

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 2, 2021 at 2:00 p.m. at the Marriot 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

Also Present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager

*The following is a summary of the discussions and actions taken at the September 2, 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 August 5, 2021 Meeting**

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the minutes of the August 5, 2021 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the public hearing was opened.

Mr. Flint stated there are no members of the public present to provide comment or testimony so we will close public comment and bring it back to the Board.

**A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor Resolution 2021-06 was approved.

**B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Sawyers seconded by Mr. Gaul with all in favor Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Contract Extensions**

**A. Amendment to Agreement for Maintenance of Landscape/Hardscape, Berms and Irrigation Improvements with Yellowstone Landscape, Inc.**

Mr. Flint stated this amendment extends the term of the contract for an additional 12 months. They have held their price as we indicated when you approved the proposed budget.

Mr. Gaul stated I'm not suggesting that they are not doing quality work and they are holding their price, but have you seen any decrease in the quality or trying to cut corners, because every time Brightview cut costs they cut corners.

Mr. Smith stated when I ask them to do something they normally do it. I gave them a pretty long list of items to do this past week and they haven't quite got through all of them. I don't know if they are dedicating as many people to the project as they have in the past, but they

are not the only landscaper in that situation. I plan to make sure I have an idea of how many personnel they are using on the site, when they are doing it. They may be using a smaller crew here with more hours rather than sending in more personnel to do it. Overall, I haven't seen a lot of difference. August is a very hard time for all landscapers and they stayed on top of it.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the amendment to the Yellowstone Landscape, Inc. agreement for Fiscal Year 2022 was approved.

**B. Wetland Maintenance with Aquatic Weed Control, Inc. (2)**

Mr. Flint stated we have two contracts with Aquatic Weed Control, and this would extend both those contracts for an additional 12-months at the same price. They have been the contractor since day one and they are holding their price and we are comfortable with their performance.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the wetland maintenance agreement and the maintenance agreement for Crosby Island Marsh with Aquatic Weed Control, Inc. were approved for Fiscal Year 2022.

**C. Wetland & Upland Monitoring Services with Breedlove, Dennis & Associates (2)**

Mr. Flint stated Breedlove, Dennis & Associates have been the environmental consultant for the District since it has been developed and one contract deals with Crosby Island and one with Bonnet Creek Resort.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the agreements with Breedlove Dennis & Associates for wetland and upland monitoring and Crosby Island Marsh for nuisance/exotic species maintenance were approved for Fiscal Year 2022.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Sidewalk Removal and Replacement**

Mr. Flint stated we talked briefly last time about the need to replace some 10 X 10 panels because of cracks and trip hazards and there is also some sidewalk grinding that needs to take place. We have two proposals for concrete replacement, one from D&C Parking Lot Maintenance and one from All Terrain Tractor Service and the first proposal is \$10,000 and All Terrain Tractor Service is \$6,274.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the proposal from All Terrain Tractor Service, Inc. in the amount of \$6,274 was approved.

**B. Sidewalk Grinding and Caulking**

Mr. Smith stated the next one is for sidewalk grinding and caulking in various locations and is a minor repair and we can keep going until we identify a more significant repair that would require replacement.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the proposal from GMS in an amount not to exceed \$2,150 was approved.

**C. OTC Palm Injections**

Mr. Smith stated the next one is for OTC injections for the palms down Chelonia. This is the cost to start treating those palms and I highly recommend this because we don't want to lose those large palms.

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the proposal from Yellowstone in the amount of \$1,260 was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Compliance and Indemnification Agreement with Park Hotels**

Ms. Carpenter stated this is a compliance indemnification agreement for the bond. It has been signed and we are asking you to ratify.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the compliance and indemnification agreement with Park Hotels was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**i. Ratification of Pay Application No. 5 with Don Bell Signs, LLC**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor pay application no. 5 from Don Bell Signs, LLC in the amount of \$110,087 was ratified.

**ii. Update on Entry Monumentation Construction**

Mr. Nugent stated they are still battling with COVID issues and running behind, the rain has abated somewhat so they started the irrigation install this week. They shipped the logos, the spire, and the other metal parts needing coating to Tampa only to find out the coating material was backordered. There is a several week delay waiting on the coating material to come in. We are looking at completion the third week in September and I assume that is now going to be the latter part of October.

Mr. Flint asked can we get the landscaping done short of installing the signage?

Mr. Nugent stated that is what they are focused on right now, the irrigation has to go in first then landscaping. Unfortunately, the landscape project manager for Edgewood and his chief assistant are out with the virus.

**iii. Update on Irrigation Pump Station Replacement**

Mr. Nugent stated the control panel for the backup well is here and installed and they are working on getting the programming done.

Offsite way finding signage, we started the permitting process through Reedy Creek with uploading the project information form and copy of the settlement agreement, which has the approved locations. I was onsite yesterday trying to stake out the signs, unfortunately, the graphic that is included in the settlement agreement although it has the locations it doesn't

accurately reflect the conditions on the ground. I'm putting together some new exhibits so I can get them staked out. I have spoken with Kate at Reedy Creek and told her I was going to get it staked out then I will ask Kate to send her folks out to bless all final locations or make any adjustments they believe are warranted within reason. Then I will get utility locates proposals and mini surveys of each sign location. We will have that in hand for the permitting process. Clayton sent out the sign bid packages.

Mr. Smith stated we received one bid back. I'm waiting to get three. The first bid the price was high but is one of the bidders recommended by RCID.

Mr. Flint stated we hope to have three bids by the next meeting.

Mr. Nugent stated I received the bridge report and once I review that I will get with Clayton and figure out what needs to be done.

To update the Board on the MOT plan related to the Hilton construction, we have the updated, final version that was circulated last month. I sent a courtesy copy of that to Orange County to the assistant public works manager and the new acting county engineer and have received no comments.

**C. Manager**

**i. Consideration of Check Register**

On MOTION by Mr. Greene seconded by Mr. Sawyers 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 2022 Meeting Schedule**

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the Fiscal Year 2022 meeting schedule reflecting meetings on the first Thursday of the month was approved.

**iv. Field Manager's Report**

Mr. Smith gave an overview of the field manager's report, copy of which was included in the agenda package.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none,

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the meeting adjourned at 2:58 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman