



Rizzetta & Company

Bridgewater of Wesley Chapel Community Development District

Board of Supervisors' Meeting September 5, 2019

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.bwcdd.org

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

Country Walk Clubhouse 30400 Country Point Blvd., Wesley Chapel, FL 33543

Board of Supervisors	Steve Brown Joseph Kosiarski Angela Voris Chantell Sicard Don Brisendine	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Steven Brletic	JMT Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL,
FL 33544**

WWW.BWCDD.ORG

August 22, 2019

**Board of Supervisors
Bridgewater of Wesley Chapel
Community Development
District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District will be held on **Thursday, September 5, 2019 at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. AQUATIC/FIELD INSPECTION REPORTS**
 - A. Presentation of Aquatic Systems Report Tab 1
 1. Consideration of Fall Proposal for Midge Flies Tab 2
 - B. Presentation of Field Inspection/Landscape Report Tab 3
 1. Landscaper's Response and Proposals..... Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Sidewalk Evaluation..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Operation & Maintenance Expenditures for July 2019..... Tab 6
 - B. Consideration of Minutes of the Board of Supervisors Meeting held on August 1, 2019..... Tab 7
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 933-5571.

Sincerely,
Angel Montagna
District Manager

Tab 1

MINUTES OF MEETING

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

**BRIDGEWATER OF WESLEY CHAPEL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District was held on **Thursday, August 1, 2019 at 6:33 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Steve Brown	Board Supervisor, Chairman
Joseph Kosiarski	Board Supervisor, Vice Chairman
Don Brisendine	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Chantell Sicard	Board Supervisor, Assistant Secretary
Angela Voris	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Stephen Brletic	District Engineer, JMT Engineering
Audience	Representative, Landscape Vendors

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments put forth.

THIRD ORDER OF BUSINESS

Aquatic/ Field Inspection Report

A. Aquatic Systems Report

46
47 Ms. Montagna presented and reviewed the Aquatics Report dated July 18,
48 2019.

49
50 Ms. Montagna and Mr. Toborg addressed the trees with Aquatic Systems.

51
52 **B. Presentation of Field Inspection Report**

53 Mr. Toborg presented the Field Inspection Report dated July 11, 2019.

54
55 Mr. Toborg presented and reviewed the proposals received for the Landscape
56 RFP. A discussion ensued. The Board ranked the proposals as follows:

- 57
58
- 59 • LMP 413.3
 - 60 • Yellowstone 378.5
 - 61 • Duval 376.3
 - 62 • CLM 371.05
 - 63 • Redtree 363.35
 - 64 • Mainscape 348.15
 - 65 • ASI 345.3
 - 66 • Green Expectations 330.85
 - 67 • Down to Earth 312.95
 - 68 • Brightview 308.9

69 Mr. Brisendine made a motion to award LMP the landscape maintenance
70 contract. Ms. Sicard seconded the motion. There were no further responses
71 and the motion failed. A discussion ensued.

72

On a Motion by Mr. Brisendine, seconded by Ms. Sicard, with three in favor and two opposed (Steve Brown and Joe Kosiarski), the Board of Supervisors approved entering into contract with the number one ranker bidder, Landscape Maintenance Professionals for Bridgewater of Wesley Chapel Community Development District.

73
74 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03,
Amending Fiscal Year 2017/2018
General Fund Budget**

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76
77
78 Ms. Montagna presented and reviewed Resolution 2019-03, Amending Fiscal Year
79 2017/2018 General Fund Budget.

80

On a Motion by Mr. Brown, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved Resolution 2019-03, Amending Fiscal Year 2017/2018 General Fund Budget for Bridgewater of Wesley Chapel Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2019/2020 Final Budget**

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Ms. Sicard, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Final Budget for Bridgewater of Wesley Chapel Community Development District.

Ms. Montagna presented the fiscal year 2019/2020 final budget. She stated that the budget had not changed since the proposed budget was approved. There were no audience members present to comment on the budget.

Ms. Montagna asked for a motion to close the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Ms. Voris, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Final Budget for Bridgewater of Wesley Chapel Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-04,
Adopting Fiscal Year 2019/2020 Fund
Budget**

Ms. Montagna presented Resolution 2019-04, Adopting Fiscal Year 2019/2020 Fund Budget.

