

**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, **February 6, 2025** at 2:00 p.m. at the Wyndham Bonnet Creek Resort, 9560 Via Encinas, 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
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 February 6, 2025 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.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 7, 2024 Meetings

- A. November 7, 2024 Landowners' Meeting**
- B. November 7, 2024 Audit committee Meeting**
- C. November 7, 2024 Board of Supervisors Meeting**

February 6, 2025

Bonnet Creek Resort CDD

On MOTION by Mr. Scinta seconded by Ms. Frasier with all in favor the November 7, 2024 Landowners' meeting and Audit Committee meeting were accepted and the November 7, 2024 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. Flint stated the arbitrage rebate calculation report was provided in the agenda package. The IRS requires that we do an arbitrage calculation to make sure we are not earning more interest than we are paying. It is \$450 per year and we engaged AMTEC to do these calculations. They show a negative arbitrage of \$452,000, which means there is no arbitrage issues.

On MOTION by Ms. Frasier seconded by Mr. Fitzgerald with all in favor the Arbitrage Rebate Report for the Special Assessment Refunding Bonds, Series 2016 was accepted.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter

Mr. Flint stated you went through the statutory process of selecting an independent auditor and you selected Grau & Associates. Because the Board hasn't met since November, I executed the engagement letter with them. The price is consistent with their bid and is not to exceed \$3,200.

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the Engagement Letter with Grau & Associates to perform the Fiscal Year 2024 audit in an amount not to exceed \$3,200 was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Crosby Island Marsh Berm Repairs

Mr. Flint stated several months ago we brought forward a proposal for berm repairs in the Crosby Island mitigation area that the district owns. We were in a rainy period and the possibility that Orange County may take over the mitigation area we recommended to the board that we defer action of those repairs. Now that we are in the dry season it is the perfect time to make those repairs. The discussions with the county have progressed very slowly and we don't believe

February 6, 2025

Bonnet Creek Resort CDD

that anything is going to happen soon. There is a meeting next week onsite with the district engineer, Herb, Clayton with the Geotech consultant and the contractor who provided the pricing. Their proposal was \$153,000 and we are in the process of making sure that the scope hasn't changed and determining whether they are going to honor the proposal from June 2024. We have \$150,000 in the reserve for this; the proposal was slightly over that, but we have funds available in the capital reserve and we had savings on the paving project. I suggest a not to exceed \$200,000 just to give enough flexibility. We don't think it is going to be that much, but we don't want to come back for another board meeting if they can start sooner.

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor an amount not to exceed \$200,000 was approved for repairs to the Crosby Island Berm.

SEVENTH ORDER OF BUSINESS **Consideration of Quarterly Renewal of Lift Station Maintenance**

Mr. Smith stated this is for the actual maintenance of the lift station. This is the company that has been doing it for a few years now. Essentially each service has gone up by \$33.

On MOTION by Mr. Fitzgerald seconded by Mr. Scinta with all in favor the renewal of the contract with RCM Utilities in the amount of \$1,452 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Renewal for Lift Station Generator Maintenance**

Mr. Smith stated we have a large Generac that powers the lift station and when it loses power it doesn't overflow and they now have a monitoring system on it.

On MOTION by Ms. Frasier seconded by Mr. Scinta with all in favor the contract from Tech Services for lift station maintenance in the amount of \$2,170 was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Lazarovich stated Jan and I are still working on the pond maintenance agreement.

February 6, 2025

Bonnet Creek Resort CDD

B. Engineer

i. Status of Offsite Signage Installation

Mr. Nugent stated I'm trying to get some action from the Oversight district for approval of the sign locations and the appearance review they were doing.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Scinta seconded by Ms. Frasier 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 reviewed the field manager's report, copy of which was included in the agenda package.

i. Consideration of Proposal for Oak Tree Trimming in CDD Area and Trimming Oak Trees on Resort Frontage

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the proposal from Yellowstone Landscape for oak tree trimming in an amount not to exceed \$24,000 was approved.

ii. Consideration of Proposal for Palm Debooting

This item was tabled.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Frasier stated we have a bee problem, and I have reports of 82 bee stings.

Mr. Flint stated the hives are located on Disney property.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

February 6, 2025

Bonnet Creek Resort CDD

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Scinta seconded by Mr. Frasier with all in favor the meeting adjourned at 2:42 p.m.

DocuSigned by:
George Flint

B61B5DE431644AD...

Secretary/Assistant Secretary

DocuSigned by:
[Signature]

A33C887A047F4C4...

Chairman/Vice Chairman