

**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, September 16, 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	(joined at 3:01 p.m.)
Thad Czapka	Assistant Secretary	
Chad Tinetti	Assistant Secretary	(joined at 3:02 p.m.)

Also attending:

Jennifer Walden	PFM	
Blake Firth	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Carlos Negron	Berman	
DJ Batten	Berman	(joined via phone at 3:02 p.m.)
Eddie Padua	Berman	
Edgard Morales	Berman	
Dan Young	Tavistock	
Rudy Bautista	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
August 19, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 19, 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 August 19, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Annual Arbitrage
Rebate Calculations Proposal from
LLS Tax Solutions, Inc. for the Series
2023 Bonds**

Ms. Walden noted that Mr. Domingue joined the meeting in progress at 3:01 p.m.

Ms. Walden noted this is the vendor that was used for the 2013 Bonds on an annual basis and the District needs to start doing this for the 2023 Bonds. She stated the proposal is for an annual fee of \$500.00 and if a yield reduction calculation is needed, there is an additional \$200.00 fee.

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 Annual Arbitrage Rebate Calculations Proposal from LLS Tax Solutions, Inc. for the Series 2023 Bonds.

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Extending Annual Renewal for Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra

Ms. Walden noted for the record that Mr. Tinetti joined the meeting in progress at 3:02 p.m.

Ms. Walden noted District staff is looking to extend the Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra for an additional year which is pursuant to the original contract. She noted there is no price increase and once approved, District Management will send out the renewal letter.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved an additional year extension of the Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra.

SIXTH ORDER OF BUSINESS

Discussion of Matters Pertaining to BCID-Owned Beep Vehicles

Ms. Mackie noted this is for a short-term option agreement for autonomous vehicles.

Mr. Domingue gave an overview. He noted that Beep has autonomous vehicles running throughout Lake Nona and the District owns two of them. Beep has the opportunity to liquidate them all in a bulk sale, but there is a financing amount left for the two District owned vehicles. The revenue is unknown at this point, but the Developer is committed to making it a net zero transaction for the District.

Ms. Mackie added that the purchase of these vehicles and any expenses related to the operation of this transit system were all funded through Tavistock.

There was a brief discussion regarding creating an Agreement, timeframe and necessary expenses. Ms. Mackie noted the Developer Funding Agreement obligates Tavistock to pay for all Beep related expenses.

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 sale of the BCID-Owned Beep Vehicles, contingent upon receipt of funding from Tavistock to pay the Truist loan in full, with no financial risk to the District, and authorized the Chair to execute the necessary documents.

SEVENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
August 2025 in an amount totaling
\$101,595.09**

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 August 2025 in an amount totaling \$101,595.09.

EIGHTH ORDER OF BUSINESS

**Ratification of Requisition Nos. 491 –
493 Paid in August 2025 in an amount
totaling \$12,088.33**

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. 491 – 493 Paid in August 2025 in an amount totaling \$12,088.33.

NINTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Dr. Levey noted there were no Work Authorizations.

TENTH ORDER OF BUSINESS

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

Ms. Walden noted the financials are updated through August. The District has spent approximately 65% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

<u>District Manager</u> –	Ms. Walden noted that the next meeting is on Tuesday, October 21, 2025, and the new fiscal year calendar meeting invites have been sent out.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There was brief discussion regarding the work done on the underground utility line break in front of the hospital and if the area had been cleaned up. Berman noted they would follow up to ensure that it was finalized.

It was also noted there was a sign hit by a vehicle on the Loop Road. It was noted the sign should be replaced in a couple of weeks.

There were no other Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the September 16, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair