



Rizzetta & Company

# **Bridgewater North Community Development District**

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## **Board of Supervisors' Meeting February 25, 2026**

**District Office:  
2806 N. Fifth Street, Unit 403  
St. Augustine, Florida 32084  
(904) 436-6270**

## **BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT**

St. Johns County Airport Authority  
4730 Casa Cola Way, St. Augustine, FL 32095  
[www.bridgewaternorthcdd.org](http://www.bridgewaternorthcdd.org)

<b>Board of Supervisors</b>	Sarah Wicker Heather Allen Kasey Nicol Chris Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Danielle Wasilewski	Rizzetta & Company, Inc.
<b>District Counsel</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	Timothy Adkinson	Adkinson Engineering

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. 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 NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.bridgewaternorthcdd.org](http://www.bridgewaternorthcdd.org)

Board of Supervisors  
Bridgewater North  
Community Development District

February 17, 2026

## FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District will be held on **February 25, 2026 at 11:00 a.m.** at the St. Johns County Airport Authority at 4730 Casa Cola Way, St. Augustine, FL 32095.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular Board of Supervisors' Meeting held on October 29, 2025 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures from October 2025 through January 2026 ..... Tab 2
  - C. Ratification of BrightView Addendum A – Irrigation and Inspection Services..... Tab 3
  - D. Ratification of Quit Claim Bill of Sale ..... Tab 4
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape & Irrigation Report ..... Tab 5
    1. Consideration of Mulch Removal Proposal
  - D. Amenity Manager..... Tab 6
    1. Lakes Doctors Pond & Fountain Maintenance Reports
  - E. District Manager
- BUSINESS ITEMS**
  - F. Consideration of Agreement with DR Horton Allowing Irrigation System Modifications ..... Tab 7
  - G. Consideration of Lake Doctors Pond & Fountain Maintenance Renewal.... Tab 8
  - H. Consideration of Resolution 2026-01; Conducting Landowner Election ..... Tab 9
5. **AUDIENCE COMMENTS AND SUPERVISOR REQUEST**
6. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

*Danielle Wasilewski*

District Manager

## **Tab 1**

## MEETING MINUTES

*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 NORTH COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District was held on **October 29, 2025, at 11:00 a.m.** at the St. Johns County Airport Authority at 4730 Casa Cola Way, St. Augustine, FL 32095.

Present and constituting a quorum:

Sarah Wicker	<b>Board Supervisor, Chairman</b>
Heather Allen	<b>Board Supervisor, Vice Chairman</b>
Chris Williams	<b>Board Supervisor, Assistant Secretary</b>
Kasey Nicol	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Danielle Wasilewski	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Hunter Hurley	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Tim Adkinson	<b>District Engineer, Adkinson Engineering (via speakerphone)</b>
Marty Czako	<b>First Coast CMS</b>
Tony Shiver	<b>First Coast CMS</b>
Mikel Denton	<b>Forestar</b>
Beth Ann Grossman	<b>Forestar</b>
Daniel Bauman	<b>BrightView</b>

An Audience member was present

#### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. Wicker called the meeting to order at 11:00 am.

#### SECOND ORDER OF BUSINESS

#### Public Comments on Agenda Items

No public comments.

**THIRD ORDER OF BUSINESS****Consideration of the Minutes of the  
Continued meeting held on September  
25, 2025**

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved the minutes of the Board of Supervisors' continued meeting held on September 25, 2025, for Bridgewater North Community Development District.

**FOURTH ORDER OF BUSINESS****Ratification of Operation & Maintenance  
Expenditures for September 2025**

Ms. Wasilewski stated the non-recurring irrigation expenses and an overview of the District insurance renewal decreased \$84 and included the addition of Crime Coverage.

On a motion by Mr. Williams, seconded by Ms. Nicol, with all in favor, the Board ratified the Operation & Maintenance Expenditures for September 2025 in the amount of \$79,268.34, for Bridgewater North Community Development District.

**FIFTH ORDER OF BUSINESS****Ratification of Acceptance of  
DiBartolomeo, McBee, Hartley  
and Barnes Engagement Letter**

Ms. Wasilewski reviewed the proposal amounts.

On a motion by Ms. Allen, seconded by Ms. Nicol, with all in favor, the Board ratified the acceptance of DiBartolomeo, McBee, Hartley and Barnes Engagement Letter, for Bridgewater North Community Development District.

**SIXTH ORDER OF BUSINESS****Ratification of FY25-26 District  
Insurance Proposal**

On a motion by Mr. Williams, seconded by Ms. Allen, with all in favor, the Board ratified FY25-26 District Insurance Proposal, for Bridgewater North Community Development District.

**SEVENTH ORDER OF BUSINESS****Acceptance of Supervisor Brad  
England's Resignation**

Ms. Wicker stated Mr. England resigned as of October 1, 2025, and directed staff to send an e-blast to the community to send letters of interest to Ms. Wasilewski for the Board to consider.

On a motion by Mr. Williams, seconded by Ms. Nicol, with all in favor, the Board acceptance Supervisor Brad England's Resignation, for Bridgewater North Community Development District.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****1. Amendment to Declaration**

Ms. Buchanan did not have a report but was available for questions.

**B. District Engineer**

Mr. Adkinson did not have a report but updated the Board on the application status with JEA. He stated plans have been submitted and is currently working with JEA and DR. Horton to address the request for additional information.

*Mr. Adkinson left the meeting in progress at 11:17 am.*

**C. Landscape Report**

Mr. Bauman summarized the report highlighting replacements, annual installation, mulch installation, addressing areas holding excess water.

Ms. Nicol inquired about the decline of cleanup on sidewalks and driveways, and Mr. Shiver confirmed those issues would need to be addressed with the HOA landscape vendor.

*Mr. Bauman left the meeting in progress at 11:19 am.*

**D. Amenity Manager Report**

Mr. Shiver commented on a treadmill issue, approved signage that has been installed, and a new message board has been installed.

**1. Pond & Fountain Maintenance Report****2. Consideration of Fountain Pump Transformer Proposal**

Mr. Shiver stated there is not adequate power going to the fountain and needs a voltage booster.

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved American Electric's fountain pump booster proposal in the amount of \$2,291.00, for Bridgewater North Community Development District.

**E. District Manager**

Ms. Wasilewski summarized the report.

**1. Presentation of Goals & Objectives Report****2. Consideration of Traffic Enforcement Agreement**

Ms. Wasilewski explained SJC Transportation inspected the County approved roadway signage and markings and once the required signage is addressed, and after a re-inspection, the District will be approved to enter a TEA.

Ms. Wicker requested Forestar to provide close-out documentation showing all approved signage was installed. Board directed staff to collect a count of missing signage and report back.

Ms. Wasilewski reviewed with the Board FY24-25 Goals and Objectives report with successful findings in all categories.

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved FY24-25 Goals and Objectives Report, for Bridgewater North Community Development District. (Exhibit A)

## **NINTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Update to Irrigation System Modification**

Ms. Buchanan eluded a positive outlook on conveying the irrigation system to the CDD with ownership and rights to maintain it. She would like to pursue a more permanent solution rather than an agreement with a clean transfer between the HOA and CDD.

Ms. Allen inquired if the HOA has budgeted for irrigation repairs and maintenance. Ms. Grossman explained the HOA can amend the budget if the transfer is not recorded and finalized.

Ms. Buchanan confirmed she would continue to work with the HOA Attorney and Ms. Grossman on the transfer of ownership and rights to maintain the irrigation system.

## **TENTH ORDER OF BUSINESS**

### **Consideration of Lake Doctors Pond Maintenance Renewal Proposal**

Ms. Wasilewski explained further communication with Lake Doctors to finalize the renewals since the current contract expires late March 2026. The Board tabled Lake Doctors renewal to the February meeting.

## **ELEVENTH ORDER OF BUSINESS**

### **Consideration of Lake Doctors Fountain Maintenance Renewal Proposal**

The Board tabled Lake Doctors renewal to the February meeting.

Ms. Wasilewski updated the Board on the status of Nadar's agreement.

## **TWELVTH ORDER OF BUSINESS**

### **Supervisor Request and Audience Comments**

**Supervisor Requests** – No Supervisor requests or comments.

**Audience Comments** – No Audience requests or comments



**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Williams, seconded by Ms. Allen, with all in favor, the Board adjourned at 11:33 a.m., for Bridgewater North Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT

# **Exhibit A**

## BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 ANNUAL GOALS & OBJECTIVES REPORT

The Bridgewater North CDD Board of Supervisors Goals and Objectives report for fiscal year 2024-2025 were adopted in accordance with the legislation of HB 7013 to maintain statutory compliance and pursuing efficient operational practices. The report discloses successful results for the Bridgewater North Community Development District.

### **Financial Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Financial Transparency**

**Measurement:** Monthly operations and maintenance expenditures reviewed, collaborative discussions regarding expenditures, and a financial update at each meeting.

### **Board Meeting Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Productive Meetings & Audience Comments**

**Measurement:** The number of public meetings held accompanied by minutes reflecting multiple opportunities for audience comments.

### **Administrative Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Website Maintenance & Compliance**

**Measurement:** The District's website is compliant with Chapter 189.069 F.S. and audited quarterly as also required for records retention.

### **Operational Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Safeguard the District's assets and ensure they are maintained in good condition.**

**Measurement:** Prompt communication and action from Staff, Board Members and vendors to properly maintain District assets daily.

Chairman/Vice Chairman: Signature on file

Date: 10/29/2025

Print Name: \_\_\_\_\_

Bridgewater North Community Development District

District Manager: Signature on file

Date: 10/29/2025

Print Name: \_\_\_\_\_

Bridgewater North Community Development District

## **Tab 2**

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BRIDGEWATERNORTHCDD.ORG

## Operation and Maintenance Expenditures

# October 2025

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

\$

**47,414.88**

### Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_\_  
Assistant Secretary

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AT&T	20251031-1	326691639 10/25 ACH	Internet Service 10/25	\$ 203.30
AT&T	20251001-1	326691939 09/25 ACH	Internet Service 09/25	\$ 203.30
BrightView Landscape Services, Inc.	300107	9506115	Replace Oak Trees on Moon Bay 9-25	\$ 6,586.20
BrightView Landscape Services, Inc.	300107	9506995	Replace dead Sable palms near phase 2 volleyball and playground	\$ 3,716.44
BrightView Landscape Services, Inc.	300107	9509632	Palm Tree Pruning 2024	\$ 1,128.00
BrightView Landscape Services, Inc.	300107	9512729	Landscape Monthly Maintenance 10/25	\$ 8,772.00
Christopher Williams	300108	CW 09/28/25	Board of Supervisor Meeting 09/28/25	\$ 200.00
Disclosure Technology Services LLC	300115	1464	1 Yr. Subscription 2026	\$ 1,000.00
Doody Daddy, LLC	300109	2509-2BW	Pet Waste Station Prorated 9-25	\$ 60.00
First Coast Contract Maintenance Ser	300101	9769	Monthly Service 10/25	\$ 5,501.00
First Coast Contract Maintenance Ser	300101	9780	Reimbursables 08/25	\$ 398.15
First Coast Contract Maintenance Ser	300110	9797	Reimbursables 09/25	\$ 440.69
First Place Fitness Equipment, Inc	300100	WO-46755	diagnose treadmill and lower board was getting hot so I lubed deck and	\$ 149.95

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Place Fitness Equipment, Inc	300105	WO-46854	installed new lower control board tested unit and the control board	\$ 149.95
Florida Department of Commerce	300116	93534	Special District Fee for FY 25-26	\$ 175.00
Florida Power & Light Company	20251007-1	00825-24190 09/25		
Florida Power & Light Company	20251021-3	ACH 100825-00075-41592	13 Vero DR 09/25 138 Seaport Breeze Rd. #Pump	\$ 583.13
Florida Power & Light Company	20251021-3	ACH 100825-48611-18117	09/25	\$ 769.97
Florida Power & Light Company	20251021-4	ACH 100825-6685051598	95 Oarsman Crossing DR 09/25	\$ 1,179.39
Florida Power & Light Company	20251021-2	ACH 100825-67067-72412	15 Moon Bay PKWY #Sign 09/25	\$ 120.26
Florida Power & Light Company	20251021-1	ACH	9755 CE Wilson RD 09/25	\$ 1,595.18
Hawkins, Inc	300111	7212712	Pool Chemicals 9-25 Board of Supervisor Meeting	\$ 286.50
Heather L. Allen	300112	HA 09/28/25	09/28/25	\$ 200.00
JEA	202510061-	7415836553 08/25	Electric, Sewer, and Irrigation	
Kutak Rock, LLP	300104	ACH	Services 08/25	\$ 304.62
Kutak Rock, LLP	300104	3626403	Legal Services 06/25	\$ 701.34
Kutak Rock, LLP	300104	3627241	Legal Services 07/25	\$ 520.50
Rizzetta & Company, Inc.	300103	INV0000103602	District Management Fees 10/25	\$ 5,251.01
Rizzetta & Company, Inc.	300102	INV0000103714 581	Assessment Roll 10/25	\$ 5,906.00



# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sarah Wicker	300113	SW 09/8/25	Board of Supervisor Meeting 09/28/25	\$ 200.00
St. Johns County Airport Authority	300106	10/3/2025	BOS Meeting on October 29,2025.	\$ 100.00
The Lake Doctors, Inc.	300114	2068864	Water Management-Monthly 10/25	<u>\$ 1,013.00</u>
<b>Total</b>				<u><u>\$ 47,414.88</u></u>

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BRIDGEWATERNORTHCDD.ORG

**Operation and Maintenance Expenditures  
November 2025  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 30,792.28**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

Vice Chairperson

Assistant Secretary

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300117	9540592	Proposal to replace inoperable irrigation valve at 270 Tidal Beach Ave.	\$ 848.00
BrightView Landscape Services, Inc.	300122	9544191	Install Mulch for 2025 10/25	\$ 4,645.39
BrightView Landscape Services, Inc.	300122	9544194	Replace flowers at monument sign phase #2 10/25	\$ 630.72
BrightView Landscape Services, Inc.	300130	9545261	Straighten and brace 1 downed tree	\$ 359.94
Christopher Williams	300123	CW 09/28/25	Board of Supervisor Meeting 09/28/25	\$ 200.00
Christopher Williams	300118	CW 10/29/25	Board of Supervisor Meeting 10/29/25	\$ 200.00
Doody Daddy, LLC	300138	2510BW	Pet Waste Station 10/25	\$ 1,066.00
Doody Daddy, LLC	300129	2511BW	Pet Waste Station 11/25	\$ 1,066.00
First Coast Contract Maintenance Service, LLC	300124	9844	Reimbursement 09/18/2025 Uline - Trash can	\$ 802.81
First Place Fitness Equipment, Inc	300131	WO-47021	Treadmill Fix - 07/25	\$ 149.95
First Place Fitness Equipment, Inc	300131	WO-47150	Fitness Equipment Fix - 7/25	\$ 149.95
First Place Fitness Equipment, Inc	300131	WO-47879	Lower Control Board Replacement - 11/25	\$ 149.95
Florida Power & Light Company	20251118-2	00075-41592 10/25	138 Seaport Breeze Rd. #Pump 10/25	\$ 603.12
Florida Power & Light Company	20251114-1	00825-24190 10/25	13 Vero DR 10/25	\$ 430.14
Florida Power & Light Company	20251118-3	48611-18117 10/25	95 Oarsman Crossing DR 10/25	\$ 1,063.01

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251118-1	66850-51598 10/25 ACH	15 Moon Bay PKWY #Sign 10/25	\$ 118.33
Florida Power & Light Company	20251118-4	67067-72412 10/25 ACH	9755 CE Wilson RD 10/25	\$ 1,595.18
Gannett Florida LocaliQ	300125	0007405104	Legal Advertising 1025	\$ 94.48
Hawkins, Inc	300135	7199296	Pool Chemicals 09-25	\$ 412.50
Hawkins, Inc	300132	7239953	Pool Chemicals 10-25	\$ 256.00
Heather L. Allen	300119	HA 10/29/25 7415836553 09/25	Board of Supervisor Meeting 10/29/25	\$ 200.00
JEA	20251105-1	ACH	Electric, Sewer, and Irrigation Services 09/25	\$ 370.11
Kasey M. Nicol	300120	KN 10/29/25	Board of Supervisor Meeting 10/29/25	\$ 200.00
Kutak Rock, LLP	300139	3644749	Legal Services 08/25 - 09/25	\$ 2,641.20
Kutak Rock, LLP	300133	3655515 2923-1	Legal Services 09/25	\$ 2,299.50
Rizzetta & Company, Inc.	300128	INV0000104514	District Management Services 11/25	\$ 5,251.01
Sarah Wicker	300121	SW 10/29/25	Board of Supervisor Meeting 10/29/25	\$ 200.00
School Now	300126	INV-SN-1060	Website Services 10-1-25 to 09-30-26	\$ 384.38
St. Augustine Pavers, Inc.	300134	45954	Remove and relevel pavers on pool deck 10/25	\$ 2,700.00

## Bridgewater North Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St. Johns County Tax Collector	300136	111725-581	Non Ad Valorem 2025 Postage	\$ 94.62
The Lake Doctors, Inc.	300137	2070214	Water Management-Monthly 11/25	\$ 1,013.00
Turner Plumbing Company, Inc.	300127	162772	Gym Restroom Maintenance 11/25	<u>\$ 596.99</u>
<b>Total</b>				<b><u><u>\$ 30,792.28</u></u></b>

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BRIDGEWATERNORTHCDD.ORG

**Operation and Maintenance Expenditures  
December 2025  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 53,593.16**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

Vice Chairperson

Assistant Secretary

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adkinson Engineering, PA	300150	02208gen	Engineering Services 09/25	\$ 1,040.32
Adkinson Engineering, PA	300149	02240	Engineering Services 12/25	\$ 445.50
American Electrical Contracting, Inc.	300155	72813904	Fountain Pump Electrical Repair 12/25	\$ 2,219.00
Arrow Exterminators	300153	64826661	Sentricon Service 11/25	\$ 820.00
AT&T	20251202-1	326691639 11/25 ACH	Internet Service 11/25	\$ 203.30
BrightView Landscape Services, Inc.	300145	9540584	Dead Plant Material Replacement 10/25	\$ 585.59
BrightView Landscape Services, Inc.	300145	9540588	Tree Replacement 10/25	\$ 1,605.97
BrightView Landscape Services, Inc.	300140	9548141	Landscape Monthly Maintenance 11/25	\$ 8,772.00
BrightView Landscape Services, Inc.	300143	9581267	Irrigation Inspection 11/25	\$ 399.96
BrightView Landscape Services, Inc.	300145	9584145	Landscape Monthly Maintenance 12/25	\$ 8,772.00
BrightView Landscape Services, Inc.	300143	9586387	Dead Pines Drop Off 11/25	\$ 916.50
BrightView Landscape Services, Inc.	300156	9613993	Irrigation Pump Service 12/25	\$ 1,736.00
Doody Daddy, LLC	300146	2512BW	Pet Waste Station 12/25	\$ 1,066.00
First Coast Contract Maintenance Service, LLC	300157	9833	Monthly Service 11/25	\$ 5,501.00
First Coast Contract Maintenance Service, LLC	300147	9890	Monthly Service 11/25	\$ 5,501.00

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Coast Contract Maintenance Service, LLC	300151	9909	Reimbursements 10/25	\$ 540.74
Florida Power & Light Company	20251217-2	00075-41592 11/25 ACH	138 Seaport Breeze Rd. #Pump 11/25	\$ 508.07
Florida Power & Light Company	20251202-2	00825-24190 11/25 ACH	13 Vero DR 11/25	\$ 329.54
Florida Power & Light Company	20251231-1	00825-24190 12/25 ACH	13 Vero DR 12/25	\$ 343.54
Florida Power & Light Company	20251217-3	48611-18117 11/25 ACH	95 Oarsman Crossing DR 11/25	\$ 1,084.06
Florida Power & Light Company	20251217-1	66850-51598 11/25 ACH	15 Moon Bay PKWY #Sign 11/25	\$ 120.82
Florida Power & Light Company	20251217-4	67067-72412 11/25 ACH	9755 CE Wilson RD 11/25	\$ 1,595.18
Hawkins, Inc	300158	7275767	Pool Chemicals 12/25	\$ 500.00
Hi-Tech System Associates	300141	434014	Cable & Access Control System 11/25	\$ 116.98
JEA	20251208-1	7415836553 10/25 ACH	Electric, Sewer, and Irrigation Services 10/25	\$ 499.58
Kutak Rock, LLP	300152	3669356	Legal Services 10/25	\$ 1,606.50
Rizzetta & Company, Inc.	300142	INV0000105329	Accounting Services 12/25	\$ 5,251.01
The Lake Doctors, Inc.	300154	2071762	Water Management-Monthly 12/25	\$ 1,013.00



## Bridgewater North Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	300144	2072263	Aeration - Quarterly 12/25	\$ 300.00
The Lake Doctors, Inc.	300154	2121160	Fountain Service Call 12/25	<u>\$ 200.00</u>
<b>Total</b>				<b><u><u>\$ 53,593.16</u></u></b>

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BRIDGewaterNORTHcDD.ORG

**Operation and Maintenance Expenditures  
January 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 37,248.84**

### Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

Assistant Secretary

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260102-1	326691639 11/25 ACH	Internet Service 12/25	\$ 203.30
BrightView Landscape Services, Inc.	300165	9617970	Landscape Maintenance 01/26	\$ 8,772.00
BrightView Landscape Services, Inc.	300168	9641320	Irrigation Inspection 01/26	\$ 158.66
BrightView Landscape Services, Inc.	300168	9643106	Irrigation Repair 01/26	\$ 840.00
Doody Daddy, LLC	300161	2601BW	Pet Waste Station 01/26	\$ 1,066.00
First Coast Contract Maintenance Service, LLC	300167	9843	Supplies 10/25	\$ 683.09
First Coast Contract Maintenance Service, LLC	300159	9960	Monthly Service 01/26	\$ 5,501.00
Florida Power & Light Company	20260121-3	00075-41592-010726 ACH	138 Seaport Breeze Rd. #Pump 12/25	\$ 607.69
Florida Power & Light Company	20260121-2	48611-18117-010726 ACH	95 Oarsman Crossing DR 12/25	\$ 1,309.08
Florida Power & Light Company	20260121-4	66850-51598-010726 ACH	15 Moon Bay PKWY #Sign 12/25	\$ 137.88
Florida Power & Light Company	20260121-1	67067-72412-010726 ACH	9755 CE Wilson Rd 12/25	\$ 1,664.32
Hawkins, Inc	300166	7298250	Pool Chemicals 01/26	\$ 412.50
Hi-Tech System Associates	300162	423862	Cable & Access Control System 05/25	\$ 3,026.86

## Bridgewater North Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hi-Tech System Associates	300162	423863	Cable & Access Control System 05/25	\$ 5,194.96
Hi-Tech System Associates	300163	435596	Cable & Access Control System 12/25	\$ 30.67
Hi-Tech System Associates	300162	436162	Cable & Access Control System 01/26	\$ 179.99
JEA	20260107-1	7415836553-121625	Electric, Sewer, and Irrigation Services 12/16	\$ 1,592.95
Kutak Rock, LLP	300164	3685962	Legal Services 11/25	\$ 232.50
Rizzetta & Company, Inc.	300160	INV0000106249	Accounting Services 01/26	\$ 5,251.01
School Now	300169	INV-SN-1217	Quarterly Website Services 01/26	<u>\$ 384.38</u>
<b>Total</b>				<b><u>\$ 37,248.84</u></b>

## **Tab 3**



ADDENDUM 'A' TO MASTER AGREEMENT  
FOR ADDITIONAL SERVICES  
BETWEEN Bridgewater North CDD AND  
BRIGHTVIEW LANDSCAPE SERVICES INC.

Re: **Maintenance include homeowners/unit's irrigation system 109 additional zones**

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract. Addendum to go into effect February 1st

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

**CHANGES:** **Include homeowners/unit's irrigation system into monthly Inspections.**

**NEW TOTALS:**

Monthly Irrigation Inspection homeowners/unit's irrigation system <b>Monthly Fee</b>	\$ 1,360.00
Monthly Irrigation Inspection homeowners/unit's irrigation system <b>YEARLY FEE...</b>	\$ 16,320.00

**Total Monthly Price** \$ 1,360.00

**Total Yearly Fee Total** \$ 16,320.00

Agreed:

**Client**

By: *[Signature]*

Title: *Chair*

Date: *2/10/2026*

**BrightView**

By: *Aaron Strange*

Title: Vice President General Manager

Date: 2/10/26

## **Tab 4**

## QUIT CLAIM BILL OF SALE

**BRIDGEWATER TOWNHOME OWNERS ASSOCIATION, INC.**, a Florida corporation whose address 120 Sea Grove Main Street, St. Augustine, Florida 32080 ("**Association**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by **BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District**"), sells to the District, the following described property, assets and rights (the "**Property**"), to-wit:

All irrigation system improvements owned by Association and located on the real property described in the legal description attached hereto as **Exhibit A** and incorporated herein by this reference.

AND, warrants to the District that the Association has not previously conveyed the Property to any other party. The Property is conveyed by Association to the District in its "as-is" condition

IN WITNESS WHEREOF, Association has caused this instrument to be executed in its name, effective as of the 14<sup>th</sup> day of JANUARY, 2026.

WITNESS:

  
Witness Signature

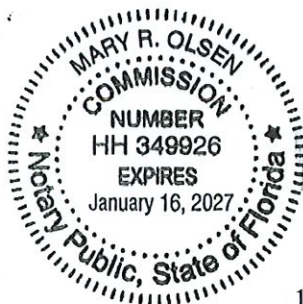
Beth A. Grossman  
Print Witness

  
Owner's Signature

John Ramos  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing was acknowledged before me this 14<sup>th</sup> day of January, 2026 by John Ramos, Pres. who is personally known to me or has produced MO as identification, and he/she did not take an oath.



  
Notary Public, State of Florida



## **Exhibit A**

### **Property Description**

All Tracts within Bridgewater Moon Bay Parkway Extension, according to the plat thereof as recorded in Plat Book 115, Pages 79 through 83, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 1A, according to the plat thereof as recorded in Plat Book 111, Pages 1 through 7, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 1A Replat, according to the plat thereof as recorded in Plat Book 112, Pages 55 through 57, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 1A Second Replat, according to the plat thereof as recorded in Plat Book 115, Pages 43 through 44, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 1B and 1C, according to the plat thereof as recorded in Plat Book 112, Pages 20 through 25, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 2A, according to the plat thereof as recorded in Plat Book 120, Pages 7 through 14, inclusive, Public Records of St. Johns County, Florida.

All Tracts within Bridgewater Phase 2B, according to the plat thereof as recorded in Plat Book 123, Pages 40 through 47, inclusive, Public Records of St. Johns County, Florida.

## **Tab 5**



# Quality Site Assessment

Prepared for: **Bridgewater North CDD**

## General Information

**DATE:** Monday, Feb 16, 2026  
**NEXT QSA DATE:** Tuesday, Feb 24, 2026  
**CLIENT ATTENDEES:** Danielle Wasilewski  
**BRIGHTVIEW ATTENDEES:** Daniel Bauman

## Customer Focus Areas

Quality you can count on.

7

Seven  
Standards of  
Excellence

1



Site Cleanliness

2



Weed Free

3



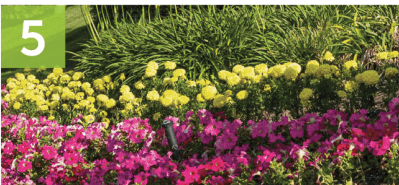
Green Turf

4



Crisp Edges

5



Spectacular Flowers

6



Uniformly Mulched Beds

7



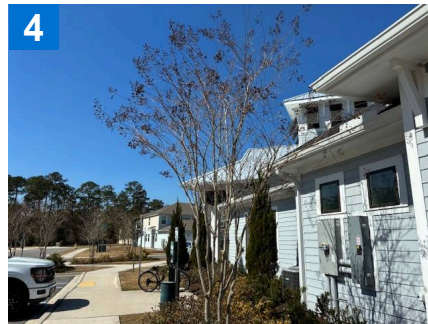
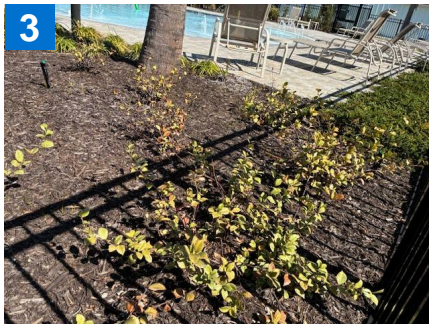
Neatly Pruned Trees & Shrubs



# QUALITY SITE ASSESSMENT

## Bridgewater North CDD

### Notes to Owner / Client

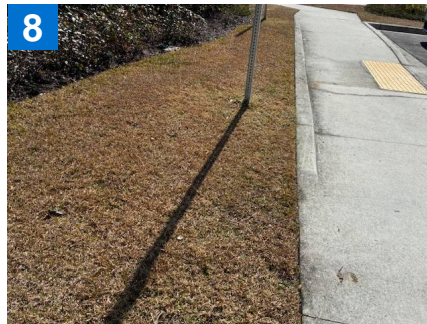


- 1** The Blue Daze ground cover was recently affected by the freezes. We recommend holding off on any cutbacks until closer to spring, when temperatures are consistently warmer. Once that time has passed, we will be able to determine what survived.
- 2** The large Bird of Paradise was recently affected by the freezing temperatures. We recommend leaving the damaged plant material in place until the weather is more consistently warmer.
- 3** The Confederate jasmine has been stunned by the recent freezes. It should bounce back once we have warmer weather.
- 4** The crew will be focusing on light crape myrtle pruning. Please note that we will not be hard pruning the trees.

# QUALITY SITE ASSESSMENT

## Bridgewater North CDD

### Notes to Owner / Client



- 5** The flax lilies are another ground cover that was recently affected by the freezing temperatures. We will begin cutting them back during our next scheduled visit. As a whole these should bounce back in spring time.
- 6** The Plumbago was recently damaged by the freezing temperatures. We won't know what has survived until spring time.
- 7** I recommend removing the excessive buildup of mulch from around the clubhouse and then re-mulching to the proper depth. This will improve the overall health of the plant material by preventing it from being smothered.
- 8** During a dormant freeze, Bahia grass turns brown and stops growing to conserve energy. As a warm-season grass, it can tolerate short cold periods while dormant, but extended freezes may delay spring green-up.



# QUALITY SITE ASSESSMENT

## Bridgewater North CDD

### Notes to Owner / Client



- 9** We observed a section of the lake bank along one of the pond's edges near Moon Bay that is concaving. While we will confirm the cause, it appears to be related to irrigation.

## Proposal for Extra Work at Bridgewater North CDD

Property Name	Bridgewater North CDD	Contact	Tony Shiver
Property Address	1601 CR 210 Jacksonville, FL 32259	To	Bridgewater North CDD
		Billing Address	3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Bridgewater North CDD - Clubhouse mulch removal		
Project Description	Clubhouse mulch removal		

### Scope of Work

Labor is needed to remove the excessive buildup of mulch. This process will help improve soil aeration, prevent plant suffocation, and promote healthier growth for the surrounding landscape. Once removed, reapplying mulch to the proper depth will provide better moisture retention and overall plant health

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Labor to remove excessive mulch build up from around the clubhouse and pool.

### Images

Screenshot 2026-02-16 083933



For internal use only

SO# 8853222  
JOB# 346100566  
Service Line 130

**Total Price** \$3,630.67

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

<b>First Coast CMS</b>	
Signature	Title
<b>Tony Shiver</b>	<b>February 16, 2026</b>
Printed Name	Date

### BrightView Landscape Services, Inc. "Contractor"

<b>Account Manager</b>	
Signature	Title
<b>Daniel Bauman</b>	<b>February 16, 2026</b>
Printed Name	Date

<b>Job #:</b>	<b>346100566</b>		
<b>SO #:</b>	<b>8853222</b>	<b>Proposed Price:</b>	<b>\$3,630.67</b>



## **Tab 6**



# **Bridgewater North CDD**

Field Report Feb 2026

**First Coast CMS LLC**



## **Pool**

At this time, there are no mechanical or structural issues concerning the swimming pool.

## **Maintenance and Facility**

*Hi-Tech completed installing camera and card reader systems.*

*Report of a hole in asphalt near 419 Talulla Trail driveway. Inspected by maintenance and Brightview. Brightview found and repaired irrigation leak. Maintenance will repair asphalt.*

*“No Parking Fire Zone” signs installed in various areas on property including dog park parking lot and grass zones on Tallula*

*Installed 4x4 wooden posts to deter further driving on grass at the end of the dog park parking lot.*

*Pressure washing of the exterior amenity center building and pool furniture scheduled for February 18th.*

*Completed sign audit. Obtained proposal from All Weather Contractors.*

*Towing contract signed with Cheshire Towing. Tow away signs installed by Cheshire Towing. Signs located at phase one entrance, two at phase two entrances along Moon Bay and at amenity center.*

*Turner Plumbing scheduled and unclogged one toilet in the women’s restroom and one toilet in the gym.*

*Installed a new bulletin board on the wall adjacent to the main pool gate entrance.*

*Life Ring ropes were replaced to both life rings*

*Facility was prepped for severe cold in early February with no lasting damage to building plumbing*

*Many plants were damaged by the frost and will need to be replaced in the spring*



*The Lake Doctors, Inc.*  
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

## Completed Work Order Information

**Account #:** 730311      Bridgewater North CDD  
**Site Information:** 21 Pasadena Dr , St Augustine, FL 32095-  
**Customer Billing Information:** 3434 Colwell Ave Suite 200, Tampa FL 33614-  
**Service Branch Information:** 11621 Columbia Park Dr W  
(904) 262-5500  
**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com      www.lakedoctors.com

**Event Name:** Debris Removal - Monthly  
**Work Order Number:** 2118902  
**Service Date:** 2/6/2026  
**Target Pests (if applicable):** Aesthetics / Water Conditioning

**Thank you for  
your business!**

## Service Notes & Observations

Performed a quarterly trash and debris removal service along all shorelines and inside the ponds. Thank you.

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 39.09  
**Wind Direction:** South-East  
**Wind Speed:** 1.01  
**Humidity:** 72.0000

Debris Removed

Services Completed by:

  
Vitaly Astakhov

Customer Signature (if needed):





*The Lake Doctors, Inc.*  
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

## Completed Work Order Information

**Account #:** 730311      Bridgewater North CDD  
**Site Information:** 21 Pasadena Dr , St Augustine, FL 32095-  
**Customer Billing Information:** PO Box 32414, Charlotte NC 28232-

**Service Branch Information:** 11621 Columbia Park Dr W  
(904) 262-5500

**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com      www.lakedoctors.com

**Event Name:** Aeration - Quarterly  
**Work Order Number:** 2072263  
**Service Date:** 12/1/2025  
**Target Pests (if applicable):** Aeration

**Thank you for  
your business!**

## Service Notes & Observations

Performed a quarterly fountain cleaning maintenance service. Cleared out the fountain intake screens and floats. Checked and adjusted the fountain timers as needed. Thank you.

### Environmental Conditions

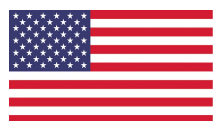
<b>Weather:</b>	Overcast
<b>Temperature:</b>	68.94
<b>Wind Direction:</b>	North
<b>Wind Speed:</b>	12.66
<b>Humidity:</b>	82.0000

Cleaned Fountain(s)

Services Completed by:

Vitaly Astakhov

Customer Signature (if needed):



American Owned  
& Operated

## **Tab 7**

Prepared by and return to:

(This space reserved for Clerk)

Katie S. Buchanan  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**AGREEMENT BETWEEN THE BRIDGEWATER NORTH COMMUNITY  
DEVELOPMENT DISTRICT AND D.R. HORTON, INC. – JACKSONVILLE  
ALLOWING FOR IRRIGATION SYSTEM MODIFICATION**

**THIS AGREEMENT ALLOWING FOR IRRIGATION SYSTEM MODIFICATION** (“Agreement”) is made and entered into this \_\_\_\_\_ day of December 2025, by and between:

**BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**D.R. HORTON INC. – JACKSONVILLE**, a Delaware corporation with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 (“Builder”, together with District “Parties”).

**RECITALS**

**WHEREAS**, the St. John's River Water Management District (“SJRWMD”) revised the permit for the District’s irrigation system; and,

**WHEREAS**, the Bridgewater North Community Development District (“District”) owns the irrigation system and has received a request from the builder D.R. Horton, Inc. – Jacksonville (“Builder”) to modify the irrigation system which serves all lands within the District; and

**WHEREAS**, the Builder seeks to alter the irrigation system from a system which draws upon the reclaimed water to a system that utilizes potable water (“Project”), [consistent with the plans set forth in Exhibit A]; and

**WHEREAS**, It is anticipated that the repairs and modifications to complete the project total approximately \$400,000.

**NOW, THEREFORE**, the District and the Builder agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF AUTHORIZATION.** The District hereby grants to the Builder permission to modify the irrigation system located within the District.

**3. CONDITIONS ON THE AUTHORIZATION.** The authorization granted in paragraph 2 is subject to the following conditions:

- A.** Builder shall complete or cause to be completed the design, permitting and completion of repairs and/or modification necessary for the irrigation system to be compliant under the revised SJRWMD permit. The Work shall be completed to accepted industry standards and in accordance with all federal, state, and local laws, regulations,

**Commented [KB1]:** Are plans available or should we reference drawings with the caveat that they be modified by the SJRWMD?

and ordinances. The Work shall be performed by licensed and insured contractors, and the District shall be named as an additional insured by any contractor performing work on the Project..

- B. Builder agrees to be solely responsible for any and all costs including but not limited to costs relating to the design, permitting, and completion of repairs and/or modifications necessary for the irrigation system to be compliant under the revised SJRWMD permit. Builder will ensure that no constructions liens relating to the Project are placed on District property.
- C. Builder agrees to pay for all costs including but not limited to administrative, legal, engineering, and landscaping costs incurred by the District related to the effectuation of this change. Payment shall be due within 30 days of receipt of invoice.
- D. Builder agrees to provide one years' worth of potable water payments in the amount of [\$ ] as the District was unable to include such expenses in its fiscal year 2026 adopted budget. Such payment shall be due [within 30 days of execution of this agreement].
- E. Upon completion of the Project, the Builder will remove all debris, equipment and materials relating to the Project and restore to its original condition to the extent reasonably possible any portion of property that is damaged or altered as a result of the Builder's completion of the Project.
- F. In the event that either the District or Builder seeks to enforce this agreement by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**Commented [KB2]:** Do we want to ask for the whole year at once with a true up at the end, quarterly, or a fixed number?

4. **EFFECTIVE DATE.** This Agreement shall become effective on the date first written above.

5. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

6. **INDEMNIFICATION.** Builder will indemnify and hold the District and its board members harmless from all liability, claims, costs, or damages (including costs and attorneys' fees of defending such claims), arising or alleged to arise in whole or in part as a result of Builder or its employees, contractors' subcontractors' or agents' completion of the Project. Builder will be given prompt notice of any claims of alleged liability received by the District. The District will cooperate with the Builder in defending or resisting such claims, subject to its best interests and the best interests of the District. This indemnification shall survive the termination of this Agreement. Licensee agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.



**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**BRIDGEWATER NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

Date: \_\_\_\_\_

**D.R. HORTON, INC. - JACKSONVILLE**

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A: Construction Plans

## **Tab 8**



**The Lake Doctors, Inc.**  
Aquatic Management Services

The Lake Doctors, Inc.  
Jacksonville Branch  
11621 Columbia Park Drive West  
Jacksonville, FL 32258  
904-262-5500  
[jacksonville@lakedoctors.com](mailto:jacksonville@lakedoctors.com)

## Water Management Agreement

MAS730311RA

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) \_\_\_\_\_

MANAGEMENT COMPANY \_\_\_\_\_

INVOICING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Sixteen (16) lakes associated with Bridgewater North CDD, St. Augustine Florida**

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. \*Removal of trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket. Large or dangerous items, biohazards and landscape debris are not included. The term of this agreement shall be March 1, 2026 through February 28, 2027

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$	863.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
6.	Water Quality Testing and Analysis, as needed.	\$	INCLUDED
7.	Removal of routine trash as needed during scheduled lake management visits*	\$	150.00 Monthly
	<b>Total of Services Accepted</b>	\$	<b>1,013.00 Monthly</b>

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be **payable in advance in monthly installments of \$1,013.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before March 20, 2026.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

### CUSTOMER PREFERENCES

INVOICE FREQUENCY: \_\_\_ MONTHLY \_\_\_ EVERY OTHER MONTH \_\_\_ QUARTERLY \_\_\_ SEMI-ANNUAL \_\_\_ ANNUAL

INVOICE TIMING: \_\_\_ BEGINNING OF THE MONTH. \_\_\_ WITH SERVICE COMPLETION

EMAIL INVOICE: \_\_\_ YES \_\_\_ NO | If yes, provide invoice email: \_\_\_\_\_

EMAIL WORK ORDER: \_\_\_ YES \_\_\_ NO | If yes, provide work order email: \_\_\_\_\_

THIRD PARTY COMPLIANCE/REGISTRATION: \_\_\_ YES \_\_\_ NO

THIRD PARTY INVOICING PORTAL\*\*: \_\_\_ YES \_\_\_ NO.

*\*\*If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: \_\_\_\_\_ | PURCHASE ORDER #: \_\_\_\_\_

THE LAKE DOCTORS, INC.

CUSTOMER:

*Mark A. Seymour*

Mark A. Seymour, Sales Manager

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_, Title \_\_\_\_\_

## Lake Management

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
  - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
  - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
  - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

## **Tab 9**

**RESOLUTION 2026-\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Bridgewater North Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November, established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Heather Allen	2026
2	Sarah Wicker	2026
3	Vacant	2028
4	Kasey Nicol	2026
5	Chris Williams	2028

This year, Seat 1, currently held by Heather Allen, Seat 2, currently held by Sarah Wicker, and Seat 4, currently held by Kasey Nicol, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November \_\_, 2026, at \_\_:\_\_.m., and located at St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and

election have been announced by the Board at its February 25, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at \_\_\_\_\_, or at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (904) 436-6270.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2026.**

**BRIDGEWATER NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
CHAIRPERSON / VICE CHAIRPERSON

\_\_\_\_\_  
SECRETARY / ASSISTANT SECRETARY

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Bridgewater North Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 143.89 acres, generally located southeast of County Road 210 W, north of Linda Lake Lane, east of Interstate 95 and west of undeveloped lands in unincorporated St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November \_\_, 2026  
TIME: \_\_:\_\_.M.  
PLACE: St. Johns County Airport Authority  
4730 Casa Cola Way  
St. Augustine, Florida 32095

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (904) 436-6270 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

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

Melissa Dobbins  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT



**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_, **NOVEMBER** \_\_\_\_, 2026

TIME: \_\_\_\_:\_\_\_\_ \_\_.M.

LOCATION:     St. Johns County Airport Authority  
              4730 Casa Cola Way  
              St. Augustine, Florida 32095

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Bridgewater North Community Development District to be held at St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095, on November \_\_, 2026, at \_\_\_\_:\_\_\_\_ \_\_.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**ST. JOHNS COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER \_\_, 2026**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Bridgewater North Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_