

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, January 27, 2026 at 2:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 214 574 973 934 19

Passcode: ys3Ja63L

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, January 27, 2026, 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. Consideration for Adoption – **Resolution 2026-08**, FY 2026 Budget Amendment [Exhibit 1](#)

➤ Exhibit A - FY 2025-2026 Amended Budget

4. Consent Agenda

A. Consideration for Acceptance – The Unaudited November 2025 Financials [Exhibit 2](#)

➤ The Negative Variance for November 2025 [Exhibit 3](#)

B. Consideration for Acceptance – The Unaudited December 2025 Financials [Exhibit 4](#)

➤ The Negative Variance for December 2025 [Exhibit 5](#)

C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on December 5, 2025 [Exhibit 6](#)

D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held on December 19, 2025 [Exhibit 7](#)

E. Ratification of Landscape Inspection Services and Software Platform Agreement [Exhibit 8](#)

District Office:

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

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5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Field Operations Manager: Kai – Jim Bugos
 - Field Inspection Report Dated January 17, 2026
- 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 Staff:

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

Exhibit 9

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