

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, July 6, 2023 at 1:30 p.m. at the Hilton Bonnet Creek, 14100 Bonet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
Fred Sawyers	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

The following is a summary of the discussions and actions taken at the July 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.

July 6, 2023

Bonnet Creek Resort CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 1, 2023 Meeting

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the minutes of the June 1, 2023 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of FY2022 Audit Report

Mr. Flint stated Berger Tombs completed the audit and we sent to the State of Florida. The management letter indicates there are no current or prior year findings or recommendations and that we have complied with all the provisions of the auditor general that they are required to review. It is a clean audit.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the Fiscal Year 2022 Audit Report was accepted and transmittal to the State of Florida was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Revised Additional Service Agreement with Donald W. McIntosh Associates, Inc. Regarding Crosby Island Marsh Berm Repair

Mr. Flint stated this is an additional services agreement with McIntosh Associates regarding the Crosby Island Marsh berm repair.

Mr. Nugent stated based on some of the erosion breaches that have occurred in the berm, we obtained this proposal for the survey work, plans and will work with J. Casper at Terracon.

Mr. Flint stated once the Geotech work is done, there will be another proposal that will follow this that will include construction administration and bidding services.

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the revised additional service agreement with Donald W. McIntosh Associates, Inc. regarding Crosby Island Marsh berm repair was approved.

July 6, 2023

Bonnet Creek Resort CDD

SIXTH ORDER OF BUSINESS**Status Update of Chelonia Parkway
Pavement Evaluation Report from PSI and
Discussion of Contractor Scheduling**

Mr. Flint stated item six is regarding the Chelonia Parkway pavement project. The Board approved an agreement with PSI to do a Geotech analysis of the roadway to come up with recommendations on a scope of work for the repaving project. My understanding is the report should be received next week.

Mr. Nugent stated we have been working with Jan putting the contract documents together. We have spoken with Middlesex Paving who has continuing contracts with governmental agencies that were publicly bid that they provided to us. Once we receive the report from PSI with their recommendation to restore the pavement, we will share that with Middlesex and have them price it based on the most applicable rates in the county contract. It will save 60 days going through the bid process.

Mr. Flint stated the alternative is to go through a public bid process and that is probably eight weeks by the time it is advertised, receive the bids, evaluate them and present them to the Board. The concept of being able to piggyback on another government's contract is what we are looking at doing, as long as the other government has complied with the statutory bidding requirements. We wanted to be in a position today to ask the Board to take some action on this, but because we don't have the Geotech report to be able to develop the scope we can't develop the contract and the resolution that Jan would need to prepare to authorize us to piggyback.

One option would be to continue this meeting a couple weeks. There are a couple other factors that we need to consider, one, is the completion of the signage project at the entrance. Now that we have finally gotten the permit from RCID's successor we are negotiating the final settlement of the agreement with Don Bell Signs and their subcontractor. Jim has a meeting with them onsite next week to get the work done. I think the permit requires the work to be done by the end of August, which is good if that happens because the paving won't necessarily be held up by that. Then there is Signia's ongoing project and the timing of that and the construction traffic and how that would dovetail with the paving. We need some feedback from Signia.

Mr. Sawyers stated the waterside ballroom will not be substantially completed until mid-January. You can see the exterior work is almost complete at this point. I think it is a more reasonable number. The other thing that is happening is the golf course which is being redone and I think most of the sod will be complete by the end of this month if not next, which means

July 6, 2023

Bonnet Creek Resort CDD

that the larger trucks are not going to be as frequent. However, at the end of the project we have to go back and redo the 16th hole and we can't do that until the trucks and staging is out. There is going to be some construction. I don't think it is going to be nearly what it has been and certainly not bringing in heavy steel, etc.

Mr. Flint asked when would that curb cut be able to be eliminated?

Mr. Sawyers stated I can find out. I would guess they will want to keep that until the very end.

Mr. Flint stated maybe we don't need to continue the meeting. Originally, we talked about trying to get the paving done in August. At this point it is not going to happen in August anyway. The question is how soon after that do you want to be able to do it. We will keep moving forward, we will have the Geotech report next week, get the scope together, the resolution approving the piggyback and we can have that on the August agenda. As to timing, I don't know how far out Middlesex is on scheduling so we can have the discussion at that point.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-08 Approving Middlesex Contract and Bid Documents

This item was tabled.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated the memo I distributed goes over the laws that take effect July 1st. The ethics training that city and county officials had to undertake in their roll has now been extended to Districts. All Board members need to take four hours of ethics training. There are some free sources that is in the memo. It will be once a year, but we don't have the specifics yet. The other legislative updates are more for information.

B. Engineer

Mr. Nugent stated we have the State and the Corps permit in hand we finally got the Reedy Creek right of way permit to restart the sign work. I have a meeting set up with Don Bell Signs and his landscape contractor onsite next Tuesday to review current plans, scope and the schedule since they acknowledge time is of the essence since August 31st is our deadline. The

July 6, 2023

Bonnet Creek Resort CDD

work in the easement needs to advance first. Trees need to be relocated, other vegetation replaced and irrigation needs to be moved back.

Monday, we have a discussion with George and Jan on outstanding change order and cost to try to get closure on what portion of the cost for the permitting they need to bear and what portion the District needs to bear. I have put together a spreadsheet through June 1st that summed what I think their percentage was and the District's percentage. I did a breakout for the erosion control measures that Reedy Creek required us to reimplement while we were waiting to finish landscaping. Those will be points of discussion with the contractor on Monday. To give you an idea out of the amount spent for the permitting effort close to \$80,000 about \$30,500 of it would be the sign contractor's responsibility because they cleared outside the limits of the easement. They previously submitted a change order for the additional erosion control measures that Reedy Creek wanted and when you break out the area that was over cleared outside the limits, the outstanding amount that they would be responsible for is about \$4,400 and the District would be responsible for about \$32,000. Between what they hope their responsibility and our responsibility is not a wash, but it is close. After that is done I can re-tee up the discussion with Reedy Creek about our way finding signs. We want to get that moving again.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Greene seconded by Mr. Sawyers 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 gave an overview of the field manager's report and outlined some issues with the landscape contractor.

Mr. Flint stated if we can get someone to match the current contract, we will be under the formal bid threshold. I also don't want to sacrifice quality by having someone come in at the

July 6, 2023

Bonnet Creek Resort CDD

same rate as Yellowstone where they weren't able to perform. We would like to start with an informal bid process and see if we can realistically stay under the threshold and if we can't, we will go through the formal bid process.

On MOTION by Mr. Scinta seconded by Mr. Sawyers with all in favor staff was authorized to solicit proposals for landscape maintenance services and the chair and District Manager were authorized to exercise the 30-day termination provision in the existing contract if need be.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the meeting adjourned at 2:06 p.m.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

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Chairman/Vice Chairman