

MINUTES OF MEETING
BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, September 29, 2023 at 1:30 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	Secretary
Herb Von Kluge	Assistant Secretary
Becky Frasier	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 September 29, 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 no comments, the next item followed.

September 29, 2023

Bonnet Creek Resort CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 7, 2023 Meeting

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the minutes of the September 7, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearings

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor the public hearings were reopened.

- A. Continued Hearing to Adopt the Fiscal Year 2024 Budget**
 - i. Consideration of Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint stated on September 7th we originally had the budget hearing scheduled and going into the hearing based on some additional information from the engineer it was apparent that the assessments were not adequate to fund the repaving of Chelonia and I asked the board to continue the hearing to today to allow us to meet the noticing requirements for an assessment increase. We did the 21-day mailed notice as well as the published notice that was required for today. In regard to the budget you have Resolution 2023-08 we added a whereas clause recognizing the fact that you continued the public hearing to today. Exhibit A, which is attached to the resolution contemplates that the transfer out to the capital reserve fund would be increased from \$313,000 to \$953,000. We also adjusted some of the individual line items to tighten the budget up a little bit; we were able to cut about 4%.

The capital reserve fund budget we reflect a carry forward of \$696,000 from this year into next year and that transfer out of \$953,672 and we are budgeting \$1.5 million for the paving, which based on the Orange County contracts that would be Phase 1, the four-lane section up to the three-way stop at the Waldorf and Signia and the Crosby Island berm repair. We eliminated the offsite signage at \$125,000 and reduced Chelonia understanding we would push those out to a future year. The increase on the O&M is 64% versus 72%.

September 29, 2023

Bonnet Creek Resort CDD

Later in the agenda you are going to approve an RFP for the paving and to the extent we are able to reduce the cost we can always come back and amend the assessment and reduce those if we can.

There being no members of the public present to provide comment or testimony, the board took the following action.

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was approved.

B. Hearing to Impose Special Assessments

i. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the next item is to consider imposition of the assessments related to the budget you just approved. Attached to the resolution will be the budget you just adopted as well as the assessment roll that will be consistent with that table you saw in the budget with the individual properties and the amounts. We cash flowed the budget and assuming the paving would happen in the February timeframe and the \$1.5 million would hit in February we timed it when the money would be needed. The O&M assessments will be collected 20% on November 1, 50% February 1, and 15% April 1, and 15% June 1. If it looks like the costs are going down that February installment can be adjusted if there is the ability to do that.

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the public hearings were closed.

FIFTH ORDER OF BUSINESS

Review and Authorization to Issue Chelonia Parkway Paving Request for Proposals

Mr. Nugent stated we assembled a bid package based on one of the prior projects. We broke it into two phases with an option for a deduct if both phases were done at the same time if there were any cost savings. One of the items we need to establish is if they are authorized to

September 29, 2023

Bonnet Creek Resort CDD

proceed, we need to set the date for issuance of the advertisement and the work duration for substantial and final completion.

Mr. Flint stated we don't have to decide that today, the board can delegate that to one of the board members to sign off with the understanding that we want to move forward as quickly as we can.

Mr. Nugent stated I don't know if we will get better numbers or not but our fallback would be to piggyback off the county contract. We have the package put together but I feel we need to have a courtesy call to John at Middlesex about bidding.

Mr. Flint stated I think we should definitely do that; he has been very cooperative with us and we have both worked with him in the past and have good relationships with him.

On MOTION by Mr. Sawyers seconded by Ms. Frasier with all in favor the bid document was approved in substantial form and upon final signoff on the dates and duration of substantial and final completion by the Chair, staff was authorized to issue the RFP.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Status of Entry Monument Project Completion

Mr. Nugent stated the install was supposed to start yesterday and a subcontractor is supposed to install the maintenance of traffic today. They are committed to start the demo part of the project on Monday. The tentative completion date weather permitting is October 20th.

C. District Manager's Report

There being none, the next item followed.

D. Field Manager's Report

i. Consideration of Proposal from Aquatic Weed Control for Conservation Areas

Mr. Smith stated this proposal was generated by the BDA review of the conservation area.

September 29, 2023

Bonnet Creek Resort CDD

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the proposal from Aquatic Weed Control, Inc. in an amount not to exceed \$15,000 was approved.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the meeting adjourned at 1:59 p.m.

DocuSigned by:
George Flint
B61B5DF431644AD...
Secretary/Assistant Secretary

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[Signature]
16876D3B0403428...
Chairman/Vice Chairman