

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 4, 2021 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
Fred Sawyers	Secretary
Herb Von Kluge	Assistant Secretary

Also present were:

Tricia Adams	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 November 4, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:00 p.m. 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 October 7,
2021 Meeting**

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Budget Amendment

Ms. Adams stated Resolution 2022-01 amends the fiscal year 2021 budget.

On MOTION by Mr. Sawyers seconded by Mr. Gaul with all in favor Resolution 2022-01 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Berger Toombs Elam Gains & Frank to Provide Auditing Services for Fiscal Year 2022

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2021 audit in an amount not to exceed \$3,100 was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement for Paving Services with Middlesex Paving, LLC

Mr. Smith stated we had three bids for the work in front of the Wyndham Grand a little further down Chelonia. We didn't feel comfortable with the low bid or the second low bidder and ended up going with Middlesex, a very reputable company who is doing work in the Disney area. A week after the contract was signed, they were already out doing the work. The work is complete, it looks great and we are comfortable that it will hold up. Also, we did about 60-feet by the first curve that kept cracking and coming apart.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the agreement for paving services with Middlesex Paving, LLC in the amount of \$33,000 was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Pay Application No. 7

Mr. Nugent outlined the items in pay application no. 7 that included the majority of the landscaping, bedding plants around the signs, palm trees, and additional irrigation.

Mr. Gaul stated I know we had to go with the Reedy Creek height, etc. Is this tied in with that as well?

Mr. Nugent stated what is covered under this pay application was installed prior to the Reedy Creek cease work direction. The materials are there, there are still some of the installed

materials on the east side that need to be moved. Some will need to come out and the landscape architect has come up with an alternate plan to move some of the palm trees that exceed the height requirement. George circulated late last month an alternate plan that Greg came up with for comment. Four of the palms that are currently in the ground will be able to stay and the other four would move along the east side of the Chelonia Boulevard right of way behind the sign.

Mr. Gaul stated we all agreed we were not going to fight this, do it the way they want it done so we can get it signed off. If it looks bad after a couple of months or year, is there a chance to appeal this decision?

Ms. Carpenter stated we can certainly try, but my gut feeling is they are not going to allow it. They were emphatic about it being a low planting.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor pay application no. 7 from Don Bell Signs in the amount of \$206,720.10 was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo on Stormwater Management Analysis

Ms. Carpenter stated a new law went into effect this year that all special districts, cities, and counties have to put together a 20-year needs analysis if they have a stormwater system or wastewater system. We have a stormwater system and the office of economic and demographic research has promogulated a template for doing this. They don't have a lot of instructions for doing this but that will be coming. We are required to submit this needs analysis by June 1st and we recommend our engineer come back with a proposal to do that at our next meeting.

B. Engineer

i. Update on Entry Monumentation Construction

Mr. Nugent stated I spoke with the contractor on the phone Tuesday, and he is forecasting 100% completion on the sign and metal work by close of business tomorrow. All the lettering is up and we will do a final walk through and inspection with Don Bell Signs. He has noted a couple things in the landscaping that may be smaller than specified. With any inspection there is going to be a punch list and that will be one of the items that will need to be addressed.

I'm still trying to work with Reedy Creek on the second right of way use permit they require. There is a portion of the plantings on the west side that are closest to Buena Vista that need to be removed and replaced with sod because there is not a landscape easement that covers that. Although there were wetland impacts permitted for the widening of Buena Vista Drive, she didn't think they fully covered the landscape easement we have on the east side and they staked out the south limit of the impact and north limit of the jurisdictional wetland and it does not cover the full extent of the landscape easement. I had our survey department survey the south limit of the easement and it appears it was cleared somewhat outside the easement covered in the agreement. When we know the total acreage, we will figure out a game plan as to how to approach the permitting agencies.

An item that Kate brought up is the plans that were prepared for the landscaping considered the ultimate configuration of Buena Vista Drive, which includes relocation or modification of the small stormwater pond that sat adjacent to the former east sign and has been retained temporarily in front of the new east sign. That was an unanticipated condition because the plans were based on the ultimate condition where that pond disappears and the drainage system is reconfigured and discharges farther to the east and goes into the wetland. During construction it came up that we were not in the final condition but in the interim condition. Once we have quantified the wetland issue, I will set a meeting with her to talk about what we are going to do about the wetlands and talk to her about maintaining this stormwater in the interim condition. The agreement says they can tell us to remove whatever is in the easement whenever they want because it has to come out when they build the ultimate condition of Buena Vista.

ii. Update on Irrigation Pump Station Replacement

Mr. Nugent stated I spoke with Jim Boyd, the environmental engineer of record for the irrigation pump station and he met with our vendor onsite and they have completed all the modifications to the well pump control panel and it is 100% complete.

iii. Status of Permitting for Offsite Wayfinding Signage

Mr. Nugent stated I understand we have a contractor for the offsite wayfinding signs and I need to stake the locations and get pictures of those, send them to Reedy Creek and have them

okay them or tell us what we need to adjust at which point we have to do mini-surveys and utility locates to support the right of way use permits that will be necessary to install those.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge 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.

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.

1. Consideration of Proposal for Gazebo Area Landscape Enhancements

Mr. Smith stated there is a lot of juniper by the gazebo that is diseased and not doing well and the idea was to replace it with copperleaf, which has done well towards the back of the property around the bridge and that is what the proposal is for.

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor the proposal for the gazebo area landscape enhancements from Yellowstone in the amount of \$3,721.02 was approved.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Gaul stated there was a question about the CDD changing the address. Wyndham separated into two groups.

Ms. Carpenter stated it will go to who is on the tax bill and if you need something different let George know.

TENTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers with all in favor the meeting adjourned at 3:03 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman