



Rizzetta & Company

Bridle Creek Community Development District

Board of Supervisors' Meeting April 22, 2026

**District Office:
2806 N. Fifth Street Unit 403
St. Augustine, FL 32084**

BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Board of Supervisors	Robert Porter Anand Jobalia John Gislason Mark Dearing William Messina	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
District Engineer	Matthew Guilbeault	England-Thims & Miller, Inc

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.

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**Board of Supervisors
Bridle Creek Community
Development District**

April 15, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Bridle Creek Community Development District will be held on **April 22, 2026, at 12:00 p.m.** at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, FL 32258.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on February 25, 2026 Tab 1
 - B. Ratification of Operations and Maintenance Expenditures for January and February 2026 Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 5. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026/2027 Proposed Budget (*Under Separate Cover*)
 - 1.) Consideration of Resolution 2026-02; Approving Proposed Budget and Setting the Public Hearing Tab 3
 - B. Consideration of Resolution 2026-03; Reappointing Assistant Treasurer Tab 4
 - C. Acceptance of Audit for Fiscal Year ending September 30, 2025 (*Under Separate Cover*)
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. 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.

Sincerely,
Lesley Gallagher
District Manager

Tab 1

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2 **MINUTES OF MEETING**
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4 *Each person who decides to appeal any decision made by the Board with respect to any matter*
5 *considered at the meeting is advised that the person may need to ensure that a verbatim record*
6 *of the proceedings is made, including the testimony and evidence upon which such appeal is to*
7 *be based.*
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9 **BRIDLE CREEK**
10 **COMMUNITY DEVELOPMENT DISTRICT**
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12 The regular meeting of the Board of Supervisors of Bridle Creek Community Development
13 District was held on **February 25, 2026, at 12:00 p.m.** at England-Thims & Miller, Inc., 14775
14 Old St. Augustine Road, Jacksonville, FL 32258.
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16 Present and constituting a quorum:

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18 Robert Porter **Board Member, Chairman**
19 Mark Dearing **Board Member, Assistant Secretary**
20 William Messina **Board Member, Assistant Secretary**
21 John Gislason **Board Member, Assistant Secretary**
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23 Also present were:

24 Lesley Gallagher **District Manager, Rizzetta & Company, Inc.**
25 Katie Buchanan **District Counsel, Kutak Rock (via speakerphone)**
26 Matthew Guilbeault **District Engineer, ETM**
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28 No audience present.
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30 **FIRST ORDER OF BUSINESS**

CALL TO ORDER

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32 Mr. Porter opened the Board of Supervisors' meeting at 12:01 p.m.
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35 **SECOND ORDER OF BUSINESS**

AUDIENCE COMMENTS ON AGENDA ITEMS

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37 There were no audience members present.
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40 **THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE MINUTES OF
THE AUDIT COMMITTEE HELD ON
AUGUST 22, 2025**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the minutes for the Audit Committee Meeting held on August 22, 2025, for Bridle Creek Community Development District.

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FOURTH ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF
THE BOARD OF SUPERVISORS' SPECIAL
MEETING HELD ON AUGUST 22, 2025**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the minutes for the Board of Supervisors' Special Meeting held on August 22, 2025, for Bridle Creek Community Development District.

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FIFTH ORDER OF BUSINESS

**RATIFICATION OF OPERATIONS AND
MAINTENANCE EXPENDITURES FOR
JUNE 2025 THROUGH DECEMBER 2025**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified operation and maintenance expenditures for June \$13,884.67, July 2025 in the amount of \$9,148.05, August 2025 in the amount of \$1,852.91, September 2025 in the amount of \$13,930.13, October 2025 in the amount of \$11,542.12, November 2025 in the amount of \$5,461.67 and December 2025 in the amount of \$5,115.17 for Bridle Creek Community Development District.

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SIXTH ORDER OF BUSINESS

RATIFICATION OF CR 1-2, SERIES 2025

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified CR 1-2, Series 2025, for Bridle Creek Community Development District.

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SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

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

B. District Engineer

Mr. Guilbeault did not have a report but was available for any questions.

C. District Manager

Ms. Gallagher informed the Board that she will begin working on the proposed fiscal year 2026-2027 budget in the coming weeks and requested direction as to who to work with for improvements or maintenance items to be included. The Board confirmed that she should work with Mr. James Teagle of D.R. Horton.

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EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF INTERLOCAL
AGREEMENT – PROPERTY APPRAISER &
TAX COLLECTOR**

It was noted that the agreement had been circulated and executed by the Chairman in order to meet the required deadline with the Duval County Property Appraiser and Tax Collector’s offices.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Interlocal Agreement with the Duval County Property Appraiser and Tax Collector for the Bridle Creek Community Development District.

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NINTH ORDER OF BUSINESS

**RATIFICATION OF THE AGREEMENT WITH
SCHOOL STATUS FOR WEBSITE ADA
COMPLIANCE (UNDER SEPARATE COVER)**

The item was tabled, as the revised version has not yet been received.

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TENTH ORDER OF BUSINESS

**CONSIDERATION OF DTS LICENSING
AGREEMENT**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the DTS licensing agreement with an annual expense of \$1,500.00 per annum, for the Bridle Creek Community Development District.

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ELEVENTH ORDER OF BUSINESS

**RATIFICATION OF RIZZETTA & COMPANY
DISSEMINATION AGREEMENT AND THE
DISTRICT’S INSURANCE POLICY
RENEWAL FOR FISCAL YEAR 2025/2026**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Dissemination Agreement with Rizzetta & Company in the amount of \$5,000 for the Series 2025 bonds and \$1,000 for each additional bond issuance related to the Rizzetta & Company Dissemination Agreement and ratified the District’s insurance policy for Fiscal Year 2025–2026, with a total premium of \$5,000, which includes General Liability and Public Officials Liability (POL) coverage only, for the Bridle Creek Community Development District.

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TWELFTH ORDER OF BUSINESS **CONSIDERATION OF DISCLOSURE OF PUBLIC FINANCE**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Disclosure of Public Finance in substantial form, for the Bridle Creek Community Development District.

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THIRTEENTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2026-01, EXTENDING TERMS OF BOARD MEMBERS**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Resolution 2026-01, Extending Terms of Board Members, for the Bridle Creek Community Development District.

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FOURTEENTH ORDER OF BUSINESS **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no Supervisor requests, and no audience members present for comments.

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FIFTEENTH ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned meeting at 12:06 p.m. for the Bridle Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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: **\$4,613.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridle Creek 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>
Jacksonville Daily Record	100043	702-010826	Legal Advertising 01/26	\$ 96.50
Rizzetta & Company, Inc.	100042	INV0000106279	Accounting Services 01/26	<u>\$ 4,516.67</u>
Total				<u>\$ 4,613.17</u>

BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$564.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridle Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100044	3690214	Legal Counsel Services 11/25-12/25	\$ <u>564.00</u>
Total				\$ <u>564.00</u>

Tab 3

RESOLUTION 2026-02
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Bridle Creek Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: _____
LOCATION: _____

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF April, 2026.

ATTEST:

BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

FY 2027 Proposed Budget
(Under Separate Cover)

Tab 4

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bridle Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Jacksonville, Duval County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2025-05; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BRIDLE CREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL, 2026.

**BRIDLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY