

**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, **March 3, 2022** at 2:00 p.m. at the JW 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 by telephone
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 March 3, 2022 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 February 3, 2022 Meeting

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the February 31, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Board Vacancy with a Term Ending November 2022**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2022-02 Electing Officers**

This item tabled.

FIFTH ORDER OF BUSINESS

Sign Construction Update

A. Engineer Update on Sign Construction

Mr. Nugent stated Don Bell has been talking to Clayton and they did refit some of the panels to try to clear the greenish hue. As far as dealing with continuing construction, Reedy Creek indicated during the meeting they had with them February 4th, that they would not be able to issue a permit to continue with the landscaping installation until the wetland encroachment issues were resolved. She told me that once the District received a letter of reservation for the mitigation credits, she would be agreeable to issuing the right of way permit necessary to complete the landscaping. She said she could issue one to remove the offending vegetation, palm trees and such in the easement but they would not issue a permit to install anything else. I said it doesn't make sense for the contractor to mobilize to remove it and then have to remobilize to install acceptable vegetation.

Mr. Flint stated they agreed to not press that issue for the removal and allow us to do it in one step assuming the process moves forward.

Mr. Nugent stated the District's environmental consultant has been pursuing further communication with both the water management District and the Army Corps of Engineers about going forward on permitting.

Mr. Flint stated we had a very positive meeting with Reedy Creek and Disney and agreed on the approach and Mike Dennis and Todd Rimmer met with representative of water management and representative of the Army Corps. I think Reedy Creek wanted to handle their

issues somewhat directly with water management. My understanding is that water management was receptive and didn't believe there would be any issues with our approach and the person with Army Corps was receptive, however, they were not the final decision maker, their supervisor in Jacksonville is. We are going to follow back up with the contractor on their participation in the cost of the resolution of this once we get the costs nailed down and they have been put on notice so they are aware of it. Their subcontractor has gone out onsite to verify and review the areas in question.

They are holding the right of way permit for the offsite signage until this gets resolved. Do you have an idea of the timing?

Mr. Nugent stated I think the South Florida issues would be resolved in 30-60 days; the Corps impacts we would rely on Dr. Dennis for a time estimate.

B. Status of Remedial Activities – Ratification of Staff Actions and Approval of Proposed Remedies

Mr. Gaul asked Fred, were you able to view the sign in the morning or evening?

Mr. Sawyers stated yes, I and my team did that. We are of the opinion that the green doesn't enhance a good look and it would probably be better to do just the clear. We have noticed that the condensation problem seems to be better at this point. I think it is workable but I think the clear had a better look at any time than the green tint.

Mr. Gaul asked are we ready to make that decision and go forward with it?

Mr. Sawyers stated from my standpoint that is our recommendation from our team.

Mr. Flint asked did we have a cost for that?

Mr. Smith stated it was about \$9,000 if we can't reuse the letters, \$4,500 if we can.

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor staff was authorized to replace the green glass with clear glass in an amount not to exceed \$9,500.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Nugent stated I started to complete the templates for the wastewater and stormwater needs analysis. I will put the inventory and information I have on there and send the spreadsheets to you to look at the financial information that needs to be included.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Greene 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.

iii. Field Manager's Report

Mr. Smith reviewed the field management report, copy of which was included in the agenda package.

Discussion of Solitude Price Increase

Mr. Smith stated Solitude is looking for a 4% increase, our contract with Solitude is pretty small they only do one irrigation pond. One of the reasons we use them for the irrigation pond is because they also do the rest of the golf course. Overall it comes to about \$10 per month increase or \$112 per year. They are doing this everywhere.

Mr. Flint stated we wanted to put it on the agenda because they basically sent an email saying they were going to implement it effective March 1, 4%. It is a small dollar amount because it is a small contract. I don't know if the board wants us to push back on it or allow the increase based on the dollar amount.

Mr. Gaul stated I can only speak to what we see in the industry. Last year I had to bail out the laundry companies, housekeeping companies, I have to pay Reunion more for their housekeepers so they would clean our units. Everybody has their hand out for money but at least those companies asked and had a timeframe. This sounds like they assumed they were going to get the money by telling you to give them the money. I think you did the right thing by pushing back.

Mr. Flint stated we will tell them the same thing we told others and that is we have to plan a budget for that. Let's make sure when the invoice comes in it is correct.

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. Greene seconded by Mr. Gaul with all in favor the meeting adjourned at 2:35 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman