

**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, January 20, 2026, at 3:05 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
DJ Batten	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	
Chris Wilson	Tavistock	
Rudy Bautista	Tavistock	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. There were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
November 18, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 18, 2025, Board of Supervisors' Meeting.

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 November 18, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Amending the Annual Meeting
Schedule for Fiscal Year 2026**

Ms. Walden explained that District staff would like to move the March Construction Committee Meeting from March 12, 2026, to March 5, 2026, and is the only change to the Annual Meeting Schedule for FY 2026.

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 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026 with moving the March 12, 2026 Construction Committee Meeting to March 5, 2026.

FIFTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden noted that Mr. Hudson Larson resigned effective January 15, 2026. There are no current recommendations to fill the vacancy so this item will be tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Conveyance of ROW
Tracts to the City of Orlando**

Ms. Mackie gave an overview of the process and documents. She noted the tracts R-2, R-3, R-4, R-5 and R-6 are related to the right-of-way and are ready to be conveyed to the City of Orlando, and that this item will authorize the Chair to execute any documents related to the closing. Included in the packet is a First Amendment to Operation and Easement Agreement which is between LN West Retail Center, LLC and the Target Corporation regarding R-2 and R-3 and the District is acknowledging the removal of those tracts per the City's request. She added there is no conveyance value between the District and the City.

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 Conveyance of ROW Tracts to the City of Orlando, authorized the Chair to execute any closing documents, and approved the First Amendment to Operation and Easement Agreement.

SEVENTH ORDER OF BUSINESS

**Review and Acceptance of Arbitrage
Rebate Report for the Series 2023
Bonds**

Ms. Walden noted this report is for the two-year period of July 20, 2023, to July 19, 2025. These reports will now be done on an annual basis. There is no cumulative rebatable arbitrage liability as of July 19, 2025.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District accepted the Arbitrage Rebate Report for the Series 2023 Bonds.

EIGHTH ORDER OF BUSINESS

Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report

Ms. Walden noted this has been reviewed by the Construction Committee. The District Engineer's recommendation is to move forward, in the next three to six months, with repair for Photos 1, 25, 27-28, 50 and 52. The other photos are mainly aesthetic issues.

Discussion ensued regarding the report, items reviewed and the needs of the items.

The Board agreed to move forward with proposals for Photos 1, 10, 25, 27-28, 50, 52, 64, 70-72, 104, and 116. There was brief discussion regarding the breakdown of proposals. The Board requested Berman obtain a breakdown of pricing per individual repair area, along with a mobilization cost for the total scope of work.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$168,677.38

Dr. Levey noted these have been approved and need Board 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 November 2025 in an amount totaling \$168,677.38.

TENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$107,105.06

Dr. Levey asked for Board ratification.

On motion by Mr. Domingue, 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 December 2025 in an amount totaling \$107,105.06.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 501 – 503 Paid in November 2025 in an amount totaling \$1,874.48

Dr. Levey asked for Board 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 Requisition Nos. 501 – 503 Paid in November 2025 in an amount totaling \$1,874.48.

TWELFTH ORDER OF BUSINESS

Ratification of Requisition Nos. 504 – 505 Paid in December 2025 in an amount totaling \$10,448.15

Dr. Levey asked for Board 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 Requisition Nos. 504 – 505 Paid in December 2025 in an amount totaling \$10,448.15.

THIRTEENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Mr. Batten explained there is a Work Authorization from Cepra for the Nemours Parkway Island Renovation, in the amount of \$22,000.00, related to line-of-sight issues.

There was brief discussion regarding the proposed services and other options to curb the line-of-sight issues.

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 from Cepra, in the amount of \$22,000.00.

FOURTEENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through December 2025 and the District has spent approximately 14.5% of the budget . No action was required.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Mackie noted the legislative session is in process and her team is sending out the Capital Conversations Newsletter weekly. She's happy to forward the newsletter to anyone who isn't receiving it. She noted there is a new bill that her team is keeping an eye on which gives the ability for a recall of Supervisors by referendum by the voters of the District's boundaries and she will keep the District updated with any movement on that bill.

Ms. Mackie also gave an update on the sale of the District's autonomous vehicles to Mozee. The contract has been breached, demand letters have been sent and resolution is trying to be reached regarding payment. There was brief discussion regarding the process.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, February 17, 2026.

District Engineer – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the January 20, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair