

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 Friday, August 16, 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
Ruth Perry	Treasurer
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 August 16, 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 July 19, 2019 Meeting**

On MOTION by Mr. Gaul seconded by Mr. Kacheris with all in favor the minutes of the July 19, 2019 meeting were approved, as presented.
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**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2019-05  
Approving RCID Settlement Agreement**

Mr. d'Adesky stated a couple weeks ago John, Jan and I met with Kate and other staff at RCID and we got a lot accomplished at that meeting and worked through a lot of issues. She couldn't believe we had approval at one point from Tod Bremmer giving us a sign off on the ears and that was backed out very quickly from the directional signage. The new one has Bonnet Creek Resort and that has to be changed to Bonnet Creek Resorts. We asked if they would do a listing of the properties and they would not. We haven't gotten the final okay on it, but it is as final as it is going to get. We wanted a final sign off so you have a resolution showing this Board is okay with it. They said it is going on the Reedy Creek agenda in August for approval.

Mr. Florio stated once they approve it we can authorize our contract and he can begin pulling permits and get organized and by the time we need serious money we will have the check.

On MOTION by Ms. Perry seconded by Mr. Kacheris with all in favor Resolution 2019-05 Approving RCID Settlement Agreement, was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Pump Station Quote with  
Watertronics**

Mr. Flint stated I have an agreement we approved between Board meetings for the JW Marriot where reclaimed is connecting to that project. We had them put in the piping and meter and a spool piece in where the electronics will go once we install the new system. The District is going to be paying for replacement of all the points of connection, so this is really a District expense versus a JW Marriot expense.

On MOTION by Mr. Kacheris seconded by Mr. Greene with all in favor the pump station quote from Watertronics was ratified.

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

There being none, the next item followed.

**B. Engineer**

Mr. Florio stated the JW Marriot Counsel is working with the easement documents related to the sketch and description, the irrigation meter is done and that is working.

The Waldorf and Hilton construction project is still ongoing and we are having discussions about access for construction.

Irrigation pump station, since our last meeting we have since tweaked the sites a little bit with Reese. We have a plan attached to the budget that has remained at \$1.2 million. I have solicited proposals from all the engineering consultants we are going to need and that has been updated. I also increased the overall contingency. We have all the proposals in hand and I handed all but two of them to Andrew. Two have to be revised and they will go to Andrew for review and approval. Consistent with the overall approved budget of \$1.2 million I would like to have authorization for the chair or vice chair to execute proposals subject to legal review.

Mr. Kacheris asked is there a reason we need a legal reading from the owners? I have provided everything I had to our Counsel.

Mr. Florio stated I will reach out to her and if there are any questions I can refer her to Andrew.

Mr. d'Adesky stated we didn't bid any of this.

Mr. Florio stated it is a sole source. We got a Hoover number and we got the Watertronics number and our consultants are Boyd Environmental Engineering that we have previously retained to do the evaluation. When you add all these up they are all \$25,000 and \$35,000 proposals.

Mr. d'Adesky stated I'm more concerned about the \$270,000 pump system.

Mr. Florio stated we have not purchased that yet, but we are looking to sole sourcing it and purposing it as direct owner purchase to save the sales tax once the designs are finished and vetted.

I'm asking for approval to complete the design to be able to get firm, final pricing.

<p>On MOTION by Mr. Kacheris seconded by Mr. Gaul with all in favor the Chairman and Vice Chairman were authorized to execute irrigation design agreements.</p>
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Mr. Florio stated we sent the rejection letter out on the staging lane and are trying to find folks interested in a project of that size. Andrew has been back and forth with the folks at the state about the trail.

Mr. d'Adesky stated Lennar is getting a survey ready.

**C. Manager**

**i. Consideration of Check Register**

On MOTION by Mr. Gaul seconded by Mr. Greene 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 the field manager's report, copy of which was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Kacheris stated on the financials on the pump, \$1.2 million. What does that do to our assessments? Are we going to have a special assessment for this?

Mr. Flint responded we are going to be able to afford this, but the question is how we phase in the staging lane and repaving of Chelonia and the repaving won't be done for two or three years. The question is how we handle the staging lane and the timing of that. We can't do the irrigation and staging lane at the same time without a special assessment.

Mr. Kacheris stated if you could get back to us on what that assessment may be, that would be great.

Mr. Flint stated if the staging lane is going to be done two years down the road you will be able to accumulate the funds with no adjustment to O&M. If you are talking about trying to do it next calendar year you are not going to have the money to do irrigation and that.

Mr. Florio stated we thought the staging lane would come in at \$350,000 and it came in at \$720,000. We refined the scope to get the irrigation system final enough to get real bids. We

are trying to get a handful of smaller contractors that might be interested in getting the staging lane and if we can we will get both sets of numbers together around the same time and hopefully, be able to make some informed decisions on what we want to do with next year's allocation. The decision to do both in the next 18 months could result in a special assessment.

It was the consensus of the Board to spread out the assessment rather than one lump sum.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Mr. Kacheris stated I have announced my retirement effective October 1<sup>st</sup>. October 1<sup>st</sup> is the ten-year anniversary of this property and we are going to have lunch with all of the charter employees and people who have helped make this hotel what it is. We have a little rally afterwards, some of the dignitaries of Hilton are coming in. It has been a great ten years it has been a lot of fun. You have all met Glen before and he is very familiar with the property and we want to transfer this over to Glen Windsor. My goal is to be consistent and everybody is good with that on our end and I didn't know how the process works on this side.

Mr. Flint stated you just need to submit a resignation and the remaining Board members appoint your replacement. A majority of the remaining Board members would nominate and vote on whoever replaced you through the end of your term. Congratulations. We will make sure Glen is copied on emails.

On MOTION by Ms. Perry seconded by Mr. Gaul with all in favor the meeting adjourned at 2:44 p.m.
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman