

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, October 3, 2019 at 2:00 p.m. at the La Luce PDR at the Hilton Bonnet Creek, 14100 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Bob Gaul	Chairman
Randall Greene	Vice Chairman
Glen Winsor	Secretary
Ruth Perry	Treasurer

Also Present were:

George Flint	District Manager
Jan Carpenter	District Counsel
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 October 3, 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

Organizational Matters

A. Acceptance of Resignation of Peter Kacheris

On MOTION by Mr. Greene seconded by Mr. Gaul with all in favor Mr. Kacheris' resignation was accepted.
--

B. Appointment of Individual to Fill the Board Vacancy with a Term Ending in November 2022

On MOTION by Mr. Greene seconded by Mr. Gaul with all in favor Glen Winsor was appointed to fill the Board vacancy with a term ending in November 2022.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Winsor.

Ms. Carpenter stated you are officially a public official just as a mayor or any other public official in the State of Florida and you have the obligation to take care of public funds, you are obligated under the sunshine law, ethics law and all the other Florida laws regulating governmental officials. We will send you a packet of information. Mostly the sunshine law and the ethics laws are the big ones to be concerned with. The sunshine law, the easy example is that no two Board Members may talk about anything that could come before the Board outside of a publicly noticed meeting. Ethics; the recommendation is don't accept anything from anyone that could be related to something that could come before the Board. There are very specifics we will send you.

Mr. d'Adesky stated we will send you a memorandum on it and be aware that any email that talks about CDD business could theoretically be subject to a public records request.

Ms. Carpenter stated when we send emails we will put, do not reply to all because you may be communicating your view to other Board Members. The best thing is to answer to George or to Andrew or me.

Mr. Flint stated the form 1 I provided gets filed with the Supervisor of Elections in the county in which you reside within 30 days of today. Some Supervisors of Elections will allow you to email it and they will send you a confirmation email back, if they don't allow that to be emailed, you can mail it certified or some way you can prove you filed it within the 30 days.

D. Consideration of Resolution 2020-01 Electing Officers

Mr. Flint stated we provided a resolution in the agenda electing officers and we can handle each office individually or if a Board Member wants to make a motion to elect a slate of officers we can handle it that way.

I received an email from Dan Paris on the way to this meeting rendering his resignation effective the end of this month. Traditionally, Brooksville Development, because they were the original developer and they still have an interest in the entitlements and the mitigation credits with Crosby Island, they have kept a presence on the Board but he is retiring will be submitting his resignation.

On MOTION by Mr. Winsor seconded by Mr. Greene with all in favor Bob Gaul was appointed Chairman.

On MOTION by Mr. Gaul seconded by Ms. Perry with all in favor Randall Greene was appointed Vice Chairman.

On MOTION by Mr. Gaul seconded by Mr. Winsor with all in favor Glen Winsor was appointed Secretary.

On MOTION by Mr. Gaul seconded by Mr. Winsor with all in favor George Flint was appointed Assistant Secretary.

On MOTION by Mr. Gaul seconded by Mr. Winsor with all in favor Ruth Perry was appointed Treasurer.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Ariel Lovera was appointed Assistant Treasurer.

On MOTION by Mr. Greene seconded by Mr. Winsor with all in favor Dan Paris was appointed Assistant Secretary.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Resolution 2020-01 was approved reflecting the following officers: Bob Gaul, Chairman, Randall Greene, Vice Chairman, Glen Winsor, Secretary, Ruth Perry, Treasurer, Ariel Lovera, Assistant Treasurer, Dan Paris and George Flint Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 5, 2019 Board Meeting and Acceptance of the September 5, 2019 Audit Committee Meeting Minutes

On MOTION by Mr. Greene seconded by Mr. Gaul with all in favor the minutes of the September 5, 2019 Board meeting were approved as presented, and the September 5, 2019 Audit Committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for with AMTEC to Provide Arbitrage Rebate Calculation Services

Mr. Flint stated this is a requirement that we have this calculation done annually based on the dollar amount I would ask the Board to approve AMTEC. We did get a second proposal from Grau & Associates for \$600. We are comfortable with AMTEC and their services at \$450. This is actually three years and the first year of this is \$1,250, the second year is \$450 and the third year is \$450. We have to go back two years plus the current year and do the prior three years since we refinanced the bonds. You are only legally required to do it every five years, we do it every year because the cost is the same.

On MOTION by Mr. Greene seconded by Mr. Winsor with all in favor the proposal from AMTEC to provide Arbitrage Rebate Calculation Services in the amount of \$450, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2019

Mr. Flint stated in order to get the audit started because you had already selected and approved the price, I executed the agreement and I'm asking the Board to ratify that action.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the Fiscal Year 2019 Audit, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated we will start with Moss Park and the access issue. I spoke with Chuck Costa, the attorney for Lennar and they are in the process of obtaining a survey, which they assure us will be clean and we talked about the title insurance. They are going to get us title insurance on that parcel as much as they can possibly do it. I talked to him about the valuation on the property appraiser's site is de minimis and we are going to see if they can get it appraised for the value of the improvement and get that deed processed and we will have our access finalized.

Regarding the irrigation easement we got all the contracts done, sent them to the vendors, one of the vendors had some comments, we accepted what we could rejected what we couldn't and we have the forms of those for the chairman's execution. I believe some of them have been executed by the contractor as well. I have been working with Nancy Vu, I sent her the irrigation easement information late August, early September. I contacted her two weeks ago and she said she has to get it to her local counsel. She had a couple comments to it and John provided a revised exhibit showing the path coming in both including the easement area as well as access through the golf cart path. Hopefully, we get that finalized soon.

The forestry easement issue, the trail issue, John had suggested and we were interested in putting up a fence and we were informed that putting up a fence could cause an alligator trap and it would make it more dangerous. The other issue is there are some concerns on the mitigation side.

Mr. Florio stated the District acquired this mitigation property from the developer who had acquired it previously. When they acquired it they also acquired with it some entitlements to Corps of Engineer mitigation credits and when they sold the parcel to the District they reserved in their deed the rights to all those credits under the Corps permit and in the mitigation bank.

The developer has had zero dialog with anyone at the trail service nor has their consultant who happens to be the same as our consultant as late as a call on the way here I have been asked to basically stand down unless and until the developer is clear that none of his entitlements would be in jeopardy with any of the actions that happen at Crosby Island.

B. Engineer

Mr. Florio stated I copied you on an email and John responded quickly with some stuff they were going to have to do and suggested a three week timeframe, which was up today so I emailed yesterday checking on the status indicating I will be reporting to the Board and they are still working on it.

Mr. Florio stated I don't know if we closed the loop on the JW Marriott drainage easement.

Mr. d'Adesky stated the new ones I have no issue with; we are working on the old ones.

Mr. Florio updated the Board on the expansion plans and reported that more information would be available at the November meeting.

Mr. Florio stated we have worked through most of the contracts on the irrigation pump station. We need to follow-up with Jim Boyd to see if he has the purchase orders from Watertronics for the actual system.

Mr. Florio stated I actually got a hit back from a contractor who may be interested in pricing the staging lane. I will know more later this week and we may be able to get a tighter number on that.

C. Manager

i. Consideration of Check Register

On MOTION by Ms. Perry 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.

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 Ms. Perry seconded by Mr. Greene with all in favor the meeting adjourned at 2:50 p.m.
--



Secretary/Assistant Secretary



Chairman/Vice Chairman