

MINUTES OF MEETING
BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, March 7, 2019 at 2:00 p.m. at the Wyndham Bonnet Creek Resort, 9560 Via Encinas, Lake Buena Vista, Florida.

Present and constituting a quorum were:

Peter Kacheris	Chairman
Bob Gaul	Vice Chairman
Dan Paris	Secretary by phone
Randall Greene	Assistant Treasurer

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
John Florio	District Engineer
Alan Scheerer	Field Manager
Clayton Smith	Assistant Field Manager by phone

The following is a summary of the minutes and actions taken at the March 7, 2019 Board of Supervisors meeting and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 6, 2018 Meeting

Mr. Paris made an amendment on page 6 to correct his name.

On MOTION by Mr. Gaul seconded by Mr. Kacheris with all in favor the minutes of the December 6, 2018 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Ratification of Proposal from VGlobalTech Regarding ADA Website Compliance

Mr. Flint stated next is a proposal from VGlobalTech regarding the District's website. Within the last year or so there has been probably 18 lawsuits that were filed against Community Development Districts claiming that their websites are not ADA compliant. There are over 600 CDDs and not one of them were ADA compliant and many cities and counties were not. It is not just something particular to Bonnet Creek or us it is something that came out of left field. It was the same plaintiff and the same attorney that filed all 18 lawsuits. All the Districts they filed lawsuits against were represented by the same insurance company and Florida Insurance Alliance insures over 300 of the Districts in Florida and they negotiated a settlement to settle those 18 lawsuits with a nominal fee, I think it was \$2,000 per District but part of the settlement was that all the Districts would be brought into compliance within 24 months. We met with three or four different companies that can make websites compliant and VGlobalTech was the most cost effective that we found and I think Andrew can confirm that because he is involved in some Districts that we don't manage and some of the other proposals were as high as \$20,000.

We have a proposal to bring our website into compliance and this company will go through and do a compliance audit and redo the website so that it is compatible with third party software that disabled people use to be able to interface with websites. The proposal to bring the website into compliance is \$1,975 and \$1,350 going forward for maintenance but we are going to ask you to just approve the upfront fee and we will evaluate whether we can under our contract maintain it going forward. We have some staff training on how to convert the pdf files and our hope is we won't have to do the annual maintenance follow-up, but in the event that we do we will bring it back.

On MOTION by Mr. Kacheris seconded by Mr. Greene with all in favor the proposal from VGlobalTech in the amount of \$1,975 was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from Yellowstone Landscape Regarding Chelonia Parkway Tree Pruning**

Mr. Flint stated only one proposal made it in the agenda, we have a second one. This is for class 2 structural pruning of the oak trees along Chelonia Boulevard. The class 2 is where they center prune and thin, it is not just pruning for clearance of roads and sidewalks. We had asked Yellowstone to provide a proposal and that is in the agenda but when they provided it we asked if they were going to perform it directly or subbing it. Typically Yellowstone uses Enviro Tree and we actually prefer Enviro Tree and we contract directly with them a lot so we went directly to Enviro Tree and you can see the difference in price, \$6,200 versus \$8,300.

On MOTION by Mr. Greene seconded by Mr. Kacheris with all in favor the proposal from Enviro Tree regarding Chelonia Parkway tree pruning in the amount of \$6,200 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposal with Allen E. Smith Ranch & Farming to Provide Miscellaneous Maintenance Services**

Mr. Flint stated the next item is a proposal from Allen E. Smith Ranch & Farming in the amount of \$7,178.27. This is the contractor that does the work out at Crosby Island it is to remove three oak trees and repair a fence. I think the oak trees fell over. There is an exposed pipe that would be repaired and extended, clean a ditch, repair a road and berm and purchase and install some sod on an area. Clayton has been out there and met with him and gone over this work in the proposal and we believe it is a fair price and they are familiar with the property. We don't want to bring in a contractor who doesn't know what the obligations are. They do the mowing and minor repairs for the District and they also have a presence onsite.

On MOTION by Mr. Kacheris seconded by Mr. Greene with all in favor the proposal from Allen E. Smith Ranch & Farming in the amount of \$7,178.27 was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. d'Adesky stated we got our agreement over to Disney and to RCID. It is fully compiled with the costs included, all the exhibits, John got the updated exhibits for me. We will see what they say but it is in their hands now.

On the Crosby Island Marsh access, we talked to their Counsel they are either going to get us an easement from the individual property owner or give an indemnity from Lennar and that should come back at the next meeting.

Mr. Florio asked what about the repair work? Have they done any of the repair work?

Mr. Flint stated we have pictures. We believe the items that were previously identified were repaired. I will give you the report that we have with pictures and you can tell me if it is not repaired. There is some minor cracking, but this has been going on for two or three years. I would assume there would be some settling cracking at this point.

B. Engineer

Mr. Florio stated as far as the sign plan is concerned, we have approval of our monuments plan, a signed contract with a contractor that has been given notice of award, he is waiting on notice to proceed, we have been in contact with him, we have approval for the location of the new way finding signs, which you have seen, we embedded the entire District sign code into the agreement as it relates to the offsite way finding in hopes that we can get ours to match theirs exactly.

The PD land use plan has been approved at Orange County DRC and is scheduled for a public hearing by the County Commission and I'm waiting for a date.

Taxi and staging lane, we have approved construction plans at Orange County. All we need is a contractor and we can begin to build. We have the logistic of the existing construction down the street. The plan approval will be valid until August 25th, after which we can extend it for another 90 days with a letter. If we want to move forward it would be a great time to solicit bids to see what the numbers are going to look like.

Randal, do you have any idea when you are going to be dried in, when we are not going to see any concrete trucks and that kind of thing?

Mr. Greene stated late August, early September.

Mr. Florio stated it will take six months to get that project from start to finish constructed. We don't want to start when there are concrete trucks going in and out. I can put it in the paper and we can do a regular bid to the world.

The nature trail folks and I have been in touch, they got a little grant from the State and asked us if we were ready and I said I have a new agreement provided by Counsel and I will provide it to you. They are looking at our agreement prepared by our Counsel and they will get back to us.

As to Lennar driveway, let me take one more look at it before we accept it.

Mr. Kacheris asked in your opinion when will we actually start on the sign?

Mr. Florio responded as soon as we get the Reedy Creek Improvement District agreement executed and a building permit from Orange County, realistically three months.

Mr. Kacheris stated the Hilton will be in the near future the Signia Hilton, but until that time we don't have the right to use that name. It could be anyone changing their name not just the Hilton. Each landowner has the right to name their property. Who pays for the signage once it is completed and installed with the new name?

Mr. Florio stated the CDD is going to build the sign so if you tell me it is Signia not Hilton we will make the panel say Signia but if we build Hilton banners and it has to change, there is going to be an expense to do that and that should be on each landowner to pay for their change.

Mr. Kacheris stated I agree and if someone decides that Marriott is going to call it a Weston instead of JW then they pay. I think each one owns their sign once we do the first set. Should we put that in a resolution?

Mr. Flint stated that will be reflected in the minutes.

Mr. Florio stated let me work on temporary sign ideas and route to everybody and let you take a look.

Mr. Kacheris stated just remember some of these things will change but the general direction and what I recommend is to not mess these signs up too much. It is the brand you are representing.

Mr. Florio stated it is a good time to have the discussion. When we build the sign we want to make sure that they build it such that we can change those panels. That was part of the

discussion. Knowing going in that one is going to change is a good lead, so they can't just go in and slap them up and make it impossible to change.

C. Manager

i. Consideration of Check Registers

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

Mr. Smith reviewed the field Manager report, a copy of which was provided in the agenda package.

Mr. Gaul asked how is the progress of the stop sign? You had flags and all that.

Mr. Flint stated we talked at the last meeting, we can remove the flags anytime we want.

Mr. Scheerer stated everybody I saw today was stopping, it is not like when they first went in.

Mr. Flint stated we will remove them.

Mr. d'Adesky asked do we have sidewalk inspections on a regular schedule?

Mr. Scheerer stated we do a detailed inspection annually and we make those repairs annually but we constantly monitor those sidewalks every time we are on the site. We will document it if it is more than ¼ inch and become a trip and fall concern we will start scheduling some spot grinding and if there are root issues we will schedule them for replacement.

George and I received an email late yesterday from the Event Manager at Disney, April 5, 6, and 7 they have the Star Wars Rival Run and Marathon. Are there any objections to the same MOT plan they typically use?

Mr. Kacheris stated they close the entrance into Epcot. Is that what we are talking about?

Mr. Scheerer stated yes. It is nothing you haven't seen. I will let him know that you are okay with it and I will forward this MOT plan with the email to the Board Members.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the meeting adjourned at 2:51 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman