MINUTES OF MEETING

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Brightwater Community Development District was held on Tuesday, September 22, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 2: 00 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Courtney Mattern	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce	District Manager, Kai
Tyson Waag *(via Teams)*	District Engineer, Stantec

The following is a summary of the discussions and actions taken at the September 22, 2026 Brightwater CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments– *(limited to 3 minutes per individual on agenda items)*

There were six audience members present in person, and three audience members attended online

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-18,** Designating Officers

Ms. Bruce stated that the resolution is about adding a Secondary Vice Chair position.

> On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the appointment of Supervisor Price as the new Vice Chair,** for the Brightwater Community Development District.

Mr. Draper then made a motion to adopt the resolution.

> On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-18, Designating Officers,** for the Brightwater Community Development District.

B. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank

Ms. Bruce explained that the line of credit would be used to cover the first three months of the fiscal year, which are generally slower in terms of receiving payments from residents. She noted that payments typically begin coming in around November or December, while the District continues to have recurring expenses during that period.

Mr. Draper requested backup documentation or a history of expenditures to evaluate the amount needed for the draw.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **approved the Authorization of a Draw Against Revolving Line of Credit with Valley National Bank, subject to the Chairman's review of the District's needs for the first three months,** for the Brightwater Community Development District.

C. Exhibit 2: Consideration for Approval – EGIS – FY2027 Insurance Renewal Proposal

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **approved EGIS – FY2027 Insurance Renewal Proposal, subject to confirmation that it is within the budgeted amount for FY2027,** for the Brightwater Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 3: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on August 25, 2026

B. Exhibit 4: Consideration for Acceptance – The Unaudited July 2026 Financials

C. Exhibit 5: Consideration for Acceptance – The Unaudited August 2026 Financials

D. Exhibit 6: Ratification of Sunrise Landscape – North Entrance and Lift Station – $1,182.50

E. Exhibit 7: Ratification of ECS Integrations – 50 Doorking Clickers - $2,200.00

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **items A through E under the Consent Agenda**, for the Brightwater Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being no other report, the next item followed.

B. District Engineer

There being no other report, the next item followed.

C. Field Operations

- Exhibit 8: Safety Culture Report – September 16, 2026

D. District Manager

There being no other report, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business- *(limited to 3 minutes per individual for non-agenda items)*

A resident asked regarding the gates.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Draper made a motion to adjourn the meeting.

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adjourned the meeting,** for the Brightwater Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on October 27, 2026

Signature	**Signature**
Andette Bruce	Doug DRAPER
Printed Name	**Printed Name**
Title: ☒ **Secretary** ☐ **Assistant Secretary**	**Title:** ☐ **Chairman** ☑ **Vice Chairman**