

**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, **June 5, 2025** at 2:00 p.m. in the Bay Lake Boardroom at the JW Marriot Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida.

Present and constituting a quorum were:

Herb Von Kluge	Vice Chairman
Becky Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary
Chris Akoury	Assistant Secretary

Also Present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Hanna Miller	District Counsel
James Nugent	District Engineer
Robert Schauck	District Engineer
Clayton Smith	Field Manager

The following is a summary of the discussions and actions taken at the June 5, 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.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from McIntosh Associates

Mr. Flint stated the trust indenture for the bond issue requires that annually the district engineer inspect all the district’s infrastructure, review the annual budget, review the insurance policy and this proposal from McIntosh is to prepare that annual report and inspection. The fee is consistent with what you approved last year. Randall signed this electronically because it needs to be done by the end of this month.

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the proposal from McIntosh Associates to prepare the annual engineer’s report in the amount of \$7,500 was ratified subject to getting the anti-trafficking affidavit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Flint stated each year you are required to approve a proposed budget by June 15th and set the public hearing for its final consideration. Resolution 2025-05 is in the agenda packet and we are recommending your September 4th board meeting at 2:00 p.m. at the JW Marriott for the public hearing. Exhibit A to the resolution is a proposed budget. This is a first draft, it is not binding on the board and can change between now and the public hearing in September. The proposed budget contemplates no change in the direct assessments to the landowners. We adjusted some of the operating expenses and balanced it by a reduction in the transfer of the capital reserve. The capital reserve transfer went down by about \$53,000 for other line items to able to adjust some up and some down. The landscape contract is year to year right now and based on preliminary discussions we anticipate they are going to ask for an increase and we included 4% for purposes of this draft. There is a 3% increase in the district management fees. The next big expense we see is refurbishment of the landscaping on Chelonia and we put in \$150,000 for that and we will refine that as we go through the budget process.

On MOTION by Mr. Von Kuge seconded by Mr. Scinta with all in favor Resolution 2025-05 approving the proposed fiscal year 2026 budget and setting the public hearing for September 5, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated we did send the pond maintenance agreