

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 1, 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:

Randall Greene	Chairman
Fred Sawyers <i>by telephone</i>	Secretary
Herb Von Kluge	Assistant Secretary
Becky Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the September 1, 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

No members of the public were present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Bob Gaul's Resignation

On MOTION by Mr. Greene seconded by Ms. Frasier with all in favor Mr. Gaul’s resignation was accepted.

B. Appointment of Individual to Fill the Unexpired Term of Office

On MOTION by Mr. Greene seconded by Mr. Van Kluge with all in favor Richard Scinta was appointed to fill the unexpired term of office.

Mr. Flint gave an overview of the documents to be filled out.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Scinta.

D. Consideration of Resolution 2022-06 Electing Officers

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor Resolution 2022-06 was approved reflecting the following: Randall Greene Chairman, Herb Von Kluge Vice Chairman, Fred Sawyers Secretary, Becky Frasier, Richard Scinta and George Flint Assistant Secretaries and Jill Burns Treasurer.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the June 2, 2022 Meeting

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the minutes of the June 2, 2022 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Flint stated you did direct us to incorporate an increase in the annual assessments by 10% and we included the revenue generated by that increase into the transfer out to capital reserve. The discussion was the repaving of Chelonia Parkway, possibly the stacking lane and other projects coming up and to do those projects you talked about increasing the capital reserve. We did a notice to the property owners within the District 30-days in advance of today’s meeting

and we also ran notices in the newspaper that are required by statute. We didn't get any responses to the mailed notice and there are no members of the public here to provide comment or testimony for the public hearing so we will bring it back to the Board for discussion of Resolution 2022-04 and the attached budget.

A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated there are no members of the public here to provide comment or testimony.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Flint closed the public hearing.

SEVENTH ORDER OF BUSINESS Sign Construction Update

A. Engineer Update on Sign Construction

B. Status of Remedial Activities

Mr. Nugent stated the South Florida permit for the wetland impacts was issued at the end of July and copies were provided to Reedy Creek Improvement District and Breedlove Dennis & Associates, our environmental consultant has forwarded that to the Army Corps of Engineers. Dr. Dennis at BDA has been following up with the Corps on their review and issuance of a permit for the unintended impacts but to date they have not responded with comments, it is still being reviewed at a higher level.

Once we got the South Florida permit issued, we were able to get Reedy Creek Improvement District to restart review of the modified landscape and irrigation plans they

requested. We sent that to Kate in early August and the landscape architect has had several discussions with RCID about changes in the plans they wanted to see based on their review and wrapped that up last week. The revisions were made and resubmitted to RCID for review on the 26th. I touched base with the sign contractor this morning and he hasn't heard anything yet but will follow-up to see if there are any further comments so we can get the permit issued and we can resume work.

C. Consideration of Change Order

Earlier this year Reedy Creek stormwater inspectors came out and wanted additional erosion control measures put in place because of the amount of rain we have had; there was some erosion that occurred from the bare earth that migrated into the wetland that had to be manually removed and additional erosion control measures put in place. Along with that there is a change order request from the contractor for the costs associated with installing and maintaining the erosion control measures.

Mr. Flint stated change order no. 4 is comprised of six items totaling \$41,808. It also includes switching out the acrylic panels on the center monument that are unrelated to the erosion issue, but was incorporated, \$4,586 and that is not attributable to the encroachment issue and we will ask them to break that out for a separate change order. We put this on here because they submitted it to us and we wanted to have Board discussion but we do think there needs to be an offset to this change order associated with the portion of the impacts that we believe are the contractor's responsibility. The issue is some of the encroachments are outside the work area and there was an impact on the wetlands outside the identified work area. The Don Bell sub-contractor encroached into the wetlands and that is the area we believe they directly have responsibility for. The area inside the work area we don't feel they have responsibility for those impacts because those permits were not identified and they weren't told to stay out of those areas.

Ms. Carpenter stated from a process standpoint I agree to pull the one out that is not related and going forward we can get with them and say we are making a demand that this percentage related to the improper work.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor change order no. 4 less the amount for the acrylic panels was approved subject to the offset attributable to the contractor and staff and the Chair were authorized to approve the final amount.

On MOTION by Mr. Greene seconded by Mr. von Kluge with all in favor change order no. 5 in the amount of \$4,586 for the acrylic panels was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Nugent stated in the Signia expansion project there have been discussions to add an event lawn for outdoor functions and it looks like it is going forward based on initial discussions with the county fire marshal for access and egress for the patrons. The CDD is responsible for the operation and maintenance of the stormwater pond. There are currently two temporary construction bridges in place to facilitate the Signia expansion. If the event lawn goes forward those bridges will likely remain in place.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Greene seconded by Mr. Scinta 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 2023 Meeting Schedule

On MOTION by Mr. Sawyers seconded by Ms. Frasier with all in favor the Fiscal Year 2023 meeting schedule was approved as amended with a change in the meeting time to 1:30 p.m.

D. Field Manger’s Report

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

i. Consideration of Proposal from Tech Services for Lift Station Generator Maintenance

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the proposal from Tech Services Specialties, Inc. in the amount of \$1,943.63 was approved.

ii. Consideration of Proposal for Entry Grasses and Site Plant Replacements

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the proposal from Yellowstone in the amount of \$4,180 was approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Greene asked where are we with the wayfinding signs?

Mr. Nugent stated I talked to Kate at RCID and she said let’s get through the monument signage first.

TENTH ORDER OF BUSINESS

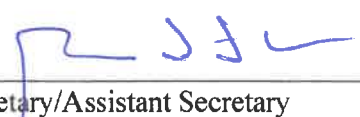
Other Business


There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the meeting adjourned at 2:45 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman
RANDALL F. GREENE
CHAIRMAN