The Staff is to send easement map to Solitude.

Mr. Walters commented on increased vegetation growth. Discussion ensued.

Mr. Hartwig stated they were addressing the issues and he was in communication with the District Manager.

Mr. Hartwig was excused from the meeting at 11:48 a.m.

**B. Landscape Managers**

**1.) BrightView Landscape Quality Site Assessment, dated  
June 26, 2023 & July 10, 2023**

Mr. Katrina informed the Board that this time of the year was a challenging time. He would be presenting a proposal to increase mowing of sumps to weekly service. He also commented on irrigation matters and weed growth.

Mr. Gierlach provided comments regarding the HOA.

Mr. Katrina stated they were doing their best to avoid complaints.

Mr. Gierlach commented that he wants to see vendor performing to their contract and wants to make it clear.

Ms. Gentry stated the landscape contract states mowing of sumps is every 2 weeks on average, and in fast growing season is weekly. Discussion ensued.

The Board requested BrightView to provide weekly mowing times.

**2.) Rizzetta & Company Landscape Inspection Report, dated  
May 30, 2023 & June 30, 2023**

Mr. Schawb reviewed the landscape inspection report.

**NINTH ORDER OF BUSINESS**

**Consideration of BrightView  
Landscape Proposal(s)**

**1.) Additional Service Visits**

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with Ms. Holley in favor, and Mr. Walters opposed, the Board of Supervisors approved additional landscape services, starting October 1, 2023, for Bridgewater Community Development District.

On a motion by Mr. Gierlach and seconded by Ms. Holley, with Ms. Holley in favor, and Mr. Walters opposed, the Board of Supervisors approved a one-time cleanup of additional service area, with a not-to-exceed amount of \$8,000, authorizing the Chairperson to negotiate with Staff and the vendor, for Bridgewater Community Development District.

**2.) Increase of Sump Maintenance Services**

No action taken by the Board. BrightView Landscape is to review contract language.

**3.) Bridge Enhancement Proposal to Remove Shrubs & Install Mulch**

No action taken by the Board.

**4.) Remove Pepper Tree & Prune Grasses on Huron Circle Cul De Sac**

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board of Supervisors approved proposal to remove pepper tree & prune grasses on Huron Circle Cul De Sac, in the amount of \$1,890.00, for Bridgewater Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2023-2024 Final Budget**



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Ms. Brown informed the Board the Year-to-Date column, projected total column & insurance was updated.

Ms. Gentry provided an explanation of the Public Hearing process and reviewed Resolution 2023-05, Approving Fiscal Year 2023-2024 Budget.

On a motion by Mr. Gierlach and seconded by Ms. Holley, with all in favor, the Board of Supervisors opened the public hearing, for Bridgewater Community Development District.

Audience members provided comments against budget increase.

On a motion by Mr. Walters and seconded by Mr. Temple, with all in favor, the Board of Supervisors closed the public hearing, for Bridgewater Community Development District.

**1.) Consideration of Resolution 2023-05, Approving Fiscal Year 2023-2024 Proposed Budget**

Mr. Walters expressed being against raising assessments. He stated he would rather use reserve funds to avoid an assessment increase. Discussion ensued.

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors adopted Resolution 2023-05, approving Fiscal Year 2023-2024 Budget, as modified, and carrying over \$75,394.00 from the Reserve Fund, for Bridgewater Community Development District.

Ms. Gentry provided an explanation of the public hearing on Fiscal Year 2023-2024 Special Assessments, reviewed Resolution 2023-06, and stated that there was no assessment increase as a result of the budget adopted by the Board.

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors opened the public hearing, for Bridgewater Community Development District.

Audience members provided comments on the need to follow up on the neighboring property with drainage structures related to the District's stormwater management system. Discussion ensued.

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors closed the public hearing, for Bridgewater Community Development District.

**1.) Consideration of Resolution 2023-06, Imposing Special Assessments**

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Imposing Special Assessments, for Bridgewater Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Natural Pipe Easement with Florida Gas Transmission**

On a motion by Mr. Gierlach and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors ratified the Natural Pipe Easement with Florida Gas Transmission, for Bridgewater Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Settlement Agreement with Florida Gas Transmission**

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors ratified the Settlement Agreement with Florida Gas Transmission, for Bridgewater Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of City of Lakeland Interlocal Sign Access and Relocation Agreement**

Ms. Gentry requested the Board table this ratification, as new discussions were currently transpiring. This was tabled by the Board.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion on Pond Signage**

Ms. Brown updated the Board that she contacted EGIS insurance advisors for input on this discussion. She also presented the ownership map, potential signage verbiage and pond policy to the Board. Discussion ensued.

The Board agreed to obtain proposals for metal signs.

On a motion by Mr. Temple and seconded by Ms. Holley, with all in favor, the Board authorized Ms. Lockamy to work with the Staff for pond banks signage, for Bridgewater Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports – Part 2 of 2**

**A. District Counsel**



**1.) Memo on Ethics Training for Supervisors**

Ms. Gentry reviewed the Memorandum regarding Ethics Training for Special District Supervisors and stated that Supervisors will need to complete four hours of annual training beginning in calendar year 2024.

Ms. Gentry introduced Mr. Roberts to the Board and said he had recently joined the firm.

**B. District Engineer**

Mr. Brletic informed the Board the improvements at Sump 70 & 71 are scheduled to begin Monday and work should take one week to complete.

He also stated a grate off of Geneva Drive needs to be replaced, and he is having Site Masters review while they are here on the property completing the sump improvements.

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board approved the stormwater grate repair on Geneva Drive with a not-to-exceed amount of \$5,000.00, for Bridgewater Community Development District.

Mr. Brletic also stated GHP completed the pipe cleaning and informed him of some breaks in the pipes. He is reviewing further to explore different ways to repair breakage.

**C. District Manager**

**1.) Update on Florida Cooperative Liquid Asset Securities System Account**

Ms. Brown updated the Board that the Chairperson typically serves as the authorized designee, however, the Board can appoint someone else. She was also seeking the amount the Board would like to transfer from the Reserves into this new account.

Ms. Brown was seeking direction from the Board if they wanted to utilize reserve funds for certain invoices, as previously requested by Board to explore. She reviewed the following invoices: BrightView, in the amount of \$11,514.38.00, Solitude, in the amount of \$3,500.00, Solitude, in the amount of \$4,500.00, and Solitude, in the amount of \$12,350.00.

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board approved utilizing reserve funds for the following expenses: Site Masters, in the amount of \$39,000.00, GPH Services, in the amount of \$9,750.00, MRIC Spatial, in the amount of \$4,000.00, for Bridgewater Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

**AUDIENCE COMMENTS**

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Audience member thanked the Board for discussing pond bank signage.

**SUPERVISOR REQUESTS**

No supervisor comments.

**SEVENTEENTH ORDER OF BUSINESS      Adjournment**

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board adjourned the meeting at 1:43 p.m., for Bridgewater Community Development District.

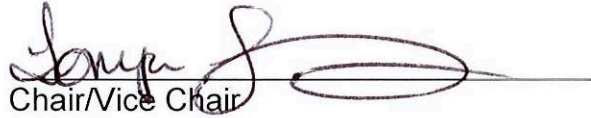


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Secretary/Assistant Secretary



Chair/Vice Chair