

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, September 5, 2019 at 2:03 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 by telephone
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	GMS
Glen Winsor	Hilton

The following is a summary of the minutes and actions taken at the September 5, 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.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 16,
2019 Meeting**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the August 16, 2019 meeting were approved, as presented.
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FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint stated the Board previously approved a proposed budget and set today for the public hearing, there is no proposed increase in assessments, they are proposed to remain the same.

I will open the public hearing and note there are no members of the public present to provide comment so we will bring it back to the Board for discussion and consideration.

The budget is primarily the same as you saw, we updated the actuals through July 31 with a projected two months remaining in the current fiscal year.

Ms. Perry joined the meeting at this time by telephone.

A. Consideration of Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations

On MOTION by Mr. Kacheris seconded by Mr. Greene with all in favor Resolution 2019-06 was approved.

B. Consideration of Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated there are two attachments to Resolution 2019-07, one is the budget you just adopted and the other is the assessment roll that shows the assessments for each property and when they would be collected.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Resolution 2019-07 was approved.

Mr. Flint stated we will close the public hearing.

FIFTH ORDER OF BUSINESS

Contract Extensions

A. Aquatic Weed Control, Inc. for Wetland Maintenance (2)

B. Breedlove, Dennis & Associates for Wetland & Upland Monitoring Services (2)

Mr. Flint stated each year we typically consider the extension of the contracts with Aquatic Weed Control, one for Bonnet Creek Resort property and one for Crosby Island and Breedlove Dennis & Associates, one for Bonnet Creek and one for Crosby Island. Breedlove

Dennis & Associates is your environmental consultant, they have been involved with the project since the beginning when it was permitted and the Crosby Island mitigation area was created. They advise the District on permit requirements, they do inspections, generate the needed reports, etc. Aquatic Weed Control with the exception of the irrigation pond they do the aquatic weed control on the other ponds and the wetlands. They have agreed to hold their prices so there is no change in the terms, it is just an extension.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the contract extensions with Aquatic Weed Control, Inc. and Breedlove Dennis & Associates were approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2019

Mr. Flint stated next is acceptance of the Audit Committee's recommendation and selection of the no. 1 ranked firm. The Board met as the Audit Committee prior to the Board meeting and they ranked Berger Toombs no. 1 and Grau & Associates no. 2.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the recommendation of the Audit Committee of Berger Toombs as the no. 1 ranked firm was accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated I passed out the MOU and associated documents regarding the trail that is to be installed. I will direct your attention to my edits, page 3 section v(d) that is the most important thing to me, which is that all costs, expenses, fees are paid for by the U.S. Forest Service Florida Trail Association or their assignee, the CDD shall not be required to allocate or otherwise appropriate time, material or labor to operate, manage or maintain the trail. There is preparatory work and I want to make sure that is covered under this and they understand we are not going to do any preparatory work. I would like to get these executed and hold them pending understanding that they are going to take care of all those things.

Mr. Florio stated our original discussion related to the trail was based on an understanding the trail area was going to be fenced on both sides. Is our agreement to allow this trail to be used mandated on them putting in a second fence? We risk our mitigation credits, etc. if we allow public into those areas.

Mr. d'Adesky stated we can add that condition. I will incorporate that into the body of the MOU.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the MOU and associated documents were approved in substantially final form subject to all costs, expenses and fees being paid by the U.S. Forest Service, they will do all preparatory work and the provision of the fencing to be installed.

Mr. d'Adesky stated Lennar is getting a survey and I talked to them about an indemnity to cover us in case they are not able to include that, in the event in the future we have to make any additions, we talked about the coverage we want on our title insurance to cover that gap. Pending finalization of the survey we should be able to get that.

The JW easement there are some issues and we are hoping to avoid a re-platting. There is not an issue with the new easements but with the old easements.

Mr. d'Adesky stated the irrigation pump station we have all the form of contracts ready to go with the vendors. We have a basic form of easement.

Mr. Florio stated we could put the pump station through pricing and shop drawing production sequence.

Mr. Flint stated I think we need to do that.

Mr. Florio stated we have been through the Watertronics proposal and agreed to move forward with Watertronics. The Board can determine this to be an emergency today and allow a sole source vendor response be solicited from Watertronics, final pricing, firm delivery date, shop drawings, and the other things we are going to need to get it set up.

Mr. Flint stated that would be my recommendation because the last thing we want is a catastrophic failure of the existing station.

Mr. Kacheris stated I agree and we should put it at an emergency status because the person who monitors the irrigation tells me this system is ready to go. If we can do it expeditiously now, I think we are all in agreement to do it.

Mr. Flint stated this is being done in light of the situation being considered an emergency.

On MOTION by Mr. Kacheris seconded by Mr. Greene with all in favor the contract with Watertronics for the new pump station was approved subject to final pricing and review by Counsel.

Mr. Kacheris asked what is the timeframe?

Mr. Florio stated I'm hoping we have this up and running close to the first of the year.

Mr. d'Adesky stated we were told we were not on the RCID agenda; they don't have funding for 12 – 18 months.

Mr. Kacheris asked you are still going to try to get this through?

Mr. Florio responded yes.

B. Engineer

Mr. Florio stated we received a copy of the current FDOT bridge inspection report for our bridge down the street. It was noted there was no substantial deterioration, which is good and the current load rating is still applicable. There is a handful of minor maintenance issues that need to be addressed. One is a landscape issue and I'm not sure we want Reedy Creek to do it if they do the banks or not. I need to find out exactly where it is. This is a wild tree growing up somewhere along the bank.

My firm and I are parting ways at the end of the year. They have indicated a desire to continue on as the District Engineer for Bonnet Creek and as a result have asked permission to start bringing the fellow who is supposed to replace me, Jim Nugent, to the November/December meeting to get him introduced to you, etc. My effective date of departure is December 31st but I believe I am the one named in the agreement between the District and McIntosh as the District Engineer. If there is any paperwork that needs to be done, now is the time to get it done.

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. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint stated if the Board wants to continue with past practice we met at the Waldorf every other month starting in October and the Wyndham every other month starting in November, noting that the January meeting is January 2nd and the Board may not want to meet and the July meeting is July 2nd. We can keep those on the schedule and cancel the meeting if we don't have any reason to meet or can't get a quorum.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the Fiscal Year 2020 meeting schedule as outlined above was approved.

iv. Field Manager's Report

Mr. Smith reviewed the Field Manager's Report then presented proposals for Board consideration.

On MOTION by Mr. Kacheris seconded by Mr. Gaul with all in favor a not to exceed amount of \$3,500 was approved for landscape enhancements with Yellowstone Landscape.

On MOTION by Mr. Kacheris seconded by Mr. Gaul with all in favor the proposal from AES in the amount of \$2,800 was approved.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the agreement with ITS in a not to exceed amount of \$6,000 for replacement of 2 8" valves was approved.

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 2:55 p.m.



Secretary/Assistant Secretary

Chairman/Vice Chairman