

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, November 2, 2023 at 2:00 p.m. in the Astor Ballroom in the Waldorf Astoria, 14200 bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
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 <i>by telephone</i>
Jarett Wright	GMS

The following is a summary of the discussions and actions taken at the November 2, 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.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 29, 2023 Continued Meeting

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the minutes of the September 29, 2023 continued meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Audit Engagement Letter from Berger Toombs Elam Gaines & Frank

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2023 audit in an amount not to exceed \$3,225 was approved.

FIFTH ORDER OF BUSINESS

Ratification of Contract Renewal with BDA Environmental Consultants

- A. **Bonnet Creek**
- B. **Crosby Island**

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the proposals from BDA Environmental Consultants for Fiscal Year 2024 for Bonnet Creek in the amount of \$5,000 and Crosby Island in the amount of \$4,500 were approved.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024 Aquatic Maintenance Renewal with Solitude

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the Fiscal Year 2024 renewal with Solitude Lake Management in the amount of \$2,892 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance and Indemnification Agreement for Golf Course

Ms. Carpenter stated this is the bridges for the Hilton and Signia expansion where we had a temporary agreement' we now have a permanent maintenance indemnification agreement. Parc Hotels counsel has approved the form of agreement but is still doing some research on insurance.

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On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the maintenance and indemnification agreement with G/B/H Four Star, LLC and G/B/H Golf Course, LLC was approved in substantially final form.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Amending the Fiscal Year 2023 Budget**

Mr. Flint stated this is an amendment to the FY23 budget. If our total expenses exceed our total budget, we are required to amend the budget within 60-days of the end of the fiscal year. In our current year budget we maximized the amount of money we could transfer to the capital reserve because of the paving project. We recognized additional fund balance that wasn't appropriated and transferred that this year. It ended up making our bottom-line expenses exceed our bottom-line budget. This amendment increases some line items, reduces others, it recognizes an additional \$38,000 in carry forward and under the expenses some of the line items are adjusted up or down and we increased the transfer out to capital reserve by \$100,000. The result of that is that our end of the year actuals is about \$45,000 higher than what our total budget was.

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor Resolution 2024-01 Amending the Fiscal Year 2023 Budget was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

This item completed prior to the meeting.

ii. Status of Entry Monument Project Completion

Mr. Nugent stated we did a walkthrough of the completed work on the east side sign, where we had the impacts and they had no questions or comments; everything looked good on the east side. I asked that he send a confirmation email to that affect noting that all the

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landscaping that was not consistent with the terms of the settlement agreement have been addressed.

He was looking for a little more sod around the frontend of the west sign behind the back of curb up to where our sod starts because it was left a little bare. The RCID staff was supposed to take care of the irrigation. Sam said he would prepare a markup and send confirmation of the area that he wants sodded. There will probably be a small change order for the additional sod since we took some up, now we have to put it back with the last change order. The sign construction is effectively complete as long as we get these last two little details done. Clayton looked at it and thought it looked complete and 100% better.

One question came up about a clump of overgrown brush that is farther to the east side, in our easement but not part of the landscape area. The question was do we want to trim up that area.

George, Jan and I have to get together to discuss the mitigation costs and the Don Bell signs, counteroffer to what we figure the assessments were on an acreage basis.

iii. Update of Status of Chelonia Parkway Repaving Project

Mr. Nugent stated the invitation to bid went out, and Middlesex, Ranger Construction, Preferred Materials and Timothy Rose Contractor plus a clearing house picked up bid documents. There was a series of questions and addendum no. 1 will go out today to all the prospective bidders. We had a voluntary prebid meeting onsite last week and Middlesex was the only contractor that attended. Bids are due on the 10th; I will put a bid tabulation together and circulate it for review and have it at the December board meeting.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Scinta seconded by Mr. Greene 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.

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iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint presented the arbitrage rebate calculation report for the special assessment refunding bonds, series 2016.

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the Arbitrage Rebate Calculation Report was accepted.

D. Field Manager’s Report

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

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the meeting adjourned at 2:29 p.m.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

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[Signature]
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Chairman/Vice Chairman