

**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 2, 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
Herb Von Kluge	Assistant Secretary
Fred Sawyers	Secretary by telephone

Also Present were:

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

*The following is a summary of the discussions and actions taken at the June 2, 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**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Appointed Supervisor**

This item was tabled.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the April 7, 2022 Meeting**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the minutes of the April 7, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing**

Mr. Flint stated Resolution 2022-03 approves the proposed fiscal year 2023 budget and sets the public hearing date for its final consideration for September 1, 2022 at 2:00 p.m. in this location. Attached to the resolution as Exhibit A is the proposed budget. This is not binding on the board and if the board wants to make changes between now or at the public hearing you can do that if the assessments do not increase. The proposed budget does not contemplate an increase in the assessments. There is some increase in reuse fees and on the management side we did ask for a 5% increase and there is an increase in insurance. We reduced the field management fee when we were in the middle of Covid and we kept that level. The line items for the most part remain the same, there are a couple small adjustments overall it is about a \$6,000 increase in total and transfer out to capital reserves is \$229,000.

The board discussed increasing the capital reserve contribution in anticipation of increased costs for capital improvements tied to the increase in petroleum products.

Mr. Sawyers joined the meeting during this item by telephone.

Mr. Flint stated if the assessments are proposed to go up, we will need to send a letter to the property owners letting them know of the proposed increase and the date of the hearing.

On MOTION by Mr. Sawyers seconded by Mr. Gaul with all in favor Resolution 2022-03 approving the proposed budget as amended with a 10% increase in the O&M assessments and setting the public hearing for September 1, 2022 was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Wetland Credit Purchase Agreement**

Mr. Flint stated this is associated with the wetland impacts with the entrance monumentation and the chair had previously been given the authority to approve expenses

related to resolving that issue and part of that was the purchase of credits in a mitigation bank. The district has paid the \$4,500 deposit associated with this to reserve those credits.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the wetland credit purchase agreement was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Annual Stormwater Inspection Report**

Mr. Flint stated the master trust indenture associated with the district's bond issue requires that the district's engineer inspect the district's infrastructure annually. Donald McIntosh & Associates has performed this inspection annually and last year Jim did it as part of his engineering services and this year I asked if he would prepare a proposal for the board's consideration and that is in your agenda package.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the proposal for the annual stormwater inspection report in the amount of \$5,930 was approved.

**EIGHTH ORDER OF BUSINESS**

**Sign Construction Update**

**A. Engineer Update on Sign Construction**

Mr. Nugent stated we did receive a request for additional information from South Florida on the impact permit. There is an application fee of \$2,100 that is due, which I will coordinate with George on. They are asking for information about the project area and they want to check off the boxes on some of the application requirements, erosion control plan and details and a summary of what discharges into the original ponds now modified as well as a compilation of what the prior storage volume was in the pond versus what is provided in the modified version.

**B. Status of Remedial Activities**

Mr. Nugent stated at the last meeting I mentioned that Reedy Creek is requiring weekly inspections of the temporary erosion control measures that they had Don Bell Signs put in place. The temporary erosion control will not be needed after all the final landscaping is in place. As it stands now, regardless of what Kate told us in the sit-down meeting we had with them going

through the permitting impact, they are not inclined to issue their right of way use permit that we need to install the landscaping until the wetland impacts are permitted.

Mr. Gaul stated it appears we are going to have more conversation on the sign until we get all the issues solved. Are you satisfied that we finally got the changes done?

Mr. Sawyers stated we have the right plan in place, but I don't think all the acrylic panels have been installed.

Mr. Nugent stated the contractor has been doing ongoing inspections at the request of Reedy Creek Improvement District compliance folks and in doing so incurring the cost of the temporary erosion control measures and the inspections. This will ultimately have to get wrapped into a change order under the original contract. I asked him for an estimate of the cost to date in early March and right now it is 204 man hours to date and around \$25,700. In the end we will have a negotiated change order that addresses some of this stuff.

Ms. Carpenter stated it is another responsibility for the work.

Mr. Flint stated it is part of the over clearing. There will need to be some offsets based on responsibility.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Consideration of Check Register**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the March check register was approved.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the April 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 manager's report, copy of which was included in the agenda package.

**iv. Presentation of Number of Registered Voters 0**

A copy of the letter from the supervisor of elections indicating there are no registered voters residing within the district was included in the agenda package.

**v. Designation of November 3, 2022 as Landowners' Meeting Date**

Mr. Flint stated the landowners' meeting needs to be held in November and we recommend you hold that in conjunction with your November meeting, which is November 3<sup>rd</sup>. Mr. Sawyers, Mr. Von Kluge and the new board member's seats will be up for election. In the agenda is the form of proxy and instructions for the election and we will circulate that in advance of the meeting.

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor November 3, 2022 was designated as the landowners' meeting date.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

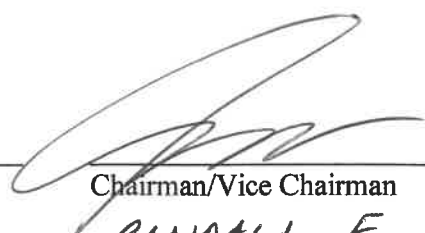
There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Gaul seconded by Mr. Greene with all in favor the meeting adjourned at 2:52 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman  
RANDALL F. GREENE