

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 5, 2020 at 2:00 p.m. at the Wyndham Bonnet Creek Resort, 9560 Via Encinas, Lake Buena Vista, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager
Justin Koegel	Whiting-Turner Contracting Co.
Bob Amsterdam	Whiting-Turner Contracting Co.
Reese Patterson	Golf Course Superintendent
Fred Sawyers	Waldorf Astoria Managing Director

The following is a summary of the minutes and actions taken at the March 5, 2020 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 February 6, 2020 Meeting**

On MOTION by Mr. Greene seconded by Mr. Winsor with all in favor the minutes of the February 6, 2020 meeting were approved, as amended.

**FOURTH ORDER OF BUSINESS**

**Ratification of Change Order No. 4 with Canin Associates**

Mr. Flint stated next is ratification of change order no. 4 with Canin Associates for the revised design work for the entry monumentation.

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

Mr. Nugent stated the previous structural engineer has been less than responsive and they brought AVCON in as their new structural engineer to finalize the sign foundations and update the structural engineering plans for those. McIntosh has past experience working with AVCON and they tend to be pretty responsive. I am working on another project with them now.

Mr. Flint stated that is also something that RCID has been asking for in these discussions recently. In an effort to keep that work moving because of the timing issues related to our discussions with RCID it was executed and we are asking the Board to ratify that.

Mr. d'Adesky stated RCID gave us a timeline of getting this deal closed regarding the entry signage before the end of March.

On MOTION by Mr. Greene seconded by Mr. Winsor with all in favor change order no. 4 with Canin & Associates in the amount of \$12,000 was ratified.

**FIFTH ORDER OF BUSINESS**

**Status of Irrigation Pump**

Mr. d'Adesky stated we sent over our comments and updates and Jim got us the sketch and legal so they have everything they need.

Mr. Nugent stated from the engineering side, the civil drawings are at 90%+ I have gotten check prints from Jim Boyd of Boyd Environmental Engineering who is actually doing the pump station design itself and pushing him, he has two sub-consultants, electrical and structural for the wet well and the slab to support the pump station. He has committed to having drawings from them by mid-March.

We have had a couple meetings with both the contractors who are going to be doing the work. They are talking about construction means and methods and after the last discussion with the contractors that the intake flume for the new pump station is best directionally bored into the existing lake where the reclaimed water is stored. It speeds up the installation, it lessens the disturbance in the golf course and the closure. We met with Reese and talked with him about it and he knows what we are talking about. We impressed upon them that they need to remember where they are working and protect the course and minimize disturbance. The pump station contractor does a lot of golf course work and they recently completed a pump station upgrade for Lake Nona Golf & Country Club.

I wanted to make you aware that the construction methodology that is going to be used is one of the options we had in the initial cost estimate. That seems to be the best most expedient way to do it and there will probably be some turbidity that occurs in that pond but we are going to have them put in turbidity barriers and turbidity curtains to keep it from progressing down to the existing pump stations that are going to remain in operation. The whole point is to not drop the water level in the pond excessively.

Mr. Amsterdam stated we had our meeting with Jim and his MOT expert. We came up with a couple of better options and I think we are all in agreement that we do need the signage on both sides of the road due to the traffic and staging area. The signage will be mounted on two posts like you see on I-4, instead of ground mounted signage to help with visibility. Jim hasn't seen these plans; these are informational and we can follow-up with the final version. We found out that we don't need off-duty police officers, we can use our flagmen as long as they are competent people. I have assured Jim that these are Whiting-Turner people.

Mr. Gaul stated there are a lot of moving pieces, but you think this is the safest plan we would have to do this.

Mr. Amsterdam responded yes.

Mr. Winsor asked where are we on the staging lane?

Mr. Amsterdam stated we are waiting to get our site guy on board, he had a big mobilization cost in there. Now that he is on our project there will be a little bit of savings on that. We will get that over to you. He was willing to do that direct if that made more sense. I am in receipt of the indemnification agreement.

Mr. d'Adesky stated I got that to you yesterday and I know you have to review it and it is going to take some time. Once we get that we are going to be squared away in terms of what the District needs to protect its assets. That has already been approved and doesn't need any significant approval unless they come back and say they are not going to sign it. If there are legal comments we can go back and forth with their legal counsel and figure it out.

## **SIXTH ORDER OF BUSINESS**

### **Status of Entryway Monumentation**

Mr. d'Adesky stated John Classe said if we can get everything put together by March they think they have funds to fund this. We have been pushing to get this done. We had several rounds going back and forth of edits to the settlement agreement; they changed some things that to us weren't material but they just changed details at the last second.

Mr. Nugent stated Andrew has sent me a last minute change that Reedy Creek had thrown in the signs, at least the way finding signs that are going to be scattered throughout the property. They have changed the detail somewhat to the better because it now has a directional arrow where the prior one that was included in the agreement did not. It has one less line of copy; however, we are not using the full sign capacity for copy so it really shouldn't have any adverse effect. The spacing is a little bit different because there are fewer lines, but the overall sign dimensions are unchanged.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky stated I called Lennar as of last week and they did say they were getting a survey to transfer that property related to access to Crosby Island.

We do need to discuss and Jim will segue into this, how we handle the JW easements because we approved it last time but there were two options for how we release the Orange County easement and Jim will discuss his recommendation on that.

#### **B. Engineer**

Mr. Nugent stated we as part of the easement change on the JW that address both the existing drainage and utility easements we had to submit to Orange County for their review because they hold emergency access and maintenance rights within those easements. It is a

standard requirement that the county does particularly on drainage easements. Their biggest concern was the fact that the new easement as shown on the second page of the attachment pitches down the CDD drainage easements to the point where they wouldn't consider that they would have adequate access in the unlikely event that they had to come in and do any maintenance on the drainage easement. One of the options I talked to Andrew about is on the last page of what I handed out, there is a clouded area, this is our back access cul-de-sac that goes back around the pool equipment. That would be the fallback; we will give them an emergency access easement to get to the reconfigured stormwater area in the event they ever need to they would have paved access to it. The question is adding the access easement acceptable and that is your call. The other question is the legal description that needs to be prepared for that. The prior legal descriptions were done by ASM and routed to us by Matt Gillespie.

Mr. Greene stated just send me an email.

Mr. d'Adesky stated copy me on that.

Mr. Nugent stated I will do that. It makes more sense since they were the original preparer of the easements; it keeps everything uniform and I don't know that Rocky would want to delve in to having to put those together on our side.

Mr. Flint stated they want a backup in case we don't maintain it, they want the ability to have emergency access.

Mr. Gaul asked you don't need a vote or anything on that do you

Mr. d'Adesky stated no, this is within the scope of the previous approval it is just a matter of keeping everybody informed and making sure there are no objections. We just need to work with his surveyor to get a legal description for that easement.

Mr. Nugent stated there is a third hand out and this is one we modeled after one we had done previously. We are serving as engineer of record for the Hilton expansion as we were with the Waldorf. We have submitted to the water management District for that stormwater management permit. When we submitted on the Waldorf we got a review comment essentially documenting that the District is going to maintain the stormwater ponds as they are obligated to under the transfer to operation and maintenance that was processed through the District with the original construction. This letter is the same letter as we put together for the Waldorf that the Board previously ratified just changing the name to the Hilton expansion and referencing the appropriate application number. I put this out for review and comment because we have not yet

received review comments from the District, but considering we received one on the Waldorf along these lines I wanted to be prepared and have the document reviewed and if it is found acceptable have it ready to go to the District when we do get their comments.

Mr. Flint stated I don't think the Board needs to vote on this because it goes without saying we have the obligation to maintain the system.

**C. Manager**

**i. Consideration of Check Register**

On MOTION by Mr. Winsor 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 Mr. Gaul seconded by Mr. Greene with all in favor the meeting adjourned at 3:19 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman