

**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, July 15, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair
Damon Ventura	Vice Chair
Ron Domingue	Assistant Secretary
Chad Tinetti	Assistant Secretary
Thad Czapka	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Blake Firth	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgar Morales	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  
June 17, 2025, Board of Supervisors'  
Meeting**

The Board reviewed the minutes of the June 17, 2025, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the June 17, 2025, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
May 20, 2025, RFP Meeting to Open  
Responses for Landscape and  
Irrigation Maintenance Services**

The Board reviewed the minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-06, Designating a Qualified Public Depository**

Ms. Walden noted that the District currently uses City National Bank. However, District Staff is recommending switching to Valley Bank. Ms. Walden reviewed the interest rates and fees for both banks and noted that Valley Bank offers 4% interest with no fees, which is the better option.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-06, Designating a Qualified Public Depository with Valley Bank.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Responses Received in Response to Request for Qualifications for Construction Services**

#### **a) Construction Committee Recommendation Regarding Prequalification**

Mr. Newton explained that the District received 13 responses to the Request for Qualifications for Construction Services, and the Construction Committee found them all to be qualified.

There was brief discussion regarding the proposers.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Construction Committee Recommendation to list all 13 Proposers, which include Carr & Collier, Inc., Cathcart Construction Company, Garney Companies, Inc., Gibbs and Register, Granite Construction Company, Hubbard Construction Company, JMHC, Inc., Jon M Hall Company, Jr. Davis Construction Company, Inc., Prime Construction Group, Inc., Southern Development & Construction, The Middlesex Corporation and Watson Civil Construction, Inc., as Pre-Qualified Contractors..

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Award of Landscape and Irrigation Maintenance Services –**

**Lake Nona Boulevard South and  
Roadways  
a) Construction Committee  
Recommendation**

Ms. Walden explained the District received eight bids in response to the Landscape and Irrigation Maintenance Services RFP. District staff and the Construction Committee reviewed the proposals and ranked them based on the evaluation criteria. She did note that ULS and Duval were disqualified as they did not provide the required bid bond. The Committee recommends moving forward with the highest ranked proposer for each section.

The Committee ranked the proposers the following:

Section 1 – Cepra as #1, Helping Hand as #2, Prince & Sons as #3, Juniper as #4, LS Workshop as #5, and Yellowstone as #6.

Section 2 – Prince & Sons as #1, Cepra as #2, Juniper as #3, Helping Hand and LS Workshop as #4, and Yellowstone as #6.

Ms. Walden noted that she reached out to Prince & Sons, and they confirmed their pricing was accurate. Discussion ensued.

On motion by Mr. Tinetti, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the recommended rankings from the Construction Committee for each Section for Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways and for District staff to finalize an Agreement with the #1 proposer for each of the two Sections.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures Paid in  
June 2025 in an amount totaling  
\$199,884.34**

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

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$199,884.34.

**NINTH ORDER OF BUSINESS**

**Ratification of Requisition Nos. 484 –  
485 Paid in June 2025 in an amount  
totaling \$842.76**

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

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Requisition Nos. 484-485 Paid in June 2025 in an amount totaling \$842.76.

#### **TENTH ORDER OF BUSINESS**

#### **Recommendation of Work Authorizations/Proposed Services**

Ms. Walden noted there are two Work Authorizations.

The first Work Authorization is from McIntosh Associates for Lake Nona South Lift Station No. 9 in the amount of \$3,500.00.

Mr. Newton gave an overview and noted this is a plan modification from a crane to a monorail for the pump removal system.

On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$3,500.00 for Lake Nona South Lift Station No. 9 with McIntosh Associates.

Ms. Walden reviewed the Work Authorization from Cepra for the 4" mainline repair in the amount of \$700.00.

There was brief discussion regarding the location and process of the repair.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$700.00, for the 4" Mainline Repair with Cepra.

#### **ELEVENTH ORDER OF BUSINESS**

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

Ms. Walden noted the financials are updated through June. The District has spent approximately 54% of the adopted budget.

Discussion ensued regarding irrigation repairs, controller costs, and the controller equipment. It was noted this is an old system and will need gradual upgrading.

No action was required.

#### **TWELFTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel –

No report.

<u>District Manager</u> –	Ms. Walden noted that the next meeting is on Tuesday, August 19, 2025.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Mr. Tinetti stated there is a stone planter damaged on the bridge going northbound and a construction sign down on Lake Nona Boulevard before the bridge. Berman is working on proposals for both items.

Mr. Tinetti stated the curb grass is still missing on Nemours Parkway where there was a utility line break. Mr. Batten replied that Cepra will be providing a proposal to replace the grass.

Mr. Tinetti stated there is a sign that is down on Lake Nona Town Center Loop Road. Mr. Batten replied that there are two signs that were hit, and a proposal is being prepared to bring back to the Board.

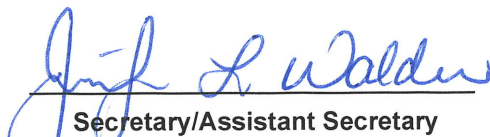
There were no other Supervisor requests at this time.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Adjournment**

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Tinetti, with all in favor, the July 15, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair