

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, April 6, 2023 at 2:00 p.m. in the Brevard Meeting Room at the \Wyndham bonnet Creek, 956- Via Encinas, Orlando, Florida.

Present and constituting a quorum were:

Fred Sawyers	Secretary
Herb Von Kluge	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

The following is a summary of the discussions and actions taken at the April 6, 2023 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 2,
2023 Meeting**

On MOTION by Mr. Sawyers seconded by Mr. Scinta with all in favor the minutes of the February 2, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year 2022
Audit Report**

Mr. Flint stated there were no current or prior year findings or recommendations and we have complied with the provisions of the auditor general and it is clean audit.

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor the Fiscal Year 2022 Audit was accepted and staff authorized to transmit the final report to the State of Florida.

FIFTH ORDER OF BUSINESS

**Consideration of Subordination of
Encumbrances to Property Rights to Orange
County**

Mr. Nugent stated this is related to an Orange County utility easement; they are requiring a new potable water meter at the Signia expansion.

Ms. Carpenter stated as part of Orange County's review they pull a title report and our notice of lien that we had bonds came up and we can't lien or assess any governmental entity, so we have to subordinate our lien saying it is below the lien of Orange County.

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the subordination of encumbrances to property rights to Orange County was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal to Add
Chlorinator to Pump Station**

Mr. Smith stated we have been working with Pro Pumps to increase some of our maintenance intervals more than our previous contract indicated. The filter is getting gummed up quicker than our normal maintenance interval so we increased it and now it is happening more often. Pro Pump has recommended that we add a chlorinator to the system then we can go to a more regular maintenance interval.

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor the proposal from Pro Pump in the amount of \$26,864.32 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance and Indemnification Agreement with G/B/H Four Star, LLC

Ms. Carpenter stated this came up at the last meeting that Hilton was looking to keep two of the temporary bridges. We drafted it based on the agreement that we had with them during construction of the temporary bridges and added some other protections. There is a third bridge they would like to keep permanent. I attached a map for the two bridges, the third bridge attaches the event lawn to an island. We will add that to the agreement.

There was no public present to provide comment.

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the maintenance and indemnification agreement with G/B/H Four Star, LLC was approved in substantial form and the Chairman or Vice Chairman were authorized to review and approve the final agreement.

EIGHTH ORDER OF BUSINESS

Sign Construction Update

A. Engineer Update on Sign Construction

Mr. Nugent stated Disney submitted a notification to the Corp of Engineers to formally add the impact for the signs to their long-term permit on March 3rd. We can't move forward with finalizing the landscaping until we are formally approved by the Corp.

B. Status of Remedial Activities

Mr. Nugent stated Herb met me at Crosby Island Marsh, things are drying out a little bit and we were able to look at the condition of the berm and I will reach out to Terracon and share that information with them and try to get a site meeting set up to view it and come with repair recommendations for the berm.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update Regarding FDOT

Ms. Carpenter stated the appraiser for the I-4 widening has been retained and he was out at Celebration and Reunion, didn't mention if he looked at Bonnet Creek yet or not. No one has filed a lawsuit for a taking so we are waiting until we get some communication.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Sawyers 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.

D. Field Manager's Report

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

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. Sawyers seconded by Mr. Scinta with all in favor the meeting adjourned at 2:37 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman