



Rizzetta & Company

Bridgewater of Wesley Chapel Community Development District

Board of Supervisors' Meeting November 7, 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	Chairman
	Joseph Kosiarski	Vice Chairman
	Vacant	Assistant Secretary
	Chantell Sicard	Assistant Secretary
	Don Brisendine	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

October 31, 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, November 7, 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 ReportTab 1
 - B. Presentation of Field Inspection/Landscape ReportTab 2
 2. Presentation of RFP Package for Landscape MaintenanceTab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of a Board Supervisor Replacement
 1. Administer Oath of Office to Newly Appointed Supervisor.....Tab 4
 2. Review of Form 1 and Sunshine Amendment
 - B. Consideration of Resolution 2020-01, Re-Designating Officers of the District.....Tab 5
 - C. Consideration of Proposal for Pressure Washing Sidewalks.....Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Operation & Maintenance Expenditures for September 2019.....Tab 7
 - B. Consideration of Minutes of the Board of Supervisors Meeting held on October 3, 2019Tab 8
- 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, October 3, 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	Board Supervisor, Chairman
Joseph Kosiarski	Board Supervisor, Vice Chairman
Don Brisendine	Board Supervisor, Assistant Secretary
Chantell Sicard	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Brian Kimble	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Representative, LMP
Brian Mortilaro	Representative, LMP

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

There were no audience comments put forth.

THIRD ORDER OF BUSINESS

Aquatic/ Field Inspection Report

A. Aquatic Systems Report

Ms. Montagna presented and reviewed the Aquatics Report dated September 24, 2019. A discussion ensued regarding dead plants.

Ms. Montagna will follow-up with Mr. Brophy.

B. Presentation of Field Inspection Report

Ms. Montagna presented the Field Inspection Report dated September 13, 2019.

Ms. Montagna presented LMP'S responses to the Field Inspection Report and proposals. Attached as (Exhibit "A").

On a Motion by Mr. Brisendine, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved LMP's proposal # 62203 for cleanup of tree limbs (\$300.00) for Bridgewater of Wesley Chapel Community Development District.

On a Motion by Mr. Kosiarski, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved LMP's proposal #62180 for mulching (dark coco shredded) throughout the community (\$14,000.00) for Bridgewater of Wesley Chapel Community Development District.

On a Motion by Mr. Brisendine, seconded by Ms. Sicard, with all in favor, the Board of Supervisors approved LMP's proposal for annuals (\$1,968.00) for Bridgewater of Wesley Chapel Community Development District.

It was stated that the landscape vendors need to be careful when opening the gates.

Ms. Montagna presented the evaluation criteria for a landscape maintenance RFP for the Board's review. The Board decided to table this until their November Board meeting.

FOURTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement

This item was tabled as there were no candidates present. Ms. Montagna stated that she would have the vacant seat information posted on the District's website.

FIFTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-07, Re-Designating Officers of the District

This item was also tabled.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal from Egis for District's Insurance Renewal

Ms. Montagna presented the proposal from Egis for the District's insurance renewal.

On a Motion by Mr. Kosiarski, seconded by Ms. Sicard, with all in favor, the Board of Supervisors ratified the proposal from Egis for the District's Insurance Renewal for Bridgewater of Wesley Chapel Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Replacement of Street Signs

Ms. Montagna stated that she had been contacted by the HOA regarding the condition of some of the street signs in the community. A discussion ensued. The Board decided to table this item until April of next year.

NINTH ORDER OF BUSINESS

Consideration of First Addendum to District Services Contract

Ms. Montagna presented and reviewed the First Addendum to the District Services Contract.

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

TENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for August 2019.

On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2019 (\$43,141.64) as presented for Bridgewater of Wesley Chapel Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 5, 2019

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on September 5, 2019. Mr. Brisendine stated that he would like line #111 stricken from the minutes because he rejects such statements.

On a Motion by Mr. Brown, seconded by Mr. Kosiarski, with three in favor and one opposed (Donald Brisendine), the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 5, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Ms. Montagna reviewed Mr. Brletic's report with the Board. Attached as (Exhibit "B").

On a Motion by Mr. Kosiarski, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors authorized District staff to put together a Scope of Services for and RFP package for the Board's approval at their November Board meeting for Bridgewater of Wesley Chapel Community Development District.

A discussion ensued regarding alternatives for skimmers than what the District presently has.

C. District Manager

Ms. Montagna stated that the next Board meeting was scheduled for November 7, 2019 at 6:30 p.m. Ms. Montagna stated that the open seat on the Board will be placed on the District's website.

THIRTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments. Ms. Montagna asked if there were any Supervisor requests.

Mr. Brown discussed the HOA Board, signage and a tree project.

Ms. Sicard discussed the sidewalk pressure and requested a proposal for the November meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

152 Ms. Montagna stated that if there was no further business to come before the Board
153 then a motion to adjourn would be in order.
154

On a Motion by Mr. Brown seconded by Mr. Brisendine, with all in favor, the Board of Supervisors adjourned the meeting at 7:19 p.m. for Bridgewater of Wesley Chapel Community Development District.

155
156
157 _____
158 Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A



Bridgewater CDD

FIELD INSPECTION REPORT

September 13, 2019

- - Carry Overs
- - Completed
- - LMP Response

1. Crews must be careful when mowing the berm along Tagus Loop/Wells Road as there appears to be a "rut" forming along the top of the berm probably from a heavy mower being used on soft ground. Jonathan to discuss with the crew.
2. The area where a vehicle blew through the Wax Myrtle hedge at Triborough needs to be cleaned of all dead material and weeded. When will the Wax Myrtle replacements be completed? Scheduled for 9-28-2019
3. I will send this also to Aquatic Systems in an attempt to get the upper hand of what I think is Cogon Grass growing out of the wetland area 8/0 along Triborough leading to Humber Circle. I also, though, would like LMP to keep a watchful eye on this area and apply spray as needed. (See below) Will keep an eye on it.
4. The "NO MOW" zone around the Humber Circle pond is about as high and wide as it should be allowed to get. This needs to be reduced. Completed on 9-20-2019
5. I realize rain has been an issue regarding the mowing, particularly along pond banks. However, our Scope of Services allocates for this and requires duff to remain on the ground for no more than 24 hours before it is either re-distributed or removed. There is too much duff remaining after mowing that is not being addressed either way. As of 9-20-2019 the duff was not as bad we will continue to remove it as needed.

6. Make sure the back side of the curb and gutters (particularly along Bidwell) are being hard-edged. (Pic 6) Discussed with the crew.

7. What is the frequency and length of the irrigation along the Bridgegate median, particularly near the tip at Curley Road? Something is causing the African Bush Daisy to fail. Has LMP diagnosed anything else here that would be causing this? Treated with a fungicide looks like the material has been very wet.

8. Continue to eradicate weeds in the Confederate Jasmine beds flanking each side of Bridgegate past the entrance monuments. Scheduled for 10-3-2019

9. There is still a dead limb in one of the Bottle brush trees behind the sidewalk on the outbound lanes of Bridgegate approaching Curley Rd. (Pic 9) Scheduled for 9-27-2019

10. Diagnose the Jack Frost Ligustrum turning black on the outside edges of the Bridgegate roundabout. Diagnose and treat accordingly. Scheduled for 10-3-2019 will treat with insecticide.

11. There are no annuals below the flagpole. Why not? LMP is supposed to replace any annuals that fail to thrive. Coleus have taken a hit this year and the change out is scheduled coming up. Waiting for Approval for change out.

12. LMP to remove two scraggly Knockout Roses behind the annual bed under the flagpole. Scheduled for 9-27-2019

13. Activities are seeming to increase under the Grand Oak behind the homes at the eastern end of Glendalough. Ladders are extending up to the lower limbs where platforms are being built. The large lower limb seems to be getting lower and lower. I feel we need to post. Will the CDD want us to take care of this?

14. There is still too much wetland material growing out of the wetland behind the homes on Tower Bridge & Wetland Conservation Area 1. Additionally, I feel crews can mow closer to at least one or two of the residential PVC fences along this road. Scheduled for 9-27-2019

15. I also feel we need to post the Grandfather Oak on Golden Gate Dr. This is the same Oak that was struck by lightning a few years ago. Additionally, this is the same Oak we had custom made bracing constructed to be drilled through the bottom trunks to help prevent it from splitting. Unfortunately, physical activity is also increasing here, which could pose a physical danger as well as danger to an already damaged tree. (Pic 15)

16. There is still too much growth behind one or two of the fence lines also on Tower Bridge, but south of Golden Gate. This was reported last month. (See below & Pic 16)
Scheduled for 9-27-2019

17. We have a resident that mows more & more into the Butterfly Park "front yard" week after week. I think it may be necessary to notice this resident and inform them of the CDD property. (See > & until this is resolved, I am instructing LMP to mow this turf even if it has been previously mowed by the resident. Pic 17)

18. There is an irrigation head lying on its side just inside the Butterfly Garden gates to the left. This needs to be re-installed. Scheduled 9-27-2019

19. Did we not approve a second proposal to install more butterfly plants in the Butterfly Park?

20. Once the majority of the Cannas stalks have died and dried up, LMP can cut them nearly to the ground. The plants dying are sending the nutrients down to the rhizomes underground. However, all Scarlet Milkweed can be cut back to nearly the ground so it can re-branch.

21. Some of the plant material in the bed containing Clerodendron need to be cut back. (Pic 21>) Scheduled 10-4-2019

22. Pinch back the Dwarf Firebush in the Butterfly Park to encourage a new, full growth pattern. Scheduled 10-4-2019

23. LMP needs to mow a much larger diameter around the first power pole along Curley Rd. heading SW just past Wetland Conservation Area 8/9. (See >) Completed on 9-21-2019

24. Remove dead growth from the Bottlebrush near the Wells Rd./Curley Rd. sign wall.
Scheduled on 9-27-2019

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Bridgewater CDD of Wesley Chapel
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date	9/27/2019
Estimate #	62180
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Mulch	Mulching throughout the entire property 350 CY of mulch throughout the property	350	40.00	14,000.00

TERMS AND CONDITIONS:

TOTAL	\$14,000.00
--------------	--------------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE _____

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Bridgewater CDD of Wesley Chapel
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date	9/30/2019
Estimate #	62203
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Cleanup	Removal of lowest hanging branch			
	Removal of lowest hanging Limb (Number 3 on Report)	6	50.00	300.00

TERMS AND CONDITIONS:

TOTAL	\$300.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE _____

Exhibit B



Bridgewater of Wesley Chapel CDD

ENGINEER'S REPORT FOR October 3, 2019 BOARD MEETING

Discussion item:

Sidewalk Repair Project –

Construction for the sidewalk panels to be replaced or joints to be grinded began on September 26th and is anticipated to finish on the third week of October. JMT will perform a walkthrough prior to issuance of payment and closeout of the project. JMT will coordinate with District staff if issues arise.

HA5 Punchlist Work –

Work has commenced for reapplying the HA5 in the punchiest areas. The scheduled work was for October 3rd & 4th with temporary closing of select areas from 9 am to 4pm. Notices were given to all residents that are affected 10 days prior to the work. JMT will perform a walkthrough prior to acceptance and closeout of the project. JMT will coordinate with District staff if issues arise.

FY2019-2020 Pond Restoration Project–

It was discussed at previous meetings that various ponds within the community required to be restored per permit requirements. It was recommended that a pond restoration schedule be implemented over multiple years with priority list detailing which ponds to address first and anticipated costs. JMT would request direction to provide a scope and RFP to contractors regarding the next pond project on the priority list (Pond 15, approximately 300 linear feet). We would also include the smaller items such as skimmer repairs or mitered end section repairs that have been reported to be bundled with the bigger project in effort to provide a cost savings to the CDD. The effort to provide the scope, RFP, and coordinate with contractors on obtaining valid bids would take approximately 10 to 14 hours and bids would be presented for board consideration at the November or December meeting with the intent to receive 3 bids.

Exhibit 1: Project Priority Schedule

Bridgewater of Wesley Chapel CDD													
4/25/2019													
PROJECT PRIORITY		COST PER YEAR											Comments:
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond	
1	Pond 80A Bank Restoration (1st Half Immediate Attention)	\$36,800											Approximately 450 LF (Completed March 2019)
2	Pond 45 Bank Restoration (Immediate Attention)	\$5,630											7335 Parkersburg Erosion (Scheduled May 2019)
3	Pond 15 Bank Restoration (Immediate Attention)		\$22,500										300 LF
4	Pond 60B Bank Restoration (Immediate Attention)			\$8,625									115 LF
5	Pond 80A Bank Restoration (2nd half Immediate Attention)				\$22,500								Approximately 300 LF
6	Pond 80A Bank Restoration (SWFWMD Concern) Phase 1					\$41,250							Approximately 550 LF
7	Pond 80A Bank Restoration (SWFWMD Concern) Phase 2						\$41,250						Approximately 550 LF
8	Pond 80A Bank Restoration (SWFWMD Concern) Phase 3							\$41,250					Approximately 550 LF
9	Pond 80A Bank Restoration (SWFWMD Concern) Phase 4								\$41,250				Approximately 550 LF
10	Pond 5B Bank Restoration									\$7,500			100 LF
	Ponds to Watch List												
	Pond 80A Bank Restoration (Remainder)										\$481,875		6425 LF
	Pond 55 Bank Restoration										\$142,500		1900 LF (Entire Pond)
	Pond 50 Bank Restoration										\$221,250		2950 LF (Entire Pond)
	Pond 80B Bank Restoration										\$504,000		6720 LF (Entire Pond)
	Pond 25 Bank Restoration										\$68,250		910 LF (Entire Pond)
	Pond 32 Bank Restoration										\$54,375		725 LF (Entire Pond)
	Pond 30 Bank Restoration										\$193,125		2575 LF (Entire Pond)
	Subtotal Cost	\$42,430	\$22,500	\$8,625	\$22,500	\$41,250	\$41,250	\$41,250	\$41,250	\$7,500	\$0	\$1,665,375	