



Rizzetta & Company

# **Bridgewater of Wesley Chapel Community Development District**

---

## **Board of Supervisors' Meeting July 9, 2019**

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

[www.bwcdd.org](http://www.bwcdd.org)

# **BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Steve Brown Joseph Kosiarski Angela Voris Chantell Sicard Don Brisendine	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	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](http://WWW.BWCDD.ORG)

---

July 1, 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 **Tuesday, July 9, 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
  - B. Presentation of Field Inspection/Landscape Report ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Proposals for ADA Website Requirements ..... Tab 3
  - B. Discussion Regarding Unauthorized Drainage Pipe ..... Tab 4
  - C. Consideration of Resolution 2019-03, Amending Fiscal Year 2018/2019 General Fund Budget..... Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Operation & Maintenance Expenditures for May 2019 ..... Tab 6
  - B. Consideration of Minutes of the Board of Supervisors Meeting held on June 6, 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, June 6, 2019 at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Steve Brown	<b>Board Supervisor, Chairman</b>
Joseph Kosiarski	<b>Board Supervisor, Vice Chairman</b>
Don Brisendine	<b>Board Supervisor, Assistant Secretary</b>
Chantell Sicard	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic	<b>District Engineer, JMT Engineering</b>
James Bennett	<b>Representative, LMP</b>
Patrick Brophy	<b>Representative, Aquatic Systems</b>
Jimmy Taylor	<b>Representative, Aquatic Systems</b>
John Toborg	<b>Field Services Manager</b>
Audience	

**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**

Ms. Montagna asked if there were any audience comments There were none.

**THIRD ORDER OF BUSINESS**

**Aquatic/ Field Inspection Report**

A. Aquatic Systems Report

46 Ms. Montagna presented and reviewed the Aquatics Report dated May 14,  
47 2019.

48  
49 A planting proposal was presented and discussed.

50

On a Motion by Ms. Sicard, seconded by Mr. Brown, with three in favor and one opposed (Donald Brisendine), the Board of Supervisors approved the planting proposal to start the end of June/beginning of July for Bridgewater of Wesley Chapel Community Development District.

51

52 A discussion ensued regarding the outflow at Pond 40 on Baclan.

53

54 B. Presentation of Field Inspection Report

55 Mr. Toborg presented the Field Inspection Report dated May 15, 2019.

56

57 A proposal for planting of annuals was presented and discussed.

58

On a Motion by Mr. Kosiarski, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved the proposal for annuals for Bridgewater of Wesley Chapel Community Development District.

59

60 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for ADA  
Website Compliance**

61

62

63 Ms. Montagna presented proposals for ADA website compliance. She stated that  
64 she had one more proposal coming. The Board decided to table the proposals until their  
65 next meeting.

66

67 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03,  
Approving Statewide Mutual Aid  
Agreement**

68

69

70

71 Ms. Montagna presented Resolution 2019-03, Approving Statewide Mutual Aid  
72 Agreement. The Board requested that District Counsel send them an email explaining the  
73 resolution and did not approve it at this time.

74

75 **SIXTH ORDER OF BUSINESS**

**Consideration of Scope of Services for  
Landscape RFP**

76

77

78 Mr. Toborg presented the Scope of Services for the Landscape Request for  
79 Proposals.

80

81



112 B. District Engineer  
113 Mr. Brletic reviewed his report dated June 6, 2019. Attached as (Exhibit "A").  
114 Mr. Brisendine stated that he had a real concern that the community has  
115 evidence of undermining and/or weak areas in the ground.

116  
117 C. District Manager  
118 Ms. Montagna stated that the next Board meeting was scheduled for July 9,  
119 2019 at 6:30 p.m.

120  
121 Ms. Montagna announced that there were 1,103 registered voters in the  
122 District as of April 15, 2019.

123  
124 Ms. Montagna presented the audit for year ended September 30, 2018  
125

On a Motion by Mr. Kosiarski, seconded by Ms. Sicard, with all in favor, the Board of Supervisors accepted the Audit for Year Ended September 30, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

126  
127 **ELEVENTH ORDER OF BUSINESS** **Audience Comments and Supervisor**  
128 **Requests**

129  
130 Ms. Montagna asked if there were any audience comments. Mr. Brown spoke  
131 about Vertex and a light plan.

132  
133 **TWELFTH ORDER OF BUSINESS** **Adjournment**

134  
135 Ms. Montagna stated that if there was no further business to come before the Board  
136 then a motion to adjourn would be in order.

137  
138  
139  
140  
141 

On a Motion by Mr. Brown seconded by Mr. Brisendine, with all in favor, the Board of Supervisors adjourned the meeting at 8:48 p.m. for Bridgewater of Wesley Chapel Community Development District.

138  
139  
140  
141 \_\_\_\_\_  
Secretary/Assistant Secretary

138  
139  
140  
141 \_\_\_\_\_  
Chairman/Vice Chairman



# Exhibit A



## **Bridgewater of Wesley Chapel CDD**

### **ENGINEER'S REPORT FOR June 6, 2019 BOARD MEETING**

#### Discussion item:

##### **7335 Parkersburg Dr Pond Erosion –**

Finn Outdoor completed the scope of work that matched the proposal from BioMass to repair the pond abutting 7335 Parkersburg. JMT did attend a 60% completion site visit to monitor progress and quality as directed by the board at the previous meeting. There were no concerns found. The contractor finished the work and restored any impacted areas on 5/23 and provide a response to final inspection comments made by Steve Brown, the board chairman on 5/30.

##### **9620 Belt Link Loop Sidewalk –**

On 5/6, JMT was forwarded a complaint from a resident at Belt Link Loop regarding a sidewalk that has been impacted by the adjacent trees root system therefore causing a potential tripping hazard. JMT did review the issue in the field and confirmed that it is an issue that can only be addressed by removing and replacing the impacted sidewalk with applicable root pruning of the tree and grading to allow drainage to occur. JMT reached out to contractors for proposal to perform the work. Two bids were received at identical prices of \$3200. The proposals are attached with this report.

##### **Public Facilities Report –**

JMT was requested to provide a Public Facilities Report on 5/20 by Rizzetta. This report is required by Section 189.08, Florida Statutes, which states that special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. The report was completed and submitted to Rizzetta on 5/30.

##### **Epperson Ranch –**

JMT was contacted regarding a resident complaint with the adjacent ditch between Bridgewater and the Epperson Ranch development that is under construction to the north. JMT was able to visit the site. There is erosion occurring and sediment being deposited into the ditch which should be the responsibility of the developer to remove and remedy the erosion control to prevent the sediment from being deposited into the shared ditch. JMT has reached out to SWFWMD compliance with the concern on 5/30 and await a response for a timeline in which the issue will be addressed. JMT will continue to follow up and monitor.