

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, October 28, 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, October 28, 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. Notice of Boundary Amendment [Exhibit 1](#)
 - B. Ordinance 25-19 – Amending the Boundary [Exhibit 2](#)
 - C. Presentation of Amended Supplemental Engineer’s Report [Exhibit 3](#)
 - D. Presentation of Amended Supplemental Assessment Methodology Reports [Exhibit 4](#)
 - E. Consideration for Adoption – **Resolution 2026-01**, Declaring Special Assessments [Exhibit 5](#)
 - F. Consideration for Adoption – **Resolution 2026-02**, Setting Public Hearing on Special Assessments [Exhibit 6](#)
 - G. Consideration for Adoption – **Resolution 2026-03**, Development Acquisition Agreement [Exhibit 7](#)
 - Exhibit A – Development Acquisition Agreement [Under Separate Cover](#)
 - H. Consideration for Approval – Water Science Associates – Water Use Permit - \$21,250.00 [Exhibit 8](#)
 - I. Consideration for Adoption – **Resolution 2026-04**, District Objectives and Goals for FY 2026 [Exhibit 9](#)

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

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

- Objectives and Goals

Exhibit 10

4. Consent Agenda

- A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024

- Letter from Auditors

Exhibit 11

- Audit Report

Exhibit 12

- B. Consideration for Acceptance – The Unaudited August 2025 Financials

Exhibit 13

- The Negative Variance for August 2025

Exhibit 14

- C. Consideration for Acceptance – The Unaudited September 2025 Financials

Exhibit 15

- The Negative Variance for September 2025

Exhibit 16

- D. Consideration for Acceptance – The Annual Arbitrage Report for the Period August 6, 2024 to August 6, 2025

Exhibit 17

- E. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing August 26, 2025

Exhibit 18

5. Staff Reports

- A. District Counsel

- B. District Engineer

- C. Field Operations Manager: Kai – Jim Bugos

- Field Inspection Report Dated October 12, 2025

Exhibit 19

- D. District Manager

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:

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