

**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, June 16, 2026, 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
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 Negrón	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
Samantha Sharenow	Berman	
DJ Batten	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 public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
May 19, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the May 19, 2026, Board of Supervisors' 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 the Minutes of the May 19, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Audit Engagement Letter**

Ms. Walden noted this engagement was with Grau and Associates and is within budget. It has been reviewed by District Staff, and the recommendation is to approve the letter in substantial form with final sign off from District Counsel.

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 Fiscal Year 2026 Audit Engagement Letter in substantial form, subject to final review and approval by District Counsel.

FIFTH ORDER OF BUSINESS

Presentation and Review of 2026 District Infrastructure Assessment Report

Mr. Schanck gave an overview of the Infrastructure Assessment Report. Discussion ensued regarding the various items in the report and recommendation to move forward with getting proposals for Photos 7, 49, and 79.1.

Dr. Levey asked who is responsible for the maintenance of curb and gutters. Mr. Schanck will follow up with the City regarding these items and District Counsel will review the Interlocal Agreement.

Dr. Levey requested the team to follow up with CFX regarding Photo 60. Ms. Walden confirmed that she will follow up on this item.

It was recommended that future reports include grouping the issues based on urgency.

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 2026 District Infrastructure Assessment Report.

SIXTH ORDER OF BUSINESS

Consideration of 1st Amendment to Personnel Leasing Agreement with Berman

Ms. Walden noted that this item is not ready and will be tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$12,306.27

The Board reviewed the Operation and Maintenance Expenditures paid in May 2026. Dr. Levey noted these expenditures were previously approved and are presented solely for ratification by the Board.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$12,306.27.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition No. 517 Paid in May 2026 in an amount totaling \$9,057.00

The Board reviewed the Requisition paid in May 2026.

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 No. 517 Paid in May 2026 in an amount totaling \$9,057.00.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Cepra, in an amount totaling \$9,182.00, for the landscape beds between Target and Boggy Creek Road. Mr. Batten noted these are old beds that need work or have freeze damage.

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 from Cepra for the Beds between Target and Boggy Creek Road, in an amount totaling \$9,182.00.

Ms. Walden reviewed the Work Authorization from Cepra, in an amount totaling \$51,689.00, from Medical City Drive to the Target Entrance.

There was discussion regarding the Work Authorization. Mr. Batten noted that this included freeze damage, hog damage, and declining beds. He added this could be split into phases if the Board would like. Mr. Stafford stated he has some concerns and the Board would like Berman to coordinate with Mr. Stafford on the best approach. This Work Authorization was tabled.

Ms. Walden reviewed the Work Authorization from Berman, in an amount totaling \$2,850.00, for pressure washing Veterans Way Sidewalks. It was noted this sidewalk belongs to the City and there is some build up on the sidewalk.

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 from Berman for the Pressure Washing of Veterans Way Sidewalks, in the amount of \$2,850.00.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of May. The District is approximately 67% through the Fiscal Year and has spent approximately 35% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

District Manager –

Ms. Walden noted the next meeting is scheduled for Tuesday, July 21, 2026.

Ms. Walden noted the Form 1 deadline is July 1 and she will send out the link to the Board.

District Engineer –

No report.

Landscape Supervisor –

Mr. Fussell noted the monthly landscape report (Minutes Exhibit A) was provided to the Board and there are no major issues at this time.

Irrigation Supervisor –

Mr. Padua gave a brief overview of irrigation items for the month.

Construction Supervisor –

No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Padua gave an overview of areas that have water pooling within the trails (Minutes Exhibit B) and Cepra has provided a possible solution by installing a catch basin with a solid pipe connection. There was a brief discussion regarding this item and the recommendation from the Board is to work with Mr. Young on best next steps.

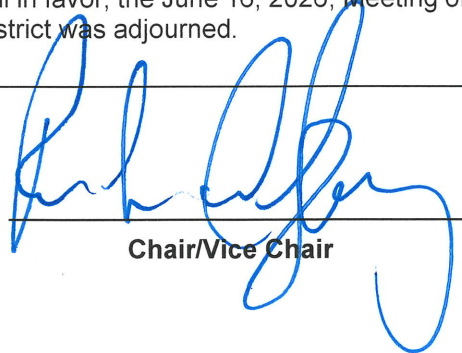
THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the June 16, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair

Boggy Creek ID Monthly Landscape Report – May 2026

Maintenance – Mowing completed weekly on all common turf areas except for some non-irrigated Bahia turf. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees continue to exhibit healthy growth and appearance. No signs of disease, insect infestations, or other landscape health concerns at this time.

Issues – There is hog damage on Medical City Dr which is usual for the area pictured. There were a few reports of scattered debris or trash that has been addressed. Corrective and enhancement work has been proposed awaiting approval. Some observations of weed pressure in high visible areas have been noted and are actively being addressed.

Looking Ahead – Regular maintenance activities continue as scheduled. Proposals are being generated to fill in plant beds. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Boggy Creek ID Monthly Landscape Report – May 2026



MINUTES EXHIBIT B

PROPOSED DRAINAGE SOLUTION

Install 12" catch basin with 4" solid pipe connection
Core drill into sewer and connect to existing sewer drain



12" CATCH BASIN IN TRAIL ASPHALT



CONNECTION DETAIL



WHY THIS SOLUTION?

- ✓ Addresses existing low spots where water pools
- ✓ Provides direct drainage path for asphalt surface
- ✓ More cost-effective than regrading turf areas
- ✓ Proven solution for similar water pooling issues