

**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, August 19, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair	(via phone)
Damon Ventura	Vice Chair	
Ron Domingue	Assistant Secretary	
Thad Czapka	Assistant Secretary	

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Blake Firth	PFM	(via phone)
Amanda Lane	PFM	
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Carlos Negron	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgar Morales	Berman	
Katie Harmer	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Drew Dawson	Tavistock	(joined at 3:06 p.m.)

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
July 15, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the July 15, 2025, Board of Supervisors' Meeting.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the July 15, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026

Ms. Walden stated the recommendation for the Board of Supervisors' Meeting schedule is to keep the third Tuesday of every month, except for March which would be the second Tuesday of the month due to Spring Break, at 3:00 p.m. at the same location. The recommendation for the Construction Committee Meeting schedule is to keep the second Thursday of the month at 3:30 p.m. at the same location.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026, setting the Board of Supervisors' Meetings for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 3:00 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 and the Construction Committee Meetings for the second Thursday of each month at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

FIFTH ORDER OF BUSINESS

Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways

Ms. Walden noted that Prince & Sons has withdrawn their bid. They were under the impression that they would receive all the sections if awarded the work. The recommendation is to move forward with the second highest ranked bidder for Section #2, which is Cepra. She noted that Section #1 was already awarded to Cepra.

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 Award of Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways Section #2 to the second highest ranked bidder, Cepra.

Ms. Mackie noted that the Board can draw on the Prince & Sons' bid bond if they so choose and gave an overview of that process. The Board discussed and agreed to not pursue the bid bond.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget a) Public Comments and Testimony b) Board Comments c) Consideration of Resolution 2025- 08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District opened the public hearing.

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

Ms. Walden gave an overview of the budget exhibit, assessments and resolution. It was noted that the budget is the same overall budget that was reviewed in May and assessments have not changed.

There were no public or Board comments at this time.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District closed the public hearing.

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 2025-08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection

Ms. Walden noted this is to impose the assessments for the budget that was just approved.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Walden noted this is an annual statutory requirement. The goals and objectives have not changed from last year and they are listed as an exhibit. She added that these are all items that the District currently does.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-10, Adopting Goals, Objectives, and Performance Measures and Standards.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in

**July 2025 in an amount totaling
\$256,284.92**

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

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$256,284.92.

TENTH ORDER OF BUSINESS

**Ratification of Requisition Nos. 486 –
490 Paid in July 2025 in an amount
totaling \$16,120.68**

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

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Requisition Nos. 486 – 490 Paid in July 2025 in an amount totaling \$16,120.68.

ELEVENTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Ms. Walden noted there are nine Work Authorizations.

The first Work Authorization is from Berman for bridge lighting change out in the amount of \$15,660.00. This is for 58 lights, and it was noted they are completely out.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$15,660.00 for BCID Bridge Lighting Change Out with Berman.

The second Work Authorization is from Berman for the divided sign replacement in the amount of \$1,125.92. It was noted this is for a new sign and this should be the City's responsibility. However, the City will take a long time to replace. It was noted the pole is the most expensive piece of the services.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$1,125.92 for the Divided Sign Replacement with Berman.

The third Work Authorization is from Berman for the flower bed repair in the amount of \$1,776.00. It was noted this was hit by a vehicle.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$1,776.00 for the Flower Bed Repair with Berman.

The fourth Work Authorization is from Cepra for new plant material in the amount of \$6,250.00. It was noted this has been looked at previously and is an enhancement to get rid of some of the declining rose beds. Mr. Stafford requested switching out the arborcolas for a different shrub.

On motion by Mr. Domingue, 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 \$6,250.00 for the New Plant Material with Cepra.

The fifth Work Authorization is from Cepra for old rose bed removal and installation of Farfugium in the middle island rose bed across from Pixon in the amount of \$17,650.00.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$17,650.00 for Old Rose Bed Removal and Installation of Farfugium with Cepra.

The sixth Work Authorization is from Cepra for new plant material by Helios in the amount of \$1,500.00.

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 \$1,500.00 for the New Plant Material by Helios with Cepra.

The seventh Work Authorization is from Cepra for repairing landscape damages on Nemours Parkway in the amount of \$3,247.00.

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 \$3,247.00 for Repairing Landscape Damages on Nemours Parkway with Cepra.

The eighth Work Authorization is from Cepra to remove and replace damaged Confederate Jasmine at the corner of Nemours Parkway and Lake Nona Boulevard in the amount of \$6,919.00.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$6,919.00 for the Removal and Replacement of Damaged Confederate Jasmine with Cepra.

The ninth Work Authorization is with Cepra for sod replacement in the amount of \$6,750.00.

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 \$6,750.00 for the Sod Replacement with Cepra.

TWELFTH ORDER OF BUSINESS

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

Ms. Walden noted the financials are updated through July. The District has spent approximately 59% of the adopted budget. She noted the District has spent a large amount of contingency on the trail. As such, a line item for the trail has been created in the Fiscal Year 2026 budget. No action was required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is on Tuesday, September 16, 2025. Ms. Walden noted the Developer would like for the Board to rescind their approval of Resolution 2025-06, Designating a Public Depository with Valley Bank. The Developer would like to stay with City National Bank, who is offering 3.9% interest, and is working on waiving the current fees.

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

District Engineer – Mr. Newton gave an update regarding the signal installation at the intersection at Laureate Boulevard and Veterans Way. The traffic is going to be reduced to one lane in each direction until the signal is functional. It was noted the signal is probably eight months from being completed.

Landscape Supervisor – It was noted the tree trimming is $\frac{3}{4}$ of the way completed. There was a request to have the magnolias trimmed around the stop sign on Nemours, when heading east.

Irrigation Supervisor – No report.

Construction Supervisor – Lake Nona Boulevard West Lift Station progress is moving forward as planned.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

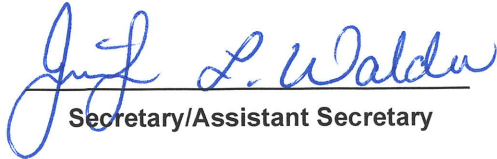
There were no other Supervisor requests at this time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the August 19, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair