

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, June 3, 2021 at 2:00 p.m. at the JW Marriott Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida.

Present and constituting a quorum were:

Bob Gaul	Chairman
Randall Greene	Vice Chairman
Fred Sawyers	Secretary
Herb Von Kluge	Assistant Secretary

Also present were:

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

*The following is a summary of the discussions and actions taken at the June 3, 2021 meeting. An audio 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 May 6, 2021  
and May 13, 2021 Meetings**

Mr. Nugent made amendments to the May 6, 2021 meeting minutes, which will be incorporated into the final approved minutes.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the May 6, 2021 and May 13, 2021 meetings were approved as amended.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2021-05  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Flint stated each year the Board is required to approve a proposed budget by June 15<sup>th</sup> and set the date, place and time of the public hearing for its final adoption. We have included Resolution 2021-05 in the agenda package and we are suggesting the September 2, 2021 meeting at 2:00-p.m. at this location for the public hearing. Exhibit A attached to the resolution is the proposed budget that can be amended and changed between now and at the public hearing if needed. We put together a preliminary budget for purposes of meeting the June 15<sup>th</sup> deadline. If you refer to the revenue section at the top of page 1, the carry forward surplus of \$385,308 is all the cash in the general fund beyond the 2 ½ month operating reserve. Because we have a capital reserve typically we won't carry an operating reserve in the general fund and transfer out the balance but because of all of the capital projects we have got going with the sign project, the pump station replacement, we are transferring everything above that operating reserve at least in this budget. That is why we have recognized the \$385,308 and as a result of that at the bottom of page 2 instead of transferring out \$326,000 we are transferring out \$685,000.

Mr. Gaul stated to George's point to get the projects done that we want to get done it sounds like a prudent course to put it into reserves.

Mr. Flint then reviewed the proposed budget line items, administrative, operations and maintenance and capital reserves.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor Resolution 2021-05 approving the proposed Fiscal Year 2022 budget and setting the public hearing for September 2, 2021 was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Change No. 2 with ProPump  
& Controls, Inc.**

Mr. Nugent stated when the original distribution line was grouted up, unbeknownst to anyone there were two zones that were fed off of that distribution line before it even got to Chelonia Parkway. The change order was to install a 2" tap on the new 12" main.

Mr. Flint stated you approved this at the last meeting and we are bringing back the actual change order.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Change Order no. 2 with ProPump & Controls in the amount of \$9,200.00 was ratified.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Trucco stated we are still working on the compliance and indemnification agreement. We received Hilton's comments, they were all minor and we are just waiting for the contractor's comments. We will continue to track those and hopefully, by the next meeting we will have a revised agreement, but so far there are no substantive changes.

#### **B. Engineer**

##### **i. Update on Entry Monumentation Construction**

Mr. Nugent stated there is progress. I was on the phone with Jim Wetherall earlier today and although the west sign is a little bit delayed they are still tracking close to schedule for completion. The core block structures are up, they have started on the sod on the east side, electrical rough in is complete, the cells have been poured. Structurally it is moving along well. Jim Wetherall is circulating the updated artwork with the logos in the correct places.

We provided the CAD file to the contractor for them to start their stakeout on the west sign. Their surveyor is due out on Monday to do that. Shortly after that they will start excavation and slope preparation to do the west side.

Mr. Gaul asked does the blank sign for the Wyndham parcel that we are not going to put anything on, is that already prepaid in this proposal or will that have to be revisited when we announce whatever we are going to do with that site?

Mr. Nugent stated the blank out was left on the sign to position for it, but I don't believe the artwork was included in the original proposal.

Mr. Gaul stated you don't see a problem with the add on, it will match what we have.

Mr. Nugent stated it has to be sized and when the artwork comes in after it gets approved then we will probably have to save all those records so that the new logo for whatever resort is going to be there matches it in size, stature and looks like it fits.

I did review his pay application onsite and I believe the percentage draw he is requesting is reflected in the completed work. He will be farther along by the time he receives a check for the pay application.

## **ii. Update on Irrigation Pump Station Replacement**

Mr. Nugent stated the pump station is substantially complete and operational and the only thing that is hanging right now is the Watertronics work to do the pump control and make it talk to the control panel in the pump station itself. Jim Boyd is pushing them to get that done, they need to refit some components in the panel and we are holding 5% on their contract so they have some incentive to get it done.

We will be issuing a substantial completion certificate when the pay applications come in from ProPump, that essentially completes their contract. The last thing they owe us is their maintenance bond. They sent that form to me last week for review, it is a standard one-year maintenance and if anything goes wrong from under their contract work then they are obligated to fix it for a year and if not, you can draw on the bond to have someone else fix it.

Mr. Gaul stated we were talking about they were going to have to retrofit a panel or something. Is that all done?

Mr. Nugent stated that is not, that is the outstanding item. They have to retrofit some of the components in the backup well control panel.

The last meeting or two we talked about the seepage in Chelonia Parkway. Did you get a response from Orange County?

Mr. Smith stated no, I spoke with the comptroller over there and told them we have a geotechnical report and I would like you to look at it and I sent it over to them but haven't hear anything back.

**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**

There being none, the next item followed.

**EIGHTH 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 2:31 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman