

**Board of Supervisors:**

Michael Lawson - Chairman  
Doug Draper - Vice Chairman  
Lori Price - Assistant Secretary  
Christie Ray - Assistant Secretary  
Brittany Crutchfield - Assistant Secretary

**District Staff:**

Audette Bruce - District Manager  
Brian Quillen - Operations Director  
Jim Bugos - Field Services Manager  
Tyson Waag - District Engineer  
John Vericker - District Counsel

## Brightwater Community Development District

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### Regular Meeting and Public Hearing Agenda

Tuesday, August 26, 2025 at 2:00 P.M.

Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, August 26, 2025, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.**

The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items

A. FY 2025-2026 Budget Public Hearing

- Open Public Hearing
  - Affidavit of Publication – July 25 & August 1, 2025
- Presentation of the FY 2025-2026 Budget
- Public Comments
- Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

B. Consideration for Adoption – **Resolution 2025-11, Adopting FY 2025-2026 Budget**

[Exhibit 3](#)

- Exhibit A – FY 2025-2026 Adopted Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

**District Office:**

Kai (*formerly Breeze/BreezeHome*)  
2502 N. Rocky Point Dr.,  
Suite 1000, Tampa, FL 33607

**Meeting Location:**

Hyatt Place Ft. Myers at the Forum  
2600 Champion Ring Road  
Fort Myers, FL 33905

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- D. Consideration for Adoption – **Resolution 2025-12, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget** **Exhibit 4**

➤ Exhibit A – FY 2025-2026 Budget

- E. Consideration for Approval – Interim Operating and Deficit Budget Funding Agreement **Exhibit 5**

➤ Exhibit A – FY 2025-2026 General Fund Budget

- F. Consideration for Adoption – **Resolution 2025-13, Adopting the FY 2025-2026 Meeting Schedule** **Exhibit 6**

4. Consent Agenda

- A. Consideration for Acceptance – The Unaudited July 2025 Financials **Exhibit 7**

➤ July Negative Variance Analysis **Exhibit 8**

- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025 **Exhibit 9**

5. Staff Reports

- A. District Counsel  
B. District Engineer  
C. Field Operations Manager: Kai  
D. District Manager

➤ Presentation of Quarterly Compliance Website Audit Report **Exhibit 10**

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

**Audette Bruce**

District Manager

**District Office:**

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