

**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, **October 3, 2024** at 2:00 p.m. at the Church Meeting Room, Waldorf Astoria Orlando, 14200 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Herb Von Kluge	Vice Chairman
Becky Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary
Ryan Fitzgerald	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 October 3, 2024 Bonnet Creek Resort Community Development District Board of Supervisor's regular 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 September 5, 2024 Meeting**

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor the minutes of the September 5, 2024 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Change Order to Chelonia Parkway Phase 2 Paving Contract**

Mr. Flint stated we bid this contract in two phases: phase 1 being the four-lane section and phase 2 being the two-lane section. It was contemplated that phase 2 would be done in this fiscal year that started on October 1. There was language in the agreement that would allow them to ask for an adjustment, but Ranger has agreed to hold their pricing in their original bid. This change order extends the timeframe for the contract until the end of the calendar year. Jim has the actual dates that are anticipated for the work and they believe they can do the paving portion of it in three days and start October 28<sup>th</sup>. They will paint the striping and come back two weeks later and to the thermoplastic. The JW Marriott provided some dates they prefer the work be done because they are the one impacted by this and the paving dates work within the timeframes they provided. We will work with Ranger and JW Marriott on the striping to make sure the dates work for them. To provide the most flexibility this change order extends the contract to the end of the calendar year.

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the change order from Ranger Construction Industries, Inc. to extend the contract time for the Chelonia Parkway Phase 2 paving contract was approved.

Mr. Flint stated we have a proposal from the engineer for the construction phase management of the Phase 2 paving.

On MOTION by Mr. Von Kluge seconded by Mr. Fitzgerald with all in favor the proposal for engineering during construction in the amount of \$9,700 was approved.

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**FIFTH ORDER OF BUSINESS**

**Appointment of Audit Committee and Chairman**

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor the board members were appointed to sit as the audit committee and Mr. Greene was appointed chairman.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

Mr. Nugent asked since we are doing the change order with Ranger, do they need to execute the non-coercion affidavit?

Ms. Carpenter stated yes. We will send you the form.

Mr. Nugent stated the transfer form for the stormwater management permit for the ballroom was sent to Parc Hotels & Resort. They came back with questions that I have answered and we should get something back shortly.

On the way finding signs I had a meeting with CFTOD, formerly Reedy Creek, on another project and I sent her some information so she could be aware of it. We have staked the sign locations in the field and I will send her an excerpt from the settlement agreement as well as the sign locations as included in that agreement and photos of where we have them staked. They have to approve the locations subject to the issuance of the right of way permit. That is a contractor level permit and when we get a contractor on board we will go through that process and get that signed off.

Mr. Flint stated we had bid out the signage a couple years ago and received three bids and they were all vendors that Disney and Reedy Creek had used for their signage. The one we were going to use will hold their price.

**C. District Manager’s Report**

**i. Consideration of Check Register**

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the check register was approved.

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**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 then presented proposals for pressure washing curb, gutters and sidewalks and to replace the VFD for pump no. 3.

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor an amount not to exceed \$17,000 was approved for pressure washing curb and gutters, and sidewalks.

On MOTION by Mr. Von Kluge seconded by Ms. Frasier with all in favor the proposal from Pro Pump to replace the VFD for pump no. 3 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. Scinta seconded by Ms. Frasier with all in favor the meeting adjourned at 2:35 p.m.

DocuSigned by:  
*George Flint*

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Secretary/Assistant Secretary

Signed by:  
*Randall Greene*

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Chairman/Vice Chairman