On a Motion by Ms. Sicard, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved Resolution 2019-04, Adopting Fiscal Year 2019/2020 Final Budget (\$773,012) for Bridgewater of Wesley Chapel Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2019/2020 Special Assessments**

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 special assessments.

On a Motion by Mr. Kosiarski, seconded by Mr. Brown, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for Bridgewater of Wesley Chapel Community Development District.

Ms. Montagna presented the fiscal year 2019/2020 special assessments. There were no audience members present to comment.

114 Ms. Montagna asked for a motion to close the public hearing on the fiscal year
115 2019/2020 special assessments.
116

On a Motion by Mr. Brown, seconded by Ms. Sicard, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for Bridgewater of Wesley Chapel Community Development District.

117
118 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2019-05,**
119 **Imposing Special Assessments and**
120 **Certifying an Assessment Roll**
121

122 Ms. Montagna presented Resolution 2019-05, Imposing Special Assessments and
123 Certifying an Assessment Roll.
124

On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved Resolution 2019-05, Imposing Special Assessments and Certifying an Assessment Roll for Bridgewater of Wesley Chapel Community Development District.

125
126 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2019-06,**
127 **Setting the Meeting Schedule for**
128 **Fiscal Year 2019/2020**
129

130 Ms. Montagna presented Resolution 2019-06, Setting the Meeting Schedule for
131 Fiscal Year 2019/2020. A discussion ensued regarding changing the July meeting due to
132 the holiday.
133

On a Motion by Mr. Brisendine, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved Resolution 2019-06, Setting the Meeting Schedule for Fiscal Year 2019/2020 as amended for Bridgewater of Wesley Chapel Community Development District.

134
135 **TENTH ORDER OF BUSINESS** **Consideration of Contract for**
136 **Professional Technology Services**
137

138 Ms. Montagna presented the contract for Professional Technology Services.
139

On a Motion by Ms. Sicard, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved the contract for Professional Technology Services for Bridgewater of Wesley Chapel Community Development District.

140
141 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposal for**
142 **Sidewalk Repair**
143

144 Ms. Montagna presented the proposal for sidewalk repair. Mr. Brletic reviewed the
145 proposal for the Board.
146

On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved IGD Services' proposal for sidewalk repairs (\$20,560.00) for Bridgewater of Wesley Chapel Community Development District.

147
148 **TWELFTH ORDER OF BUSINESS** **Consideration of Operation and**
149 **Maintenance Expenditures for June**
150 **2019**
151

152 Ms. Montagna presented the Operation and Maintenance Expenditures for June
153 2019. A discussion ensued regarding the electric costs.
154

On a Motion by Ms. Voris, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2019 (\$37,972.35) as presented for Bridgewater of Wesley Chapel Community Development District.

155
156 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the**
157 **Board of Supervisors' Meeting held**
158 **on July 9, 2019**
159

160 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on
161 July 9, 2019.
162

On a Motion by Ms. Voris, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 6, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

163
164 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**
165

166 A. District Counsel
167 Mr. Babbar reviewed the Statewide Mutual Aid Agreement with the Board. A
168 discussion ensued and the board decided not to approve this agreement.
169

170 B. District Engineer
171 Mr. Brletic reviewed the HA5 punchlist for the end of August. He also gave them
172 an update on the Epperson Ranch issue.
173

174 C. District Manager
175 Ms. Montagna stated that the next Board meeting was scheduled for
176 September 5, 2019 at 6:30 p.m.
177

178 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments and Supervisor**
179 **Requests**

180
181 There were no audience comments.

182
183 A discussion ensued regarding no trespassing signage along Epperson, Landscape
184 Maintenance Professionals, and moving forward with light replacements.

185
186 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

187
188 Ms. Montagna stated that if there was no further business to come before the Board
189 then a motion to adjourn would be in order.

190

On a Motion by Mr. Brisendine seconded by Ms. Sicard, with all in favor, the Board of Supervisors adjourned the meeting at 8:05 p.m. for Bridgewater of Wesley Chapel Community Development District.

191
192
193 _____
194 Secretary/Assistant Secretary

_____ Chairman/Vice Chairman

