

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 7, 2021 at 2:00 p.m. at the Signia by Hilton Bonnet Creek, 14100 Bonnet Creek Resort Lane, 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 by telephone
Clayton Smith	Field Manager

*The following is a summary of the discussions and actions taken at the October 7, 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 September 7, 2021 Meeting**

On MOTION by Mr. Gaul, seconded by Mr. Von Kluge, with all in favor, the minutes of the September 7, 2021 meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Offsite Wayfinding Signage**

- A. Traffic Control Products of Florida, Inc.**
- B. Don Bell Signs, LLC**
- C. Traffic Control Devices, LLC**

Mr. Smith presented the proposals received and stated they had to be bid based on a specific scope and diagrams that Disney uses to put their signs in and that is why they came in at \$12,000 and \$15,000 per sign. The MOT costs may be subject to change depending on the specific requirements of RCID. Two of these vendors were recommended by RCID and we also asked Don Bell Signs to propose.

On MOTION by Mr. Gaul, seconded by Mr. Greene, with all in favor, the proposal from Traffic Control Devices, LLC in an amount not to exceed \$103,500.00, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Crosby Island Marsh Prescribed Burn**

Mr. Smith stated our permit requires that we do a prescribed burn at Crosby Island Marsh and we met onsite with the biologist, the contractor and everybody involved to go through it in more detail. The upland area at Crosby Island has to have a certain amount of tree canopy coverage and at this time it is over the amount that it should be and every two to five years it needs to be cleaned out. The first step is going to be thinning of the canopy then preparing for the burning, which is digging trenches, getting everything ready to go so it is safe to burn. Part of that is getting the permits and letting the residents know we are intending to do a burn in that community. I recommend we approve all of them; the first one will get done immediately, the burning will wait until it is the correct time to do it and if things go well, we can probably do it in November.

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the proposal for Crosby Island marsh prescribed burn from Allen E. Smith Ranch & Farming in the amount of \$10,100 for preparation and \$4,000 for the prescribed burn was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Change Order #5 with Canin Associates for Additional Site Observation Services**

Mr. Flint stated as a result of issues that have transpired through the construction and development of the monument, the timeframe for construction has been extended, which has resulted in additional site visits by Canin and they have submitted change order #5 for those additional visits.

On MOTION by Mr. Gaul, seconded by Mr. Sawyers, with all in favor, change order no. 5 with Canin Associates, Inc. in the amount of \$1,000, was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Pay Application #6 with Don Bell Signs, LLC**

Mr. Flint stated pay application no. 6 with Don Bell Signs is included in the agenda packet and reviewed and signed off by your district engineer. Because it was signed off by the engineer and it is part of their contract, we processed the pay application and we are asking the board to ratify the payment.

On MOTION by Mr. Gaul, seconded by Mr. Greene, with all in favor, pay application no. 6 from Don Bell Signs, LLC in the amount of \$59,582.70, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**i. Update on Entry Monument Construction**

Mr. Nugent stated the metalwork for some of the coatings will be ready for pickup tomorrow, that includes the large wall sign letters and median metal sign box will get a different

color of letters and let arriving guests know they have arrived at Bonnet Creek Resorts. The outstanding metalwork to be done is the color application on the spire, that material is due to the coating contractor tomorrow and will be done the following Wednesday. All the electric has been done for the signs, conduits have been run for the ground lights, irrigation was in process along with the landscaping install.

We received notice from Reedy Creek yesterday to suspend work, they require an additional right-of-way permit to cover that installation. They have interpreted that the first right-of-way application dealt solely with the maintenance of traffic plan to start the construction and didn't cover the landscaping and irrigation. We will continue to coordinate with them and get with Canin on whatever plan updates need to be done so we can keep the landscaping moving.

Mr. Flint stated depending on how long this goes on with RCID, I have asked that Jim get with Canin and the contractors and if we can get everything else installed, get the irrigation in and operational and if we have an area in the easement area that is not completed, at least everything on our property will be completed, the sign will be done while we are hashing out the easement area. Unfortunately, the easement area comprises a substantial portion of the landscape area.

Mr. Sawyers stated October 21<sup>st</sup> we have a major group coming in that is going to have lots of bus arrivals and bus movement for the period from the 21<sup>st</sup> through the 28<sup>th</sup>. The idea of trying to get the roadways as clear as possible whether it is our MOT finished in front of the Signia construction down at the end of Chelonia makes a lot of sense. We will have upwards of 75 buses coming through and there will be heavy duty traffic on the roadways there.

The other concern I have on an ongoing basis is with our traffic that goes after taking a left from our street onto Chelonia you are down to one-lane on the right-hand side in front of the Wyndham Bonnet Creek and that has already been patched over and over and it is not that great. It is going to be pretty much one-lane for the next two years and I don't think it is going to hold up too well and we might need to think about a resurface of that in coordination with the construction that is going on.

Mr. Smith stated I had a similar concern and have only gotten one proposal and it was about \$25,000 to do from the one entrance at the Wyndham Grand to the main entrance to the

side entrance. Maybe I can get with your contractor to do the one lane and that could be our best bet right now.

Mr. Flint stated we will continue that discussion on the roadway and keep communicating on that issue.

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

Mr. Nugent stated the backup well pump control panel installation is complete. Jim Boyd is working with Watertronics on getting programming finalized and the final testing completed, which should be completed late October or early November.

**iii. Status of Permitting for Offsite Wayfinding Signage**

Mr. Nugent stated I made a couple attempts to stake the signs so I can provide the stakeout locations to RCID. I have the new exhibits completed and intended to go out this week but other issues related to the signs have come up.

**MOT for Hilton Expansion**

Mr. Nugent stated the interim condition on the Hilton expansion is still in place right now with the orange barrels. The median cut through has been completed and based on discussions with that contractor it looks like the long-term MOT implementation will be starting next week or the week after. The barrels will come down then the tubular markers will be put in place.

**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. Field Manager's Report**

Mr. Smith gave an overview of the field management report, copy of which was included in the agenda package and stated we had discussed solar panels that will be behind the sign if we

are unable to get a normal pedestal and power. This is the proposed solar panel setup and if the answer is yes, we will look at the cost.

**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. Gaul, seconded by Mr. Greene, with all in favor, the meeting adjourned at 2:48 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman