

**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, April 21, 2026, at 3:01 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	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. He noted there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
March 10, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the March 10, 2026, Board of Supervisors' Meeting.

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 Minutes of the March 10, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Letter from Supervisor of Elections –
Orange County**

Ms. Walden gave an overview of the letter that is received annually. It was noted that as of April 15, 2026, there are 29 registered voters within the District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Designating a Date, Time and
Location for the 2026 Landowners'
Meeting**

Ms. Walden recommended November 3, 2026, at 10:00 a.m., at the current location, to hold the Landowners' Meeting.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-03, Designating a Date, Time, and Location for the 2026 Landowners' Meeting as November 3, 2026, at 10:00 a.m., at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Trail
Repairs**

Mr. Padua gave an overview of the trail repair proposals. It was noted that Baseline Construction submitted a complete proposal for the scope of work while Landmark left out a few items of the scope.

Ms. Walden explained that the Board has two options to move forward. The first option is to do a Work Authorization with Berman where they are the contractor and Berman would utilize one of the vendors as a subcontractor. Included in the Work Authorization would be Berman's work to oversee the project at a 10% fee. The second option is for the District to contract directly with the vendor and have a Work Authorization with Berman for only the oversight of the project. Ms. Mackie gave an overview of the general maintenance agreement with Berman. If the Board would like to move forward with Berman, then they could use Baseline as a subcontractor, include their 10% fee for oversight and include the warranty information in the Work Authorization.

The Board requested that Berman contact Landmark to update their proposal with the missing scope and proceed with the lower proposal. It was noted that Baseline Construction's cost included permitting.

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 Proposal for Trail Repairs from Berman, and authorized Berman to proceed with the lowest subcontractor, with a not-to-exceed amount of \$53,017.25.

SEVENTH ORDER OF BUSINESS

**Review of Fiscal Year 2027 Operations
& Maintenance Budget**

Ms. Walden gave an overview of the budget and noted it is being reviewed by District Staff and the Construction Committee. This is just an initial review, as the preliminary budget will be presented to the Board for approval at the May meeting.

There was no action required.

EIGHTH ORDER OF BUSINESS

Presentation of Supplement to Third Amended and Restated Engineer's Report

Mr. Schanck gave an overview of the supplement to the report and noted it now includes the roundabouts on Lake Nona Boulevard. Dr. Levey asked if there is financial implication of the change. Ms. Mackie noted there is no financial implication and the Master Engineer's Report keeps the total cost consistent with the June 20, 2023, report. She added that the District is in the process of acquiring the roundabouts.

Dr. Levey requested a report be updated versus a one-page supplement moving forward. Mr. Schanck replied that request can be accommodated.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District accepted the Supplement to Third Amended and Restated Engineer's Report.

NINTH ORDER OF BUSINESS

Consideration of Encroachment Agreement with LN West

Ms. Mackie gave an overview of the Encroachment Agreement and noted it was requested by Lake Nona Land Company. It would require the District to maintain certain concrete walkways that extend from the LN West property into the right-of-way. This agreement is a requirement from the City of Orlando and is a standard agreement.

Discussion ensued regarding the number of walkways, financial obligation, and liability. It was noted this will only apply to the sidewalks within the City's right-of-way, not within private property.

Dr. Levey will follow up with the Developer to ensure this is in an acceptable form to sign.

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 Encroachment Agreement with LN West and authorized the Chair to execute.

TENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in March 2026 in an amount totaling \$140,750.21

The Board reviewed the O&M Expenditures paid in March 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 the Operation and Maintenance Expenditures Paid in March 2026 in an amount totaling \$140,750.21.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 512 – 514 Paid in March 2026 in an amount totaling \$13,388.14

The Board reviewed Requisitions paid in March 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. 512 – 514 Paid in March 2026 in an amount totaling \$13,388.14.

TWELFTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Berman for replacement of a stop sign, in the amount of \$1,650.55.

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 from Berman for replacement of a stop sign, in the amount of \$1,650.55.

Ms. Walden reviewed the Work Authorization from Cepra for removal of a large dead Medjool Palm on Lake Nona Boulevard, in the amount of \$1,800.00. It was noted that no stump grinding was needed.

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 Work Authorization from Cepra for the removal of the large dead Medjool Palm on Lake Nona Boulevard, in the amount of \$1,800.00.

Ms. Walden reviewed the Work Authorization from Cepra for the removal and disposal of 15 dead Bougainvillea, replacement with 15 – 30-gallon Trellis, in the amount of \$15,150.00.

Discussion ensued regarding what work is actually needed. It was noted there are three that are completely dead and the others are probably best to just be cut back.

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 from Cepra for removal and disposal of three Bougainvillea and cut back the remaining Bougainvillea, with a not-to-exceed amount of \$7,000.00.

Ms. Walden reviewed the Work Authorization from Cepra, for freeze damage replacement, in the amount of \$6,500.00.

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 Work Authorization from Cepra for Freeze Damage Replacement, in the amount of \$6,500.00.

Ms. Walden reviewed the Work Authorization from Berman, for median planter repair, in the amount of \$4,950.00. It was noted this does not include replacement.

Mr. Padua reviewed the quotes received and the scope of work. Mr. Tinetti was asked to review the area and provide feedback.

This Work Authorization was tabled.

THIRTEENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through March 2026 and the District has spent approximately 28% of the budget. No action was required.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

District Manager –

Ms. Walden noted the next meeting is scheduled for Tuesday, May 19, 2026. It was noted this meeting will include the approval of the preliminary budget.

District Engineer –

No report.

Landscape Supervisor –

It was noted that contractor weekly reports have been requested so Berman can provide a monthly report to the Board.

Irrigation Supervisor –

No report.

Construction Supervisor –

No report.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

SIXTEENTH 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 April 21, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair