

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, November 5, 2020 at 2:02 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
Fred Sawyers	Secretary
Ruth Perry	Treasurer by telephone
Herb Von Kluge	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Jim Nugent	District Engineer by telephone
Clayton Smith	Field Manager

The following is a summary of the minutes and actions taken at the November 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

Organizational Matters

A. Administration of Oaths of Office of Newly Elected Board Members

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Gaul and Mr. Greene.

B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Resolution 2021-01 was approved.

C. Consideration of Resolution 2021-02 Electing Officers

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor Resolution 2021-02 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 3, 2020 Meeting

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the September 3, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Lift Station Inspections (2)

Mr. Smith gave an overview of the inspection services to be provided under each proposal and recommended RCM in the amount of \$300 per year.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the proposal from RCM in the amount of \$300 per year for lift station inspections was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Update on Entry Monumentation Construction

Mr. Nugent stated the sign contractor submitted to Reedy Creek Improvement District for the right-of-way permit that is required under the agreement. Reedy Creek requested copies of

the MOT plans from Jim Wetherell and his subcontractors to review prior to issuing the permit. I have asked him to keep me in the loop as to how things progress with RCID.

I talked with Greg Witherspoon at Canin regarding setting elevations for the ground surfaces around the signs based on the topographic data that we obtained and we have been trying to coordinate to get the signs set at the right elevation for view from either side on Buena Vista Drive and allow on the eastern side for a topo foundation elevation that would accommodate the future grading that will be done when RCID proceeds with the construction of Buena Vista Drive.

Mr. Gaul asked do you have a timeframe of when that will take place as far as the construction to completion?

Mr. Nugent responded no. We have the Orange County sign permit and I have been tracking that date so we don't run the risk of having to request an extension. Everything at this point is hinging on getting the right-of-way permit from Reedy Creek. We anticipated they were going to be relatively slow and I will confirm that Jim Wetherell has submitted the MOT plans, if he has had any further input from RCID and what the timeframe might be for the issuance of that permit.

ii. Update on Irrigation Pump Station Replacement

Mr. Nugent stated the Orange County building permit was issued on Wednesday and has been circulated to the contractor along with the inspection card they are required to have onsite. We are in the process of following up with the county to get a full set of stamped approved plans. They uploaded a partial set to their fast track website and we have a couple calls in to them to get the remainder of the sheets so we can circulate a full set of stamped approved plans to the contractors for them to have onsite when the inspectors show up.

Kristen and Jan provided us with the recorded notice of commencement required by the county prior to the first inspection. That was uploaded to Orange County yesterday so we should be complete on the documents necessary to accomplish the issuance of the permit.

The letter modification through South Florida Water Management District for the water use permit that reflected the change in location for the new pump station was issued on September 11, 2020 and we requested that they update the address on that permit to reflect your address.

The contractor for the pump station mobilized to the project two days ago, they have a small construction trailer and a staging area worked out with Reese Patterson. We had a preconstruction meeting onsite yesterday and we walked through the preliminary schedule that was issued and talked about the staging and sequencing of construction and the need to keep Reese informed ahead of time with the various operations that are going to happen during construction and the need to not impede access to the course and not do anything that would affect the guests. I stressed that communication was the key and a contact list was developed and circulated to all parties. The contractor is also preparing a three-week look-ahead schedule that gives more detail as to what the operations are going to be on a day-to-day basis starting with the directional drill to install the intake flow, the setup of the pipe for that, installation of the wet well and it is set up similar to what was used on the Waldorf and Hilton expansion by Whiting-Turner. The preliminary schedule provided by the contractor includes an estimated completion date of January 29, 2021, approximately 90 days.

Crosby Island Marsh

Mr. Nugent stated Mr. Von Kluge had asked me to set up a meeting to look at the conditions in the Crosby Island Marsh mitigation area. Clayton, Alan Smith and his folks, Penny Cople of BDA and I met onsite in September to look at the condition of the berm weir that in the past has had some erosion. The water levels are very high and there are some areas of erosion that will need repair when the water recedes.

Marriott Replacement Easement

Ms. Trucco stated Jan and I called Jim about the Marriott replacement easement, we reviewed it and are comfortable with it, but we wanted to confirm with you that it meets Orange County requirements. Jan and I can call you this afternoon to shore that up, but from our perspective it looks good.

Mr. Sawyers stated we are working on the JW Marriott sign. The issue is that the directional signage, our sign plan and the permit given by Orange County we have a 10-foot setback. When the sign was originally locked up by the sign company we had about a 4-foot setback, which is a huge difference in where the sign was located oriented to the road. We are going back and forth right now trying to get a variance with the sign company to see if there is an

option that we can move it closer to the road. The other thought is maybe move one of the light poles so even if it is further back it is unobstructed.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the check registers were 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 and outlined the proposed landscape enhancements.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the three proposals for landscape enhancements from Yellowstone in the amount of \$4,425 were approved.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greene asked is there a possibility of refinancing our bonds? Mr. Flint stated we did that about three years ago and there is usually a no-call provision for ten years when you refinance.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, Mr. Flint asked for a motion to adjourn.

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor the meeting adjourned at 2:45 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman