

**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, **December 7, 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
Richard Scinta	Assistant Secretary

Also Present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager

*The following is a summary of the discussions and actions taken at the December 7, 2023 Bonnet Creek Resort Community Development Board of Supervisors Meeting.*

**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 November 2, 2023 Meeting**

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

**FOURTH ORDER OF BUSINESS**

**Presentation of bid Results and Recommended Ranking**

**A. Award and Negotiation of Contract**

- i. Ranger Construction**
- ii. Middlesex Paving**

Mr. Nugent stated the apparent low bidder is Ranger Construction, Phase 1 including the thermoplastic alternate is about \$1,050,000. Phase 2 if that were included stand-alone it would be roughly \$219,000 plus another \$1,880 for the thermoplastic, all in both those included it is \$1,275,951. There is a \$4,000 deduct alternate if they do both phases together, which comes in at \$1,271.951.

Mr. Scinta joined the meeting during this discussion.

After discussion of phasing and timeline, the board took the following action.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the contract to repave Chelonia Parkway in two phases was awarded to Ranger Construction in the amount of their low bid, initiate the first phase, include the thermoplastic bid alternate 2.

**B. Consideration of Agreement for Chelonia Parkway Resurfacing Project**

Mr. Flint stated the agreement was in your agenda and was also included in the bid documents. I'm considering the motion you just made included the authorization for the chairman to execute the agreement in substantial form.

**C. Consideration of Proposal for Construction Phase Services from DWMA**

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor the proposal from DWMA for construction phase services was approved.

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

**i. Ratification of Don Bell Signs Entry Signs Pay Application No. 10**

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor pay application no. 10 from Don Bell for entry signs in the amount of \$103,150.00 was ratified.

**ii. Status of Entry Monument Project Completion**

Mr. Nugent stated the landscaping changes in accordance with the revised plans have been completed. We are still in discussions with the sign contractor on the cost allocations for the wetland impacts.

**iii. Update of Status of Chelonia Parkway Paving Project**

This item taken earlier in the meeting.

**iv. Temporary Lane Closure**

Mr. Nugent stated Whiting Turner has to align two manholes, one of which is onsite, and one is on Chelonia Parkway. They need to do a temporary lane closure, which is estimated to take about 8 hours, they proposed their MOT plan, and it won't affect the work that the Hilton and Signia are doing.

**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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**D. Field Manager’s Report**

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

**i. Consideration of Quote for Cleanup of Landscape Material**

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the quote from Yellowstone for cleanup of landscape material in the amount of \$5,850.00 was approved.

**ii. Consideration of Quote from Yellowstone for Street Sweeping**

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the proposal from Yellowstone for street sweeping was approved.

**iii. Consideration of Quote from Yellowstone for Spot Turf Replacement**

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the quote from Yellowstone for spot turf replacement was approved.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the meeting adjourned at 2:24 p.m.

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

DocuSigned by:  
*Randall Greene*  
094B5D59349644B  
Chairman/Vice Chairman