

**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, July 21, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair	
Damon Ventura	Vice Chair	
Thad Czapka	Assistant Secretary	
Chad Tinetti	Assistant Secretary	(via phone from 3:00 – 3:15 p.m.)

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	
Carlos Negrón	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
DJ Batten	Berman	
Chris Wilson	Tavistock	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Drew Dawson	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
June 16, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the June 16, 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 June 16, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of 1st Amendment to
Personnel Leasing Agreement with
Berman**

Ms. Walden noted that this is the first time Berman is asking for an increase in their annual fee.

Mr. Tinetti requested more information on the justification for the increase and what the District is paying for. Berman discussed the oversight of the work and they are generating a monthly report.

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Promissory Note for Lake Nona Boulevard Roundabouts and Lift Station No. 9

Ms. Mackie explained that back in the springtime, the Board acquired improvements within the District's Capital Improvement Plan which included roundabouts on Lake Nona Boulevard and Lift Station No. 9 in an amount slightly over \$12,000,000.00. The Promissory Note included in the agenda is \$11,250,286.91. The delta between the acquisition value and the Promissory Note value amounts to dollars remaining in both Bond accounts for acquisition and construction which was remitted to the Developer for the cost of those improvements. The remaining amount is what is noted on the Promissory Note which would be due to the Developer should the District ever issue additional Bonds. She noted it's been dated May 27, 2026, as that's when the Developer submitted all of the requisite documentation following Board approval of the acquisition.

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 Promissory Note for Lake Nona Boulevard Roundabouts and Lift Station No. 9.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Accepting a Partial Contribution in Lieu of Assessments and Recognizing Partial Tender of a Promissory Note (Lake Nona Parcel 18A)

Ms. Mackie explained this is a continuation of the previous agenda item and the Master Methodology, that was approved back in 2008, contemplates that the District could accept a tender of improvements to offset assessments of any Landowner in the District to the extent there was a delta between what was financed and the total Capital Improvement Plan itself. She noted that the Developer has requested that a portion of the Note that the Board just approved, in an amount necessary to offset one hundred percent of the assessments for Lake Nona Parcel 18A, be forgiven through the tender process.

Ms. Mackie added that the District has gone through this process previously and by accepting this Resolution the District is accepting the partial tender of the Note and release in full the assessments for Lake Nona Parcel 18A as fully developed as planned. She clarified that this would not affect the Operations and Maintenance assessments on this parcel.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-06, Accepting a Partial Contribution in Lieu of Assessments and Recognizing Partial Tender of a Promissory Note (Lake Nona Parcel 18A).

SEVENTH ORDER OF BUSINESS

Consideration of Tree Pruning Proposals

- **Paradise Arbor & Outdoors - \$25,495.00**
- **DWC Outdoors & Hauling LLC - \$20,000.00**

Ms. Walden noted that there were two proposals provided. DWC provided the lower price and the vendor the District currently is using.

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 Tree Pruning Proposal from DWC Outdoors & Hauling in the amount of \$20,000.00 and authorized the Chair to execute the final agreement.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit

Ms. Walden noted that this was a standard and clean audit with no deficiencies in internal controls that would be considered material weaknesses.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District accepted the Fiscal Year 2025 Audit.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in June 2026 in an amount totaling \$163,450.71

The Board reviewed O&M Expenditures paid in June 2026.

On motion by Mr. Ventura, 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 June 2026 in an amount totaling \$163,450.71.

TENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 515 – 520 Paid in June 2026 in an amount totaling \$12,180.01

The Board reviewed Requisitions paid in June 2026.

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. 515 – 520 Paid in June 2026 in an amount totaling \$12,180.01.

ELEVENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there are none at this time.

TWELFTH 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 June. The District is approximately 75% through the Fiscal Year and has spent approximately 60% of the adopted budget. No action was required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, August 18, 2026, where the Board will adopt the final budget.

District Engineer – No report.

Landscape Supervisor – Mr. Fussell noted the Monthly Landscape Report (Minutes Exhibit A) has been provided and explained that the landscape vendor is performing to standard and there are no major issues currently. The team is working on revising the proposal to install plants along the medians that was discussed at the last meeting.

Irrigation Supervisor – Mr. Negron commented that they are staying on top of the irrigation right now and there are no major issues.

Construction Supervisor – No report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Dr. Levey, with all in favor, the July 21, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair



Boggy Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 67414

Service Date 06/16/2026

Service Time 8:00:00AM

Task Type Site Walk

Technician Pete Fussell

Actions Taken

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

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.

OBSERVATIONS / FINDINGS

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

AREAS OF CONCERN

There were a few noticeable irrigation issues that have been addressed or are currently awaiting approval. There were a few reports of scattered debris or trash that is constantly being addressed. Corrective and enhancement work that has been approved is being scheduled.

RECOMMENDED ACTIONS

Looking Ahead – Regular maintenance activities continue as scheduled. The enhancement proposals are being revised. Scheduling for enhancements, fertilizer, and pest treatments and other landscape work will be provided once determined.



1.



3.



2.



4.



Cepra Irrigation Inspection / South Orlando

18438095185

Reference Number:

20260701-18438095185

Submitter Name:

Justo Morales | justo.morales

Workflow Status:

Completed (Processing)

Location:

Form Name:

Cepra Irrigation Inspection / South Orlando

Date Sent on Device:

Jul 1, 2026 8:45:18 AM EDT

PROPERTY

Property Information

Property Name (Controller Name)	Boggy Creek Improvement District (29)
Inspection Date	Jun 17, 2026 8:50:00 AM EDT
Technician Name	Benjamin
Controller Make and Model	Hunter XC Hybrid
Clock Status	Operational

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program A	12:00 AM	100%	Everyday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMEN TS	MAINTEN ANCE CHECK, CLEAN, ADJUST
4	MP Rotator Sprays		30						
5	MP Rotator Sprays		30						
6	MP Rotator Sprays		30						
7	MP Rotator Sprays		30						
8	MP Rotator Sprays		30						
9	MP Rotator Sprays		30						
10	MP Rotator Sprays		30						

Faults on Zone / Repaired	5
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	2

REPAIRS AND UPGRADES

5 OF 7

Repairs and Upgrades

Zone	8
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	2
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	2

REPAIRS AND UPGRADES

6 OF 7

Repairs and Upgrades

Zone	9
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES

7 OF 7

Repairs and Upgrades

Zone	10
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	2
Broken 6" Spray Head / Repaired	1

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES

1 OF 7

Repairs and Upgrades

Zone	4
Faults on Zone / Repaired	8
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	5
Broken 12" Spray Head / Repaired	2

REPAIRS AND UPGRADES

2 OF 7

Repairs and Upgrades

Zone	5
Faults on Zone / Repaired	3
Broken MP Rotator / Repaired	3

REPAIRS AND UPGRADES

3 OF 7

Repairs and Upgrades

Zone	6
Faults on Zone / Repaired	1
Broken MP Rotator / Repaired	1

REPAIRS AND UPGRADES

4 OF 7

Repairs and Upgrades

Zone	7
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COMMENTS / SIGNATURE

Additional Comments

Signature

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Cepra Irrigation Inspection / South Orlando

18437670664

Reference Number:

20260625-18437670664

Submitter Name:

Justo Morales | justo.morales

Workflow Status:

Completed (Processing)

Location:

Form Name:

Cepra Irrigation Inspection / South Orlando

Date Sent on Device:

Jun 25, 2026 4:09:01 PM EDT

PROPERTY

Property Information

Property Name (Controller Name)	Boggy Creek Improvement District (30)
Inspection Date	Jun 25, 2026 9:24:00 AM EDT
Technician Name	Benjamin
Controller Make and Model	Rainbird ESP -LXME2
Clock Status	Operational
Weather Sensor	Operational
POC Information	Reclaimed Water
Pump Type	Pressurized
Pump Status	Operational

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program 1	9:00 PM	100%	Monday Wednesday Friday
Program 2	4:00 AM	100%	Everyday
Program 3	5:00 AM	100%	

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMEN TS	MAINTEN ANCE CHECK, CLEAN, ADJUST
1	MP Rotator Sprays		:30						
2	MP Rotator Sprays		10	20					
3	Bubbler Sprays		30						
4	MP Rotator Sprays		30						
5	MP Rotator Sprays		45						
6	MP Rotator Sprays		30						
7	Bubbler		30						
8	MP Rotator Sprays		30						
9	MP Rotator Sprays		30						

Broken MP Rotator / Repaired	2	
REPAIRS AND UPGRADES		4 OF 7
Repairs and Upgrades		
Zone	5	
REPAIRS AND UPGRADES		5 OF 7
Repairs and Upgrades		
Zone	6	
Faults on Zone / Repaired	1	
Broken Nozzle / Repaired	1	
REPAIRS AND UPGRADES		6 OF 7
Repairs and Upgrades		
Zone	8	
REPAIRS AND UPGRADES		7 OF 7
Repairs and Upgrades		
Zone	9	
Faults on Zone / Repaired	4	
Broken Nozzle / Repaired	1	
Broken MP Rotator / Repaired	1	
Broken 6" Spray Head / Repaired	1	
Broken 12" Spray Head / Repaired	1	

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES

1 OF 7

Repairs and Upgrades

Zone	1
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES

2 OF 7

Repairs and Upgrades

Zone	2
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	2
Broken 6" Spray Head / Repaired	1
Broken 12" Spray Head / Repaired	1

REPAIRS AND UPGRADES

3 OF 7

Repairs and Upgrades

Zone	4
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	3

COMMENTS / SIGNATURE

Additional Comments

Signature

A handwritten signature in black ink, appearing to be 'BJ' or similar, located in the signature field.



Cepra Irrigation Inspection / South Orlando

18437902368

Reference Number:

20260629-18437902368

Submitter Name:

Justo Morales | justo.morales

Workflow Status:

Completed (Processing)

Location:

Form Name:

Cepra Irrigation Inspection / South Orlando

Date Sent on Device:

Jun 29, 2026 3:48:04 PM EDT

PROPERTY

Property Information

Property Name (Controller Name)	Boggy Creek Improvement District (16)
Inspection Date	Jun 29, 2026 8:08:00 AM EDT
Technician Name	Benjamin
Controller Make and Model	Other
Clock Status	Operational Bug Infestation
Clock Comments	small wasp nest on bottom of door
Weather Sensor	Operational
POC Information	Reclaimed Water
Pump Type	Pressurized
Pump Status	Operational

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program A	8:00 PM	100%	Thursday
Program B	8:00 PM	100%	Wednesday Saturday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMEN TS	MAINTEN ANCE CHECK, CLEAN, ADJUST
2	Sprays		0	15					
3	Rotors		15	0					
4	Sprays		0	15					
5	Sprays			15					
7	MP Rotator Sprays			15					
8	Sprays			15					
9	Sprays			15					
10	Sprays								
11	Sprays		10						
15	Rotors		15						
16	Sprays		15						
19	Sprays		15						
20	Sprays		15						

Broken Drip Line / Repaired	1	
REPAIRS AND UPGRADES		5 OF 11
Repairs and Upgrades		
Zone	9	
Faults on Zone / Repaired	4	
Broken Nozzle / Repaired	2	
Broken 6" Spray Head / Repaired	2	
REPAIRS AND UPGRADES		6 OF 11
Repairs and Upgrades		
Zone	10	
Faults on Zone / Repaired	4	
Raise Head in Turf / Repaired	2	
Broken Nozzle / Repaired	1	
Broken 6" Spray Head / Repaired	1	
Broken Drip Line / Repaired	1	
REPAIRS AND UPGRADES		7 OF 11
Repairs and Upgrades		
Zone	11	
Faults on Zone / Repaired	2	
Broken Nozzle / Repaired	1	
Broken 6" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		8 OF 11
Repairs and Upgrades		
Zone	15	

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES

1 OF 11

Repairs and Upgrades

Zone

3

REPAIRS AND UPGRADES

2 OF 11

Repairs and Upgrades

Zone

4

Faults on Zone / Repaired

2

Broken Nozzle / Not Repaired

2

REPAIRS AND UPGRADES

3 OF 11

Repairs and Upgrades

Zone

7

Faults on Zone / Repaired

1

Broken Nozzle / Repaired

1

REPAIRS AND UPGRADES

4 OF 11

Repairs and Upgrades

Zone

8

Faults on Zone / Repaired

11

Broken Nozzle / Not Repaired

6

Broken 12" Spray Head / Repaired

5

Faults on Zone / Repaired	2
Straighten Head (Maintenance Item)	1
Raise Head in Turf / Repaired	1

REPAIRS AND UPGRADES

9 OF 11

Repairs and Upgrades

Zone	16
Faults on Zone / Repaired	11
Broken Nozzle / Repaired	8
Broken 6" Spray Head / Repaired	3

REPAIRS AND UPGRADES

10 OF 11

Repairs and Upgrades

Zone	19
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REPAIRS AND UPGRADES

11 OF 11

Repairs and Upgrades

Zone	20
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COMMENTS / SIGNATURE**Additional Comments****Signature**



Cepra Irrigation Inspection / South Orlando

18438140827

Reference Number:

20260701-18438140827

Submitter Name:

Justo Morales | justo.morales

Workflow Status:

Completed (Processing)

Location:

Form Name:

Cepra Irrigation Inspection / South Orlando

Date Sent on Device:

Jul 1, 2026 4:16:26 PM EDT

PROPERTY

Property Information

Property Name (Controller Name)	Boggy Creek Improvement District (17)
Inspection Date	Jun 30, 2026 7:39:00 AM EDT
Technician Name	Benjamin
Controller Make and Model	Other
Clock Status	Bug Infestation
Weather Sensor	Operational
POC Information	Reclaimed Water
Pump Type	Pressurized
Pump Status	Operational

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program A	8:00 PM	100%	Wednesday Saturday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMEN TS	MAINTEN ANCE CHECK, CLEAN, ADJUST
1			15						
2			15						
3			15						
4			15						
5			15						
6			15						
7			15						
8			15						
9			15						
10			15						
11			15						
12			15						
13			15						
14			15						
15			15						
16			15						
17			15						
18			15						
19			15						
20			15						
21			15						
22			15						
23			15						
24			15						
25			15						

26		15					
27		15					
28		15					

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES

1 OF 16

Repairs and Upgrades

Zone	3
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES

2 OF 16

Repairs and Upgrades

Zone	6
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	1
Broken MP Rotator / Repaired	2
Broken 12" Spray Head / Repaired	1

REPAIRS AND UPGRADES

3 OF 16

Repairs and Upgrades

Zone	8
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	1

Broken 6" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		4 OF 16
Repairs and Upgrades		
Zone	9	
Faults on Zone / Repaired	1	
Broken Nozzle / Repaired	1	
REPAIRS AND UPGRADES		5 OF 16
Repairs and Upgrades		
Zone	10	
Faults on Zone / Repaired	2	
Broken Nozzle / Repaired	1	
Broken 6" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		6 OF 16
Repairs and Upgrades		
Zone	11	
Faults on Zone / Repaired	4	
Broken Nozzle / Repaired	2	
Broken 6" Spray Head / Repaired	2	
REPAIRS AND UPGRADES		7 OF 16
Repairs and Upgrades		
Zone	12	
Faults on Zone / Repaired	1	

Broken Nozzle / Repaired	1	
REPAIRS AND UPGRADES		8 OF 16
Repairs and Upgrades		
Zone	15	
Faults on Zone / Repaired	2	
Broken Nozzle / Repaired	1	
Broken 6" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		9 OF 16
Repairs and Upgrades		
Zone	16	
Faults on Zone / Repaired	5	
Broken Nozzle / Repaired	4	
Broken 12" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		10 OF 16
Repairs and Upgrades		
Zone	18	
Faults on Zone / Repaired	2	
Broken Nozzle / Repaired	1	
Broken 6" Spray Head / Repaired	1	
REPAIRS AND UPGRADES		11 OF 16
Repairs and Upgrades		
Zone	19	
Faults on Zone / Repaired	2	

Broken Nozzle / Repaired

2

REPAIRS AND UPGRADES

12 OF 16

Repairs and Upgrades

Zone

22

Faults on Zone / Repaired

2

Broken Nozzle / Repaired

2

REPAIRS AND UPGRADES

13 OF 16

Repairs and Upgrades

Zone

23

Faults on Zone / Repaired

2

Broken Nozzle / Repaired

2

REPAIRS AND UPGRADES

14 OF 16

Repairs and Upgrades

Zone

24

Faults on Zone / Repaired

2

Broken Nozzle / Repaired

1

Broken 6" Spray Head / Repaired

1

REPAIRS AND UPGRADES

15 OF 16

Repairs and Upgrades

Zone

25

Faults on Zone / Repaired

3

Broken Nozzle / Repaired

3

REPAIRS AND UPGRADES

16 OF 16

Repairs and Upgrades**Zone**

26

Faults on Zone / Repaired

2

Broken Nozzle / Repaired

1

Broken 6" Spray Head / Repaired

1

COMMENTS / SIGNATURE**Additional Comments****Signature**