

**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 **Tuesday, November 28, 2023, at 10:01 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:**

|                   |   |
|-------------------|---|
| Christina Newsome | <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>   |

**Audience Members Present**

**FIRST ORDER OF BUSINESS Called to Order**

Ms. Newsome called the meeting to order at 10:01 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**

There were no audience comments.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting held on September 7, 2023**

On a motion by Ms. Lockamy, seconded by Mr. Walters, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 7, 2023, as amended, for Bridgewater Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for August, September, and October 2023**

On a motion by Mr. Gierlach, seconded by Mr. Walters, with all in favor, the Board of Supervisors ratified operations & maintenance expenditures for August 2023 (\$63,499.62), September 2023 (\$32,432.41), and October 2023 (\$50,696.68), for Bridgewater Community Development District.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Financial Statement (unaudited) for August 31, 2023, and September 30, 2023**

On a motion by Mr. Walters, seconded by Ms. Holley, with all in favor, the Board of Supervisors accepted the Financial Statement (unaudited) for August 31, 2023, and September 30, 2023, for Bridgewater Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports – Part 1 of 2**

**A. Aquatic Maintenance Manager**

The Board requires a detailed record of chemicals used and treatment schedules in a site binder. Additionally, Aquatic reports are to be added to the website.

**B. Landscape Managers**

**1. BrightView Landscape Quality Site Assessment**

The Board has requested that the reports should include more details such as the chemicals used and the treatment schedules. During the meeting, it was decided that John G will be working with Mr. Brletic on the maintenance of sump 68. Furthermore, it was discussed that sumps 63, 65, and 68 are the next ones on the priority list to be replaced. Lastly, Mr. Brletic was informed that sump 17 is retaining water and needs to be evaluated for repair.

**2. Rizzetta & Company Landscape Inspection Report**

Mr. Schaub presented the Landscape Inspection Report to the Board.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Amending the Fiscal Year 2022-2023  
Budget**

On a motion by Mr. Walters and seconded by Ms. Holley, with all in favor, the Board of Supervisors adopted Resolution 2024-01, Amending the Fiscal Year 2022-2024 Budget, for Bridgewater Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of Site Masters Storm  
Grate Replacement**

On a motion by Mr. Gierlach and seconded by Ms. Holley, with all in favor, the Board of Supervisors ratified the Site Masters Storm Grate Replacement proposal, for Bridgewater Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Site Masters Storm  
Grate Replacement Agreement**

On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with all in favor, the Board of Supervisors approved the Curb Flume maintenance bid for \$2,900, for Bridgewater Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of BrightView Ant  
Treatment Proposal**

The Board requested a revised proposal that only covers high-visibility areas. The Board discussed adding Top Choice treatments for the budget discussion for the fiscal year 2024-2025.

**TWELFTH ORDER OF BUSINESS**

**Consideration of BrightView Tree  
Staking Proposal**



On a motion by Ms. Lockamy and seconded by Mr. Gierlach, with two opposing vote from Mr. Walters and Ms. Holley, the Board of Supervisors accepted the BrightView Tree Staking Proposal #8283959 for \$9,368.25, which is to be paid by the Reserve Fund, for Bridgewater Community Development District.

**THIRTEENTH ORDER OF BUSINESS**                      **Consideration of BrightView Mulch  
Installation**

The Board took no action on this proposal.

**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of BrightView Plant Bed  
Proposal**

The Board requested a Landscape plan showing the rendering of the plant bed installation. The Board took no action on this proposal.

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of Solitude Lake  
Management Contract Renewal**

Ms. Gentry recommended an adjustment to the contract verbiage.

On a motion by Mr. Gierlach and seconded by Mr. Walters, with all in favor, the Board of Supervisors accepted the Solitude Lake Management Contract renewal, subject to contract verbiage revisions from Counsel, for Bridgewater Community Development District.

**SIXTEENTH ORDER OF BUSINESS**                      **Presentation of Sumps Maintenance  
Schedule 2024**

The Board reviewed the schedule submitted by BrightView but took no action.

**SEVENTEENTH ORDER OF BUSINESS**                      **Discussion of Rizzetta Landscape  
Service Amendment to Agreement**

The Board discussed adding Landscape Services to the RFP for District Management Services. The Board decided to revisit the issue after the District Manager RFP process is complete.

**EIGHTEENTH ORDER OF BUSINESS**                      **Discussion of BrightView Landscape  
Service Amendment to Agreement**

A discussion ensued.

**NINETEENTH ORDER OF BUSINESS**                      **Discussion of Fiscal Year 2023-2024**



### Meeting Schedule

A new meeting schedule will be presented at the next meeting. The next Board meeting will be on Wednesday, January 24, 2024.

#### **TWENTIETH ORDER OF BUSINESS**

#### **Discussion of Electricity for the Monument at the Village Lakes Entrance**

During the meeting, the Board had an extensive discussion regarding the relocation of the entryway median in connection with the City of Lakeland/FDOT roadway widening project. Mr. Gierlach reported that the HOA had been informed that FDOT was willing to relocate the median and monument, but not to reinstall electricity or lights. The Board did not take any action on this project as the district had not agreed to take any responsibility. The Board indicated the CDD should not continue paying for electricity after the sign is moved. The next steps will be discussed during the meeting scheduled for January.

#### **TWENTY-ONE ORDER OF BUSINESS**

#### **Discussion of RFP for District Management Services**

A discussion took place, and it was decided that the District Counsel would initiate the RFP process for District Management and Field Services. The Board requested proposals and presentations from bidders at the January meeting.

On a motion by Mr. Walters and seconded by Ms. Lockamy, with all in favor, the Board of Supervisors agreed to start the RFP process for District Management Services, for Bridgewater Community Development District.

#### **TWENTY-TWO ORDER OF BUSINESS**

#### **Staff Reports – Part 2 of 2**

##### **A. District Counsel**

##### **1. Discussion of Sign Access and Relocation Agreement**

HOA counsel is working on an agreement and District Counsel will follow up with HOA.

##### **2. Review of Stormwater Pond 101 Sheet**

The fact sheet for Stormwater Pond 101 was discussed by the Board, who asked clarifying questions. The Board discussed the need to advise residents not to disturb wildlife and that fishing is catch-and-release only.

The fact sheet will be added to the website for public access.

**B. District Engineer**

**1. Reserve Funding Plan for Stormwater System**

Mr. Brletic presented his report and addressed all Board questions. The Board discussed completing multiple projects in one year and creating a schedule for other projects on the list.

On a motion by Mr. Gierlach and seconded by Ms. Lockamy, with one opposing vote, Mr. Walters, the Board of Supervisors approved for surveying only, not to exceed \$20k for projects in the reverse study (sump group 1-6) to be paid from the reserve fund, for Bridgewater Community Development District.

**2. Consideration of Broken Stormwater Pipes Proposal**

Mr. Brletic is looking into repair options for repairs for this project for sumps 52-53.

**C. District Manager**

Ms. Newsome presented the District Manager Report to the Board. The Board requested signage for not approaching wildlife.

**AUDIENCE COMMENTS**

There were no audience comments.

**SUPERVISOR REQUESTS**

No supervisor comments.

**TWENTY-THREE ORDER OF BUSINESS      Adjournment**

On a motion by Ms. Lockamy and seconded by Mr. Temple, with all in favor, the Board adjourned the meeting at 1:27 p.m., for Bridgewater Community Development District.



Secretary/Assistant Secretary



Chair/Vice Chair