

**BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, June 17, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair
Ron Domingue	Assistant Secretary
Chad Tinetti	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	(via phone)
Katie Harmer	Berman	
Samantha Sharenow	Berman	(via phone)
DJ Batten	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. He noted there were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
May 20, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the May 20, 2025, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the May 20, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Ratification of Promissory Note for LN
Parcel 18A – Roadway Tracts with
Lake Nona Land Company, LLC**

Ms. Mackie gave an overview of both promissory notes and stated these were related to the District's acquisition of real property following the Board's previous approval. These notes have been executed by

the Chair and need ratification.

Dr. Levey noted that the Lake Nona Land Company, LLC Promissory Note is for \$14,700.00, and the Lake Nona West Retail Center, LLC Promissory Note is for \$ 20,550.00.

FIFTH ORDER OF BUSINESS

**Ratification of Promissory Note for LN
Parcel 18A – Roadway Tracts with LN
West Retail Center, LLC**

On motion by Mr. Tinetti, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Promissory Notes for LN Parcel 18A – Roadway Tracts with Lake Nona Land Company, LLC and for LN Parcel 18A – Roadway Tracts with LN West Retail Center, LLC.

SIXTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
May 2025 in an amount totaling
\$40,340.89**

Dr. Levey stated these have been approved and need ratification.

On motion by Mr. Domingue, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in May 2025 in an amount totaling \$40,340.89.

SEVENTH ORDER OF BUSINESS

**Ratification of Requisition Nos. 482 –
483 Paid in May 2025 in an amount
totaling \$15,218.30**

Dr. Levey stated these have been approved and need ratification.

On motion by Mr. Tinetti, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 482 – 483 Paid in May 2025 in an amount totaling \$15,218.30.

EIGHTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Ms. Harmer gave an overview of the Work Authorization from Berman for the BCID bridge lighting change out in an amount not-to-exceed \$17,400.00.

There was brief discussion regarding the number of lights and price per light. It was noted the issue is related to the bulbs and each fixture has four bulbs. The Board requested a price to change out every bulb and to know how long each bulb lasts.

This item was tabled until the next meeting.

NINTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

Ms. Walden noted the financials are updated through May. The District has spent approximately 40% of the adopted budget.

There was brief discussion regarding the costs of the shuttle vehicles. Ms. Lane gave clarification and noted the difference in expenses vs. received is related to the waiting period for the Developer's payment.

No action was required.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is on Tuesday, July 15, 2025.

Ms. Walden gave an update on the IQ Controller renewals and noted there was sales tax and a credit card fee that were not included in the originally estimated cost. This brought the total cost to \$2,192.35.

District Engineer – Mr. Newton gave an update on construction. He noted that there will be activity starting at Veterans Way and Lake Nona Blvd. as everything has been permitted and the Contractor has started meeting with their subcontractors to get the project moving forward.

Landscape Supervisor – Mr. Batten noted there have been some mainline breaks and extra irrigation needed due to water being shut off for construction. This has caused an increase in the water bill.

Dr. Levey recommended contacting OUC to request credits/adjustments for the mainline breaks.

Ms. Lane gave an overview of the timing for the billing process as it related to the water bills.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

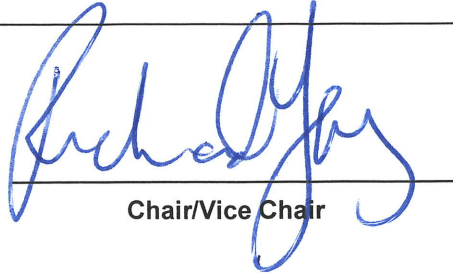
TWELFTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Tinetti, with all in favor, the June 17, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair