

**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, February 17, 2026, at 3:02 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)
Brent Wilder	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(via phone)
Dan Young	Tavistock	
Will Stafford	Tavistock	
Rudy Bautista	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
January 20, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 20, 2026, 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 January 20, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden stated there was a recommendation to nominate Mr. Howard Williams to fill the vacancy.

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 appointment of Mr. Howard Williams to the Construction Committee.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Trail Repairs

Mr. Padua gave an update that the request for proposals was sent to five vendors but none were able to submit their proposal in time for today's meeting. These items will be brought to the Board at the March meeting. He noted that any urgent items will be addressed with the District Manager and the Chair.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition of Lake Nona Boulevard Roundabouts and Lift Station No. 9

Mr. Schanck explained the Lake Nona Boulevard Roundabouts and Lift Station No. 9 are nearing completion and the District will acquire those improvements which have an estimated acquisition cost of approximately \$12,000,000.00.

Ms. Tucker gave an overview of the process for acquisition which includes the Board approving a not-to-exceed amount, the Developer providing the necessary documents in accordance with the Acquisition Agreement and the final documents would come back to the Board for ratification. She noted that there are no proceeds remaining to acquire the improvements at their full value, but this would allow for certain contributions to be made in the future to offset investments.

There was brief discussion regarding the timing. Ms. Tucker noted the improvements need to be acquired prior to them ultimately being turned over to the City of Orlando. Mr. Young added that it is anticipated to be finalized in the next 60-90 days.

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 Acquisition of Lake Nona Boulevard Roundabouts and Lift Station No. 9, with a not-to-exceed acquisition amount of \$12,000,000.00, with final documents to be ratified by the Board.

SEVENTH ORDER OF BUSINESS

Consideration of District Engineer Fee Schedule Increase Letter

Mr. Newton gave an overview of the letter and fee schedule. He noted the last fee increase was in 2018 and the increase is approximately 15%.

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 District Engineer Fee Schedule Increase Letter.

EIGHTH ORDER OF BUSINESS

Consideration of OUC Lighting Installation, Upgrade and Service Agreement for Lake Nona Boulevard Improvement

Mr. Young explained this is to upgrade the lighting in front of Lake Nona West. Ms. Walden noted the monthly cost is \$1,096.61.

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 OUC Lighting Installation, Upgrade, and Service Agreement for Lake Nona Boulevard Improvement.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$156,793.50

The Board reviewed the O&M Expenditures paid in January 2026.

Mr. Domingue asked about Beep costs. Ms. Lane replied that the Developer sends over funding and then the District pays any necessary costs.

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 January 2026 in an amount totaling \$156,793.50.

TENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 506 – 508 Paid in January 2026 in an amount totaling \$3,371.62

The Board reviewed Requisitions paid in January 2026.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 506 – 508 Paid in January 2026 in an amount totaling \$3,371.62.

ELEVENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Waldren reviewed the Work Authorization from Cepra for the removal of 18 dead pine trees, in the amount of \$5,142.00.

There was brief discussion regarding the proposed services and the cause. It was noted if the dead pine trees were caused by pine beetles, then treatment would be needed for the pine trees that are still alive.

The Board requested that stump grinding also be included.

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 Work Authorization from Cepra, in the amount of \$5,142.00, subject to including stump grinding.

TWELFTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through January 2026 and the District has spent approximately 19% of the budget. No action was required.

There was brief discussion regarding the landscaping budget and the replacement needs from the freeze.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- District Counsel – No report.
- District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, March 10, 2026.
- District Engineer – No report.
- Landscape Supervisor – It was noted there is an on-ramp median that was hit on 417 and Lake Nona Boulevard. It will take approximately 3-4 weeks to repair so an alternative cosmetic repair proposal will be forthcoming which will provide for a quicker turn around.
- Irrigation Supervisor – No report.
- Construction Supervisor – No report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

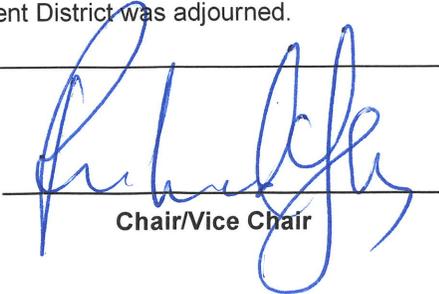
FIFTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the February 17, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair