

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

Regular Meeting Agenda

Tuesday, September 23, 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, September 23, 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. Consent Agenda
 - A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
 - Letter from Auditors [Exhibit 1](#)
 - Audit Report [Exhibit 2](#)
 - B. Consideration for Acceptance – The Unaudited August 2025 Financials [Exhibit 3](#)
 - The Negative Variance for August 2025 [Exhibit 4](#)
 - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing August 26, 2025 [Exhibit 5](#)
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations Manager: Kai – Jim Bugos

District Office:

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

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➤ Field Inspection Report Dated September 7, 2025

Exhibit 6

D. District Manager

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

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