



Rizzetta & Company

# **Bridgewater North Community Development District**

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**Board of Supervisors' Meeting  
October 25, 2023**

**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  
4796 US-1 N. St. Augustine, FL 32095  
[www.bridgewaternorthcdd.org](http://www.bridgewaternorthcdd.org)

<b>Board of Supervisors</b>	Robert Porter Sarah Wicker Bradley England James Teagle Chris Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	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**

**October 18, 2023**

## AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District will be held on **October 25, 2023 at 10:30 a.m.** at the St. Johns County Airport Authority at 4796 US-1 N. St. Augustine, FL 32095. The following is the agenda for the meeting.

- 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 June 27, 2023 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for June, July, August, and September 2023 ..... Tab 2
  - C. Consideration of Resolution 2024-01; Redesignating Secretary ..... Tab 3
  - D. Consideration of Arbitrage Engagement Letter – Series 2022 ..... Tab 4
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape Report ..... Tab 5
  - D. Amenity Manager Report (under separate cover)
  - E. District Manager
    1. Ratification of Second Addendum – Contract for Professional District Services ..... Tab 6
- 5. BUSINESS ITEMS**
  - A. Ratification of BrightView Irrigation Pump Preventative Maintenance Proposal ..... Tab 7
  - B. Ratification of BrightView Addendum for Phase 2 ..... Tab 8
  - C. Ratification of the District's 2024 Insurance Policy Renewal ..... Tab 9
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUEST**
- 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.

Very truly yours,  
[Melissa Dobbins](#)  
Melissa Dobbins

# **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 **special** meeting of the Board of Supervisors of the Bridgewater North Community Development District was held on **June 27, 2023 at 10:30 a.m.** at the Offices of DR Horton - Jacksonville located at 4220 Race Track Road, St. Johns FL, 32259.

Present and constituting a quorum:

Robert Porter	<b>Board Supervisor, Chairman</b>
Sarah Wicker	<b>Board Supervisor, Vice Chairman</b>
Brad England	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>
Chris Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Kyle Magee	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Jose Portillo	<b>Adkinson Engineering (via speakerphone)</b>
Mikel Denton	<b>Forestar Representative</b>

There were no audience members present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter called the meeting to order at 10:30 a.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on April 5, 2023.**

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved the Minutes of Meeting from the Board of Supervisors' Meeting held on April 5, 2023 for Bridgewater North Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for March, April and May 2023**

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved Operation and Maintenance Expenditures for March 2023 in the amount of \$9,569.85, April 2023 in the amount of \$8,593.70, and May 2023 in the amount of \$13,282.50, for Bridgewater North Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Buchanan mentioned that board members will be required to complete annual ethics training starting next calendar year 2024.
- B. District Engineer
  - 1. Consideration of Stormwater Needs Analysis Report  
Mr. Portillo reviewed the report.

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board accepted the Stormwater Needs Analysis Report and authorized it to be submitted to the county., for Bridgewater North Community Development District.

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- C. Landscape Report
  - 1. Acceptance of BrightView Agreement Renewal  
Ms. Dobbins updated the Board that BrightView's agreement had an option for renewal at the same rate. The Board approved to continue with BrightView's agreement.  
  
Mr. Denton stated he would review with the HOA on if they wanted to handle all irrigation maintenance for the community since the townhouses are included in the system. Mr. Denton also noted he will request the HOA have their areas mowed on Friday so they are completed at the same time as the CDD.
- D. Amenity Manager Report  
Ms. Dobbins stated in Mr. Shiver's report he requested approval to purchase a pool vacuum. Board approved a not to exceed amount of \$3,000.00 for this purchase.
- E. District Manager  
Ms. Dobbins updated the board that the district has 45 registered voters as of April 15<sup>th</sup> per the county's memo.  
  
The Board also approved a pre-authorization with BrightView to handle hurricane clean up, if needed.

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**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2023-2024 Proposed Budget**

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board opened the Public Hearing for Fiscal Year 2023-2024 Proposed Budget, for Bridgewater North Community Development District.

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No audience was present for comment.

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board closed the Public Hearing for Fiscal Year 2023-2024 Proposed Budget, for Bridgewater North Community Development District.

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1. Consideration of Resolution 2023-03, Approving Fiscal Year 2023-2024 Proposed Budget

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board adopted Resolution 2023-03, Approving Fiscal Year 2023-2024 Proposed Budget, for Bridgewater North Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04  
Imposing Special Assessments**

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board adopted Resolution 2023-04, Imposing Special Assessments, for Bridgewater North Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023-2024  
Direct Collect Agreement**

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved the Fiscal Year 2023-2024 Direct Collect Agreement, for Bridgewater North Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05  
Designating Date, Time & Location of  
Fiscal Year 2023-2024 Meetings**

Ms. Dobbins noted this schedule changes the dates and the location of the meeting to the Airport Authority in St. Johns County.

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On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board adopted the Resolution 2023-05 Designating Date, Time & Location of Fiscal Year 2023-2024 Meetings, for Bridgewater North Community Development District.

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**TENTH ORDER OF BUSINESS**

**Supervisor Request and Audience  
Comments**

No audience present.

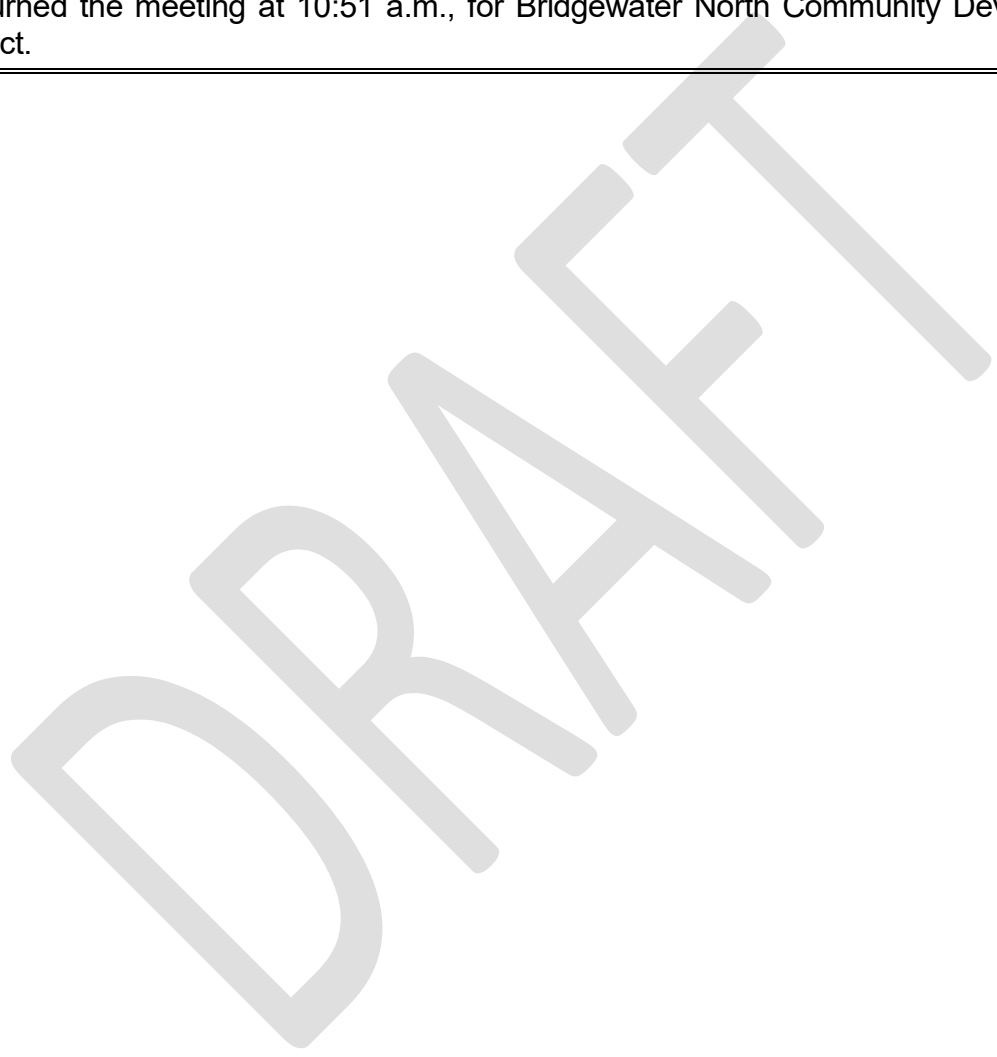
No supervisor comments.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Wicker, seconded by Mr. Teagle, with all in favor, the Board adjourned the meeting at 10:51 a.m., for Bridgewater North Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT

## **Tab 2**

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

## Operation and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,847.43**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

**Bridgewater North Community  
Development District  
Check Register**

**Company Name:** Bridgewater North Community Development District  
**Report Name:** Check Register  
**Created on:** 07/07/2023  
**Location:** 581-001--581 General Fund

<b>Account</b>	<b>Payment date</b>	<b>Vendor name</b>	<b>Document/ check no</b>	<b>Payment Amount</b>
<b>581TRUISTOP</b>				
581TRUISTOP	06/26/2023	Adkinson Engineering, PA	100074	\$ 5,250.00
581TRUISTOP	06/26/2023	BrightView Landscape Services, Inc.	100075	\$ 2,791.00
581TRUISTOP	06/20/2023	Egis Insurance Advisors, LLC	100072	\$ 125.00
581TRUISTOP	06/20/2023	Egis Insurance Advisors, LLC	100073	\$ 7,136.00
581TRUISTOP	06/08/2023	First Coast Contract Maintenance Service, LLC	100068	\$ 589.58
581TRUISTOP	06/16/2023	Florida Power & Light Company	100071	\$ 854.64
581TRUISTOP	06/08/2023	Kutak Rock, LLP	100069	\$ 1,308.00
581TRUISTOP	06/29/2023	Kutak Rock, LLP	100077	\$ 253.50
581TRUISTOP	06/01/2023	Rizzetta & Company, Inc.	100067	\$ 4,300.00
581TRUISTOP	06/26/2023	The Ledger / News Chief/ CA Florida Holdings, LLC	100076	\$ 199.08
581TRUISTOP	06/14/2023	U.S. Bank	100070	\$ 4,040.63
<b>Report Total</b>				<b><u>\$ 26,847.43</u></b>

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

## Operation and Maintenance Expenditures July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,827.56**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

**Bridgewater North  
Community Development  
Check Register**

**Company Name:** Bridgewater North Community Development District  
**Report Name:** Check Register  
**Created on:** 08/01/2023  
**Location:** 581-001--581 General Fund

	<b>Account</b>	<b>Payment date</b>	<b>Vendor name</b>	<b>Document/ check no</b>	<b>Payment Amount</b>
<b>581TRUISTOP</b>					
	581TRUISTOP	07/05/2023	AT&T	ACH	\$ 203.30
	581TRUISTOP	07/07/2023	Bradley England	100079	\$ 200.00
	581TRUISTOP	07/25/2023	BrightView Landscape Services, Inc.	100087	\$ 2,791.00
	581TRUISTOP	07/07/2023	Christopher Williams First Coast Contract Maintenance	100080	\$ 200.00
	581TRUISTOP	07/25/2023	Service, LLC First Coast Contract Maintenance	100088	\$ 5,711.16
	581TRUISTOP	07/31/2023	Service, LLC	100089	\$ 4,395.74
	581TRUISTOP	07/11/2023	Florida Power & Light Company	100084	\$ 856.98
	581TRUISTOP	07/21/2023	Florida Power & Light Company	100085	\$ 1,185.00
	581TRUISTOP	07/21/2023	Innersync Studio, Ltd	100086	\$ 384.38
	581TRUISTOP	07/07/2023	James Teagle	100081	\$ 200.00
	581TRUISTOP	07/03/2023	Rizzetta & Company, Inc.	100078	\$ 4,300.00
	581TRUISTOP	07/07/2023	Robert Porter	100082	\$ 200.00
	581TRUISTOP	07/07/2023	Sarah Wicker	100083	\$ 200.00
	<b>Report Total</b>				<b><u>\$ 20,827.56</u></b>

# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

## Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,507.79**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adkinson Engineering, PA	100092	01622gen	Engineering Services 06/23	\$ 5,250.00
AT&T	ACH	326691639 07/23	Internet Service 07/23	\$ 203.30
First Coast Contract Maintenance Service, LLC	100093	7749	Monthly Services 08/23	\$ 4,685.00
First Coast Contract Maintenance Service, LLC	100093	7877	Reimbursables 07/23	\$ 1,486.93
Florida Power & Light Company	100094	48611-18117 07/23	95 Oarsman Crossing Dr 07/23	\$ 1,407.08
Florida Power & Light Company	100094	67067-72412 07/23	9755 CE Wilson Rd # Area LED 07/23	\$ 856.98
JEA	ACH	7415836553 Deposit	7415836553 Deposit	\$ 520.00
Kutak Rock, LLP	100091	3254288	Legal Services 06/23	\$ 798.50
Rizzetta & Company, Inc.	100090	INV0000082253	District Management Fees 08/23	\$ <u>4,300.00</u>
<b>Report Total</b>				<b>\$ <u>19,507.79</u></b>



# BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

## Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,081.89**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20230905-1	326691639 08/23	Internet Service 08/23	\$ 203.30
Bridgewater North CDD		ACH	Debit Card Replenishment 09/23	\$ 860.80
BrightView Landscape Services, Inc.	100096	8555609	Irrigation Repair 08/23	\$ 883.36
BrightView Landscape Services, Inc.	100100	8578971	Landscape Maintenance 08/23	\$ 2,791.00
Egis Insurance Advisors, LLC	100103	19816	General Liability/Property/POL Insurance 10/01/23 - 10/01/24	\$ 43,637.00
First Coast Contract Maintenance Service, LLC	100101	7855	Monthly Services 09/23	\$ 4,685.00
First Coast Contract Maintenance Service, LLC	100104	7909	Reimbursables 08/23	\$ 1,181.10
Florida Power & Light Company	100098	67067-72412 08/23	9755 CE Wilson Rd # Area LED 08/23	\$ 856.98
Florida Power & Light Company	100099	48611-18117 08/23	95 Oarsman Crossing Dr 08/23	\$ 1,311.95
JEA	100102	7415836553	Electric, Sewer, and Irrigation Services 08/23	\$ 271.40
Rizzetta & Company, Inc.	100095	INV0000083237	District Management Fees 09/23	\$ 4,300.00
The Lake Doctors, Inc.	100097	1763346	Water Management - Monthly 03/23	\$ 300.00
The Lake Doctors, Inc.	100097	1763347	Water Management - Monthly 04/23	\$ 300.00

# Bridgewater North Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	100097	1763356	Aeration - Quarterly 03/23	\$ 200.00
The Lake Doctors, Inc.	100097	1768531	Water Management - Monthly 05/23	\$ 300.00
The Lake Doctors, Inc.	100097	1778425	Water Management - Monthly 06/23	\$ 300.00
The Lake Doctors, Inc.	100097	1778426	Aeration - Quarterly 06/23	\$ 200.00
The Lake Doctors, Inc.	100097	1803437	Water Management - Monthly 07/23	\$ 300.00
The Lake Doctors, Inc.	100105	1837388	Aeration - Quarterly 09/23	\$ 200.00
<b>Report Total</b>				<b><u>\$ 63,081.89</u></b>

## **Tab 3**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Bridgewater North Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2021-01; and

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

Section 1.     Scott Brizendine is appointed Secretary

Section 2.     This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF OCTOBER 2023.**

**BRIDGEWATER NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

# Tab 4



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

August 21, 2023

Bridgewater North Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Bridgewater North Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$10,195,000 Bridgewater North Community Development District Capital Improvement Revenue Bonds, Series 2022

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending March 9, 2023, March 9, 2024, and March 9, 2025, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.



**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Bridgewater North Community Development  
District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

# **Tab 5**

## Service Communication Report

Property Name: Bridgewater

Date: 9/25/2023

The following landscape maintenance services were performed on your property today.  
 If you have any questions about your service please call us at:

**Grounds Maintenance Customer Service (904)-292-0716**

Turf		Landscape Beds		Fertilization		Pest Control	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Turf	Trees
Edging	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curbs	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beds	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Shrubs	Fire Ants
Line Trim	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
		Palms	<input type="checkbox"/>				
		Pruning	<input type="checkbox"/>				
Irrigation		Planting		Clean Up		Other Services Performed	
Inspect	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>		
Adjust	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Leaves &	<input type="checkbox"/>		
Repair	<input type="checkbox"/>	Mulch	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>		

**Comments, Areas Which Require Special Attention Or Work:**

mow, edge concrete, line trim, and blow off all common areas.

**\*\*If you have any concerns please let me know and we will schedule to get it done.  
hand pulled weeds from flower beds.**

Service Provided By: 



# Tab 6

**SECOND ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL DISTRICT SERVICES**

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This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2023 (the “**Effective Date**”), by and between **Bridgewater North Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated May 26, 2021 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_  
PRINTED NAME: William J. Rizzetta  
TITLE: President  
DATE: \_\_\_\_\_

**BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: Chairman/Vice Chairman  
DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors  
  
\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$1,929.42	\$23,153
Administrative:	\$385.92	\$4,631
Accounting:	\$1,764.00	\$21,168
Financial & Revenue Collections:	\$330.75	\$3,969
Assessment Roll <sup>(1)</sup>		\$5,513
<b>Total Standard On-Going Services:</b>	<b>\$4,410.08</b>	<b>\$58,434</b>

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.



<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

# **Tab 7**

## Proposal for Extra Work at Bridgewater North CDD

Property Name	Bridgewater North CDD	Contact	Lesley Gallagher
Property Address	1601 CR 210 Jacksonville, FL 32259	To Billing Address	Bridgewater North CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Bridgewater North CDD: 4x service agreement including 1x suction line Cleaning on 2 separate pumps  
Project Description      4x service agreement including 1x suction line cleaning on 2 separate pumps

### Scope of Work

Exhibit A

Scope of Work and Service Fees

Scope of Work

1. General pump station cleaning Exterior/Interior Pressure Wash/Vacuum/Air Hose
2. Inspect hydraulic connections and check for proper torque
3. Lubricate centrifugal pump bearings and inspect pump shaft seal for wear / leaks
4. Inspect cooling fans, heaters and pressure transducers/gauges and clean air filters
5. Inspect / torque electrical connections on pump controls
6. Test-run pump system to ensure proper operations from min. to max. flows
7. Confirm Variable Frequency Drive (VFD) parameters and tune and upgrade firmware as required
8. Dismantle and Pressure Wash and Inspect Auto-Flush Screen or Disc Filter Systems
9. Inspect pump intake/discharge system, cleaning intake screen as needed (Additional Charge)
10. Any separate irrigation controller costs or associated fees are not included in the Scope of Work.

Notes:

1. Scope of work is limited to above inspection of the pump system and warranty repairs
2. Additional repairs identified during each inspection must be authorized by customer at time of visit
3. will document each inspection with a completed maintenance report
4. is not responsible for electrical surge or existing damage caused by neglect
5. Preventive Maintenance intervals shall be adjusted based on changes in site conditions
6. not responsible for water source quality (i.e. debris, pH, staining and etc.)
7. Initial visit will occur within 1- 2 weeks of EFFECTIVE DATE shown on page 1 (July 10, 2023)
8. will respond within 36 hrs.(week days) to service requests outside of this agreement
9. Suggested Interval for service is every (3) months or (4) times per year for first year with the additional intake cleaning every (12) months or (1) time per year- or as needed
1. EFFECTIVE DATE OF SERVICE. Services under this Agreement shall begin on the Effective Date and shall continue during the Service Term specified above unless sooner terminated as provided herein.

#### 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

## Proposal for Extra Work at Bridgewater North CDD

### 2. MAINTENANCE AND REPAIR SERVICES.

- a. During the Service Term, Seller hereby agrees to provide Customer with Seller's services (the "Services") for the Pump described in "Scope of Work" on Exhibit A.
- b. Seller will provide the Services in accordance with generally accepted industry standards using personnel trained in the maintenance and repair of the Pump.
- c. Seller will bear the cost of labor for Services performed in repairing and maintaining the Pump in good operating condition, subject explicitly to Section 7 (Limitation of Liability) of this Agreement.
- d. Customer shall be responsible for all costs associated with any Pump parts or components needed to perform repair or maintenance as part of the Services.

3. CUSTOMER RESPONSIBILITIES. Customer shall operate the Pump strictly in the manner prescribed by the manufacturer and Seller, and Customer will not alter or permit any alteration of the Pump or systems associated with the Pump without the prior written consent of the Seller. Seller shall be under no obligation to furnish the Services if:

- a. Customer fails to install or operate the Pump in accordance with Seller and the manufacturer's recommendations and instructions;
- b. adjustment, repair or parts replacement is required because of operator-caused error or misuse of the Pump;
- c. the Pump is maintained or repaired (or if attempts to repair or service the Pump are made) by anyone other than authorized Seller personnel, without the prior approval of Seller;
- d. the Pump is removed or moved from the location of initial installation or reinstalled without the prior approval of Seller; or
- e. Customer breaches any other provision or obligation under this Agreement.

### 4. CHARGES.

- a. The "Service Fees" indicated in Exhibit A shall be applicable to Seller's performance of the Services. If Seller performs any services outside of the scope of the Services, additional charges may apply.
- b. Seller agrees to not increase its Service Fees through first twelve (12) months of the Service Term. After such period, Seller may adjust Service Fees on thirty (30) days prior written notice to Customer.
- c. The following fees and charges are not included in the Service Fees:
  - i. Parts or components of the Pump;
  - ii. Furnishing other expendables and supplies;
  - iii. Labor and other expenses for maintenance and repair not attributable to normal wear and tear;
  - iv. Labor, repair or replacement of the Pump for those conditions, failures and performance-affecting events not part of Seller's normal duties to repair and maintain the Pump;
  - v. Service provided at Customer's request outside the scope of the Services;
  - vi. Service required because of inadequate facilities on-site (dumpster, portable restrooms, etc.) or by the failure of equipment or systems other than the Pump;
  - vii. Failure in auxiliary equipment or batteries.
- d. Any taxes imposed with respect to this Agreement or the Services provided hereunder shall be borne by to Customer.
- e. Service Fees shall be payable in advance and will be billed quarterly. Additional amounts payable hereunder shall be due within thirty (30) days of invoice date. Seller may suspend service or declare the Agreement in default if any payment for charges is not made when due.
- f. Seller reserves the right to charge interest on overdue accounts at the rate of eighteen percent (18%) per annum or the maximum lawful rate, whichever is lower.

5. END OF TERM; TERMINATION. The Service Term shall end on the last day of the Service Term unless an extension is mutually agreed to by the parties. Seller shall have the right, within its sole discretion, to demand adequate assurance of performance or immediately terminate this Agreement by notice in writing to Customer in the event of (a) Customer's failure to pay amounts due or

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

## Proposal for Extra Work at Bridgewater North CDD

to cure any other default hereunder within fifteen (15) days after written notice to Customer, (b) the filing of any bankruptcy or insolvency petition by or against Customer, (c) an admission by Customer of its inability to pay its debts as they mature, (d) any other default by Customer under this Agreement. In no event may Customer terminate this Agreement prior to the expiration of the Service Term.

6. MODIFICATIONS TO PUMP. Seller reserves the right to terminate this Agreement if Customer alters the Pump in any way or adds attachments thereto or performs moves, adds, or changes without prior written approval of Seller. Any modifications to the Pump shall be at Customer's own risk.

7. LIMITATION OF LIABILITY; INDEMNIFICATION. IN NO EVENT WILL SELLER BE LIABLE TO OR THROUGH CUSTOMER FOR INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES, NOTWITHSTANDING THEIR FORESEEABILITY OR DISCLOSURE BY CUSTOMER TO SELLER. SELLER'S SOLE LIABILITY HEREUNDER SHALL BE LIMITED TO THE COSTS ASSOCIATED WITH THE PERFORMANCE OF THE SERVICES, AND/OR THE COST OF MATERIALS SUCH AS REPLACEMENT PARTS PROVIDED. Seller shall not be responsible for failure to provide the Services hereunder: (1) at locations deemed hazardous to the health or safety of Seller's employees or representatives or (ii) where such failure results from causes beyond the reasonable control of Seller, including but not limited to action or inaction of the Customer, acts of God, acts of government, strikes or labor disputes, failure of transportation, fire, flood or other casualty, and failure of subcontractors or suppliers. No recovery of any kind against Seller or its agents for breach of this Agreement shall be greater in amount than the cost of the Services rendered and/or material provided. Notwithstanding anything in this Agreement to the contrary, Seller or its agents shall have no liability under this Agreement for damages arising from

manufacturing, design or installation defects of the Pump or unauthorized use of the Pump. In no event shall Seller be liable to customer for any damages arising from or related to failure or interruption of the Pump. Customer agrees that it will defend, indemnify and hold harmless Seller (and its affiliates) against any and all claims, liabilities, damages, or causes of action hereafter brought or asserted by any person or entity arising out of or related to the Services or this Agreement.

8. NO WARRANTY. Except as specifically set forth or referenced in this Agreement, there are no representations, warranties, or conditions of either party to this Agreement, express, implied, statutory or otherwise, regarding any matter, including any implied warranties or conditions of quality, workmanship, safety, legal compliance or fitness for a particular purpose.

9. MISCELLANEOUS.

a. ASSIGNMENT. Neither this Agreement nor the obligations arising hereunder may be assigned by Customer or Seller without the prior written consent of the other party. Any prohibited assignment shall be null and void.

b. GOVERNING LAW. The Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without giving effect to the principles of conflict of laws. Jurisdiction and venue shall be appropriate in the Superior Court of Fulton County, Georgia or the United States District Court for the Northern District of Georgia. Failure of either party to enforce any right(s) hereunder shall not constitute a waiver of such right(s).

c. ENTIRE AGREEMENT. Customer, having carefully read all the provisions of this Agreement, acknowledges receipt of a copy of this Agreement these terms are the final expression of this Agreement of the parties related to the subject matter hereof, and the complete and exclusive statement of the terms agreed upon. All prior agreements and understandings being merged herein, and that there are no representations, warranties or stipulations, either oral or written, not herein contained.

d. MODIFICATION. This Agreement may be modified or amended only by writing appropriately identified as a modification or amendment hereof and duly executed by both parties. If a purchase order or similar instrument is issued by Customer, such instrument shall be considered to be for Customer's internal use only and any provisions contained therein shall be inapplicable as the Agreement is the controlling document defining terms and conditions for maintenance and repair services.

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Pump #1 Normal Service 3x year</b>			<b>Subtotal</b>	<b>\$2,604.00</b>
3.00	LUMP SUM	Normal service	\$868.00	\$2,604.00
<b>Pump #1 Normal service including suction line cleaning</b>			<b>Subtotal</b>	<b>\$1,358.00</b>
1.00	LUMP SUM	Normal service	\$868.00	\$868.00
1.00	LUMP SUM	Suction Line cleaning	\$490.00	\$490.00
<b>Pump #2 Normal service 3x year</b>			<b>Subtotal</b>	<b>\$2,604.00</b>
3.00	LUMP SUM	Normal service	\$868.00	\$2,604.00
<b>Pump #2 Normal service including suction line cleaning</b>			<b>Subtotal</b>	<b>\$1,358.00</b>
1.00	LUMP SUM	Normal service	\$868.00	\$868.00
1.00	LUMP SUM	Suction line cleaning	\$490.00	\$490.00

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

## Proposal for Extra Work at Bridgewater North CDD

For internal use only

**SO#** 8163446  
**JOB#** 346100566  
**Service Line** 150

**Total Price** \$7,924.00

**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 Arboriculture) 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

*Sarah Wicker* Vice Chairman  
 Signature Title **Property Manager**  
*Sarah Wicker*  
 Printed Name Date **August 17, 2023**  
~~Lois Gallagher~~

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

Signature Title **Specialist, Production**  
**Daniel Bauman** **August 17, 2023**  
 Printed Name Date

Job #: 346100566  
 SO #: 8163446 Proposed Price: \$7,924.00



# Tab 8



ADDENDUM 'A' TO MASTER AGREEMENT  
FOR ADDITIONAL SERVICES  
BETWEEN BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT AND  
BRIGHTVIEW LANDSCAPE SERVICES INC.

**Re: Maintenance Addendum to add portion of Phase 2 Maintenance**

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 October 1, 2023.

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: addendum to add landscape maintenance services for portion of phase 2 to current contract**

Date added	Additional Service	Cost per Month	Cost per Year
	Base Maintenance Services	\$ 811.00	\$9,732.00
	Monthly Irrigation Inspections	\$ 113.00	\$1,356.00
	Agronomics (fertilization, herbicide, IPM)	\$ 139.00	\$1,668.00
	<b>Subtotal</b>	<b>\$1,063.00</b>	<b>\$12,756.00</b>

Agreed:

Client

By: *Andrew W. Miller*

Title: *Vice Chairperson*

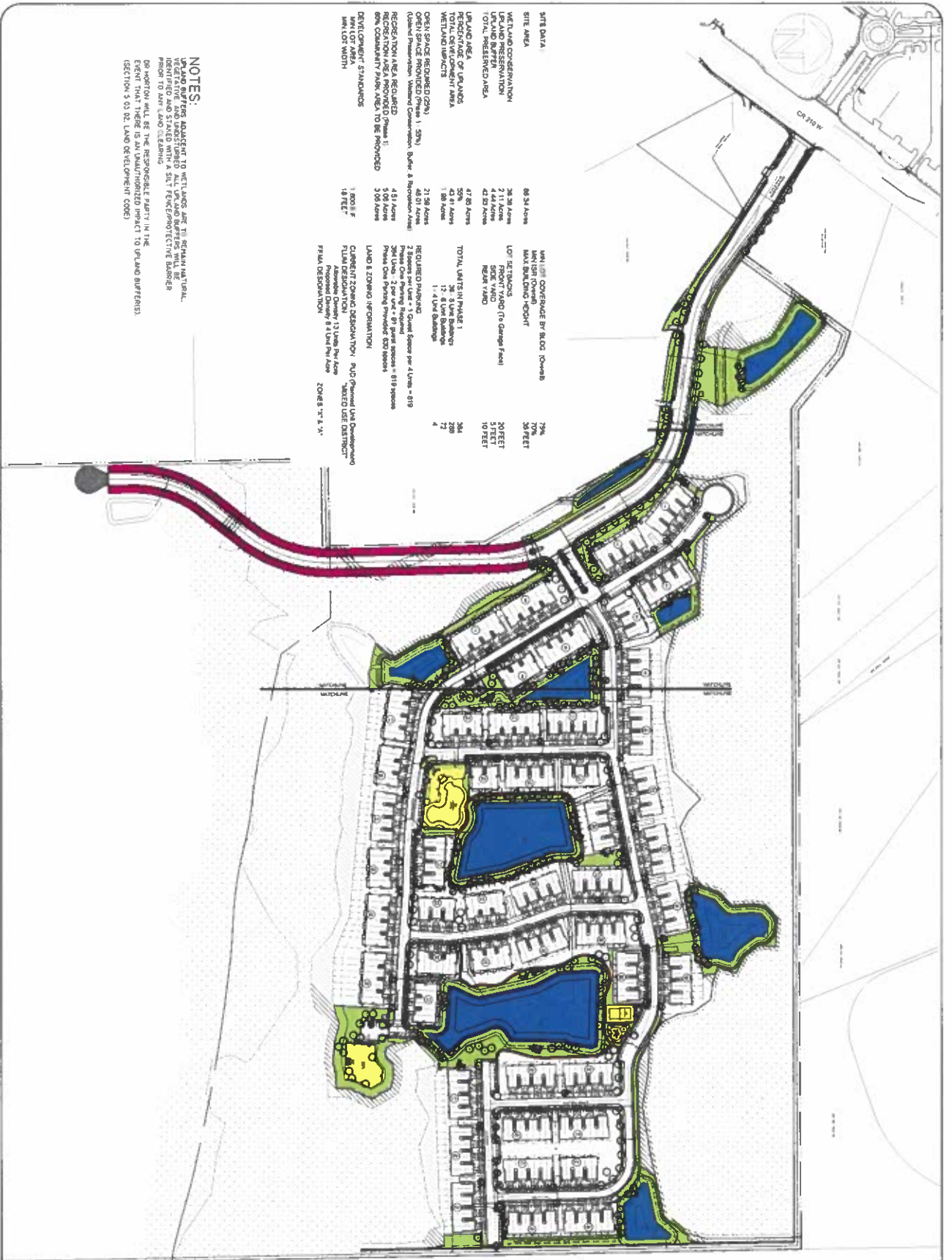
Date: *9/15/2023*

BrightView

By: *John H. Beck*

Title: *VPGM*

Date: *9/20/23*



**NOTES:**  
 1. WETLANDS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL.  
 2. IDENTIFIED AND STAKED WITH A SURVEY FENCE PROTECTIVE BUFFER PRIOR TO ANY LAND CLEARING.  
 3. DEVELOPMENT SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO WETLANDS (SECTION 5 03 02 LAND DEVELOPMENT CODE)

	<b>JANET O. WHITMILL, R.L.A., INC.</b> LANDSCAPE ARCHITECTURE • PLANNING 175 S.W. 25TH AVENUE, SUITE 200 • MIAMI, FL 33135 PHONE: 305.441.1111 • FAX: 305.441.1112																						
	BRIDGEWATER NEW DEVELOPMENT ST. JOHNS COUNTY, FLORIDA																						
MASTER LANDSCAPE PLAN	02.05.2020	1:120																					
<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> <tr> <td>2</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> <tr> <td>3</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> <tr> <td>4</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> <tr> <td>5</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> <tr> <td>6</td> <td>02.05.2020</td> <td>FINAL DRC COMMENTS</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	02.05.2020	FINAL DRC COMMENTS	2	02.05.2020	FINAL DRC COMMENTS	3	02.05.2020	FINAL DRC COMMENTS	4	02.05.2020	FINAL DRC COMMENTS	5	02.05.2020	FINAL DRC COMMENTS	6	02.05.2020	FINAL DRC COMMENTS	JOB NO: 19619 Designer: DHM Checker: JOW	1:120
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## **Tab 9**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Bridgewater North Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Bridgewater North Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123798**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,010,439
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$12,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$38,074**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only



X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

**Bridgewater North Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123798**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$38,074
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,059
Public Officials and Employment Practices Liability	\$2,504
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$43,637</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Annual Premium: \$5,000



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Bridgewater North Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: RS Porter  
Signature

Robert (Bob) Porter  
Print Name

Witness By: [Signature]  
Signature

Melissa Dobbins  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

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



PROPERTY VALUATION AUTHORIZATION

Bridgewater North Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- [x] Building and Content TIV \$3,010,439 As per schedule attached
[x] Inland Marine \$12,000 As per schedule attached
[ ] Auto Physical Damage Not Included

Signature: [Handwritten Signature] Date: 9-21-23

Name: Robert (Bob) Porter

Title: Chairman



**Bridgewater North Community Development District**

Policy No.: 100123798  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Ph. 1 Secondary Entry		2022	10/01/2023	\$55,206		\$55,206
	Moon Bay Pkwy and Talulla Trail		Non combustible	10/01/2024			
	St. Augustine FL 32095						
2	Ph. 1 Tan 6' Vinyle Fence 320'		2022	10/01/2023	\$13,376		\$13,376
	Adjacent to Moon Bay Pkwy		Non combustible	10/01/2024			
	St. Augustine FL 32095						
3	Mailbox Clusters		2023	10/01/2023	\$92,725		\$92,725
	Pasadena Drive		Non combustible	10/01/2024			
	St. Augustine FL 32095						
4	Ph. 1 Tot Lot		2023	10/01/2023	\$37,150		\$37,150
	Ph. 1 Tot Lot		Non combustible	10/01/2024			
	St. Augustine FL 32095						
5	Ph. 1 Tot Lot Fence		2023	10/01/2023	\$8,930		\$8,930
	Talulla Trail		Non combustible	10/01/2024			
	St. Augustine FL 32095						
6	Dog Park Shade Structure		2023	10/01/2023	\$13,395		\$13,395
	Pasadena Drive		Non combustible	10/01/2024			
	St. Augustine FL 32095						
7	Dog Park Fence		2023	10/01/2023	\$11,520		\$11,520
	Pasadena Drive		Non combustible	10/01/2024			
	St. Augustine FL 32095						

Sign: \_\_\_\_\_

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

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



**Bridgewater North Community Development District**

Policy No.: 100123798  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced			Roof Yr Blt
8	Dog Park Benches and Trash / Waste Station		2023	10/01/2023	\$10,544		\$10,544
	Pasadena Drive St. Augustine FL 32095		Property in the Open	10/01/2024			
9	Ph. 1A Irrigation Pumps		2023	10/01/2023	\$30,614		\$30,614
	Talulla Trail St. Augustine FL 32095		Pump / lift station	10/01/2024			
10	Amenity Pool and Gym		2023	10/01/2023	\$2,049,629		\$2,088,012
	Pasadena Drive St. Augustine FL 32095			10/01/2024	\$38,383		
11	CR 210 Entry Monument		2023	10/01/2023	\$359,194		\$359,194
	CR 210 & Moon Bay Pkwy St. Augustine FL 32095			10/01/2024			
12	Ph. 1 Volley Ball Court		2023	10/01/2023	\$9,180		\$9,180
	Talulla Trail St. Augustine FL 32095			10/01/2024			
13	Ph. 1 Second Irrigation Pump		2023	10/01/2023	\$30,614		\$30,614
	Vero Dr (close to pond) St. Augustine FL 32095			10/01/2024			
14	Ph. 2 Irrigation Pump		2023	10/01/2023	\$27,850		\$27,850
	Seaport Breeze Rd (close to pond) St. Augustine FL 32095			10/01/2024			

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_





**Bridgewater North Community Development District**

Policy No.: 100123798  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Ph. 2 Mailboxes		2023	10/01/2023	\$157,034			\$157,034
	Tidal Beach Ave St. Augustine FL 32095		Non combustible	10/01/2024				
16	Ph. 2 Secondary Entry		2023	10/01/2023	\$65,095			\$65,095
	Summer Sand Ct/Seaport Breeze Rd St. Augustine FL 320+5		Non combustible	10/01/2024				
<b>Total:</b>					Building Value	Contents Value	Insured Value	
					\$2,972,056	\$38,383	\$3,010,439	

Sign: \_\_\_\_\_

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

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



Inland Marine Schedule

***Bridgewater North Community Development District***

**Policy No.:** 100123798  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date	Value	Deductible
				Term Date		
1	Pond Fountains: Two 5hp valued at \$6K each		Other inland marine	10/01/2023	\$12,000	\$1,000
				10/01/2024		
				<b>Total</b>	<b>\$12,000</b>	

Sign: \_\_\_\_\_

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

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