

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, May 2, 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
Clayton Smith	Field Manager

The following is a summary of the minutes and actions taken at the May 2, 2019 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 March 7, 2019 Meeting

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the March 7, 2019 meeting were approved, as presented.
--

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2018 Audit

Mr. Paris joined the meeting by telephone at this time.

Mr. Flint gave an overview of the audit that had no current or prior year findings or recommendations, complied with the provisions of the auditor general and is considered to be a clean audit.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the Fiscal Year 2018 audit was accepted and staff authorized to transmit the final document to the State of Florida.

FIFTH ORDER OF BUSINESS

Discussion of Upgrade to Irrigation System

Mr. Florio stated we have been studying the use of irrigation water on property in expectation of bringing in the JW as well as the vacant site. We retained Boyd Environmental who has completed a deep dive into current flows from a County well and user perspective and we have the best data we ever had for what is going into and out of the irrigation system. We are exceeding the expected and estimated flow for irrigation water on every property and we have been tasked with evaluating where we want to go in the future. We talked of several alternatives. We engaged with Hoover, the company we now have operating the pump station that over the last 15 years we have band-aided together to keep operable. We went to Watertronics, a company that has a similar system with a lot of experience. We have pricing from both vendors, both have different but adequate systems to do what we need to do. We are at a point where we need to start thinking about designs and moving forward. We have only begun to research the cost of systems but to replace the whole system it is \$500,000 to \$600,000 of capital expense. To redo our irrigation pump station in place effectively means we have to take the existing system out of service until we build a new service. If we go to a new location we can effectively build the entire system in a new location and shut the old one down and crossover to the new one but that is going to require a new site from the golf course owner who would trade easements for the easement we now have for the one we would need for the lift station.

Mr. Paris asked on the supply side for our irrigation pond and what we get from Orange County through the reuse line, are we okay with that and there are no issues?

Mr. Florio stated yes. We actually have a report that is due to the Water Management District, the ten year capacity analysis, which is one of the main reasons we started Jim Boyd

when we did because the data he collected on all of our flow rates to base this design upon is exactly what we need to report to the District and we are totally in compliance and we believe we have the hard facility in place, the real key is what we want to do with our own use of that water.

Mr. Paris stated since we put that pump station in, I'm sure we spent close to \$400,000 on repairs. It doesn't seem to be out of sight to get a good system in that is going to have a lifetime that is a little bit better than the one we have.

Mr. Florio stated I agree. The equipment we are talking about is state of the art, the metering we put in place is seven or eight years old, the advancements today are like driving a 10-year old car as far as electronic technology, they bring up the pumps slower in speed. The expectation would be that we would build a system that sustains the pressure. With your approval at the next meeting we will bring an engineer's estimate and enough detail that you can decide how we want to work into the budgeting and when we want to do this.

Under my report is the advertisement for the taxi staging lane that we said we would probably be bidding because he is going to be out of the heavy work in August/September and we want to get that working. We have the grind and repave that we have scheduled but not pushed.

Mr. Kacheris stated we need to talk about that easement and where you want it.

Mr. Florio stated if the consultants had their way it would be behind the guardrail and hedge on the south side of Chelonia by the big green electric boxes, south of the fire lane.

Mr. Gaul stated after meeting with the contractor they preferred the storage area for the golf course maintenance.

Mr. Florio stated he is talking about putting the suction in the pond and the station by the maintenance building. We need to look at that.

Mr. Kacheris stated I need to go with you but I think ownership would be open to whatever makes the most sense for the property.

Mr. Gaul asked on new the irrigation system, wouldn't the money come out of reserves?

Mr. Flint stated we have the staging lane and repaving of Chelonia.

Mr. Kacheris stated you are not going to repave Chelonia while we are in the middle of construction because we are going to tear it up again.

Mr. Flint stated we can look at the timing of each one of those and if it is going to be two more years, we may be okay.

Mr. Kacheris stated I thought we agreed to wait until all the construction is done.

Mr. Florio stated as long as you understand that we may be patching some things.

Mr. Kacheris stated let's do a great job on the potholes and not let them get out of hand.

Mr. Flint stated let's do square cuts and hot patches and not cold patches.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Irrigation Pressure Recording with FJ Nugent & Associates, Inc.

Mr. Flint stated part of that process is we are measuring pressures on the existing system and there is a proposal that I executed because of the timeframe to put two pressure recorders on our current irrigation system.

On MOTION by Mr. Kacheris seconded by Mr. Gaul with all in favor the proposal for irrigation pressure recording with FJ Nugent & Associates in the amount of \$3,000, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated regarding Crosby Island and the access, we had a stern conversation with their attorney, they immediately contacted their project manager and they are resurveying the area in advance of getting whatever easement is necessary, finalizing that or buying the property off the private property owner to get the 6" we need.

The second week in April we got communication from Kate, she said she had not looked at it yet and needed to get with legal. I contacted her last week and she had a training she was preparing for this week and their engineering and planning staff hadn't finished reviewing it. I am going to follow-up with her after that. They have received it and said they are reviewing it.

B. Engineer

Mr. Florio stated on the sign we did have a public hearing and we got approved. Construction plans and the applications have been put together for submittal to the County now for our building permits. Once we get those the only thing we need is the signature and agreement from Disney and we are ready to go to work. I have been staying in touch with our contractor to let them know what we are doing and so far he has said okay. We do risk that he may want to get a little bit more for how long the prices have been held but we will see.

Mr. Kacheris stated given the timeframe we are at it will probably be July or August before that construction starts on the sign.

Mr. Florio stated that is going to be dependent on RCID. I think we will have our County building permits in hand by July or August. The question is going to be if we get all of our approvals and we don't have execution from Disney we are not going to try to build this thing, are we?

Mr. Kacheris stated no. We are just going to leave a spot available for the two vacant lots.

Mr. Florio stated one vacant lot; I have JW's art work.

Mr. Gaul asked can you do one more go around to make sure everyone is final on their signs? I know we just changed our logos.

Mr. Florio stated we are going to ask for proofs with the logos before we order the material. They are inset panels.

Mr. Florio stated we talked about the bus and staging lane and I brought a proposed advertisement for bid. All this does is officially put the world on notice that the CDD is bidding the project, we are asking for two qualifications that they can ensure the project for our standard and have reviewed the site and are willing to sign our contract.

We are going to charge \$25 for the plans once we have everything packaged we will put the dates in but typically we give them 30 days to bid, we get the numbers and report them to you and you select.

Mr. Flint asked on what basis will the selection be made?

Mr. Florio stated price. I could do criteria if you want.

Mr. Flint stated as long as we are not concerned we are going to get low quality work.

Mr. Florio asked what criteria will avoid that? We can always get the bids and if we get somebody we don't know or can't confirm we basically reject them all and do something different. Unless there is any objection we will go with the advertisement. If you want to have selection criteria we can. We are going to require a bid bond and performance and payment bond.

Mr. Kacheris stated we are going to go on your recommendation. You are going to recommend based on whatever, the same criteria, there is no sense limiting yourself at this point given the current environment.

Mr. Florio stated as far as the nature trail, I sent all our agreements from our Counsel to them and we haven't heard back from them yet.

Mr. Florio stated I have been carrying around since October of last year, a change order request for Canin to finish all the work related to bid permit sets, assistance for bidding, permit applications, observation during construction and all the other stuff to finish the sign. This is in the estimate that we gave Disney, I had this proposal before we did the total cost so this is in their number, but they are working against this proposal now putting together bid packages for submittal to the County. It is a total change order amount of \$25,500, which will bring the total that we have spent on this to \$61,400 not including reimbursables. It is broken down as bidding negotiation, which they have already done, \$9,000, permitting is \$4,000, which is putting the packages, the apps and everything else and construction administration, making sure we get what we paid for including structural and electrical review is \$12,500. Realistically these are not unreasonable numbers given the scope of this project; it is going to be a \$700,000 to \$800,000 project.

On MOTION by Mr. Kacheris seconded by Mr. Paris with all in favor Change Order no. 2 for Canin in the amount of \$25,500 was approved.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Greene seconded by Mr. Gaul with all in favor the check register was 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 gave an overview of items that were completed over the past two months and upcoming projects as outlined in his report.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Kacheris stated we are nearing construction and there are going to be some discussions down the road and I will defer to our Civil Engineer on the project when we get there but life is going to change a little bit along Bonnet Creek. The same discussion we had when we were building the Marriott, it is not the same old Bonnet Creek anymore.

The stop sign is I think effective and it is incredible how many people still run it. We call Orange County every once in a while and have them sit out there to keep an eye on it.

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 2:52 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman