

**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, **March 5, 2026** at 2:00 p.m. in the Duval Room - Signia by Hilton Bonnet Creek, 14100 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
Herb Von Kluge	Vice Chairman
Richard Scinta	Assistant Secretary
Chris Akoury	Assistant Secretary

Also Present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Robert Schanck	District Engineer
Clayton Smith	Field Manager
Jeremy LeBrun	GMS

*The following is a summary of the discussions and actions taken at the March 5, 2026 Bonnet Creek Resort Community Development District 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 the Minutes of the September 25, 2026 Meeting**

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the minutes of the September 25, 2026 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Reports**

Ms. Carpenter stated this is the IRS rule that you cannot issue tax-exempt debt at an interest rate and invest the money and make more than your interest rate. If you do, you have to pay it back to the IRS so we are required by the bond documents to run arbitrage rebate and figure out if we have to rebate anything.

Mr. Flint stated we have to report it every five years, but we do it annually because the cost of doing it annually is the same as waiting and doing it every five years. We have a negative net rebatable arbitrage of \$454,000. That is good, we don't have any arbitrage issues.

On MOTION by Mr. Greene seconded by Mr. Akoury with all in favor the Arbitrage Rebate Calculation Reports were accepted.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year Audit Report**

Mr. Flint stated if there were any issues identified in the audit report they would be reflected on the last couple pages. There are no current or prior year findings or recommendations, and this is a clean audit.

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the Fiscal Year 2025 Audit was accepted and staff was authorized to transmit the report to the state.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Carpenter stated the only thing we have to report is the eminent domain on that small piece. It was a \$14,000 offer three or four years ago and they changed the plans along I-4 and the eminent domain attorney said that they had new information, but I don't have it yet. If it is

anything important, I will have Geoge email it to you but it looks like they are moving up this way.

**B. Engineer**

Mr. Schanck stated we were talking about the erosion at the Crosby Island Marsh and our suggestion is that we get the contractor, geotechnical engineer and civil engineer to take a look and come up with a few solutions for that.

Mr. Flint stated I think the board previously approved the work to be done out there, but the conditions were never suitable for the work to take place.

Mr. Von Kluge stated the problem is the whole inner berm has gotten softer now and there are more washouts. I discussed with Jim previously to see whether or not we could form a circular berm that would be easier to develop from the bank, but I understand that may not be possible. In the first go around with the civil engineer Jay recommended putting down a barrier so we could maintain that level all the way across which you can't do with dirt and grass. That would mean getting Penny involved because she would have to go back to South Florida and the COE. I don't think it would be a problem; it would be a time process. In the meantime, the purpose of the inner berm was to keep a certain level of water in the entire wetland and to prevent species from reinvading the wetlands. If another rain event or flooding events we will have serious problems. The one I would be worried about is if we had one outfall pipe, it is a large pipe that goes under the road and if a flood were to take place and wash material up against that pipe the water would then be forced to flood over the roadway.

I think getting Jay back out there and determine that maybe putting down that barrier, you would never have to touch the berm again. Get Jay out there and the contractor and if Adam says I'm willing to take the risk of building the berm the way we had planned to do it originally, which was to go out with a machine, fill in the low spots and level everything off, if he is willing to still do that, then maybe we take that risk. Until you get him and Jay and yourself out there and I will be out there, then we will see and report back to you.

Mr. Flint stated that sounds like a plan.

Ms. Carpenter stated we will be in touch with you. We are still not getting any response on the pond agreement with the hotels.

Mr. Flint asked is there an update on the signs?

Mr. Smith stated we have gone through the entire process, we approved their proposal, they have plans, we have approval from the Central Florida Tourism District. They are just waiting on the precast bases, which has been two weeks and he said they are getting ready to pick them up. Once they have them, they will give us a time when they will actually start installing them.

Mr. Flint stated let's start contacting them more regularly because this has been going on too long.

**C. District Manager's Report**

**i. Consideration of Check Register**

On MOTION by Mr. Greene seconded by Mr. Akoury 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**

**i. Discussion of Monitoring Wells**

Mr. Smith stated the board approved a not to exceed a few months back. We did finally get a proposal for everything to be included and it was under the not to exceed amount. We approved them to proceed and had follow-up onsite meetings on locations and everything seemed to be going well and they reached out to us about a specific documentation that is essentially protection for the property owner when a permit is being pulled. The CDD has one and the golf course also has one. This does require the ownership of the two entities to sign the document. We would need GBH Golf Course, LLC who is the property owner of the area where the well will be going to sign this document.

Mr. Von Kluge stated send that to me.

**ii. Consideration of Proposal for Quarterly Lift Station Inspection**

On MOTION by Mr. Greene seconded by Mr. Akoury with all in favor the proposal from RCM Utilities, LLC in the amount of \$1,597.20 was approved.

**iii. Consideration of Proposal for Mitigation Area Treatments**

On MOTION by Mr. Scinta seconded by Mr. Akoury with all in favor the proposal from Aquatic Weed Control, Inc. in the total amount of \$4,525,00 was approved.

**iv. Consideration of Proposal for Pressure Washing on Chelonia Blvd.**

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the proposal from Pressure Plus Services, LLC in the amount of \$16,800 was approved.

**v. Consideration of Proposals for Pump Replacement**

On MOTION by Mr. Greene seconded by Mr. Akoury with all in favor the proposal from RCM Utilities, LLC in the amount of \$34,506,00 was approved.

Mr. Smith reviewed the field manager’s report, that included assessment of freeze on landscaping, swales were cleared, erosion repairs next to knee wall, county meter that services the wellfield basically exploded and that has been replaced, filter was replaced, frost damage, projected sod replacement, berm maintenance done in Crosby Island, fence on east side has been completed.

**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. Greene seconded by Mr. Scinta with all in favor the meeting adjourned at 2:32 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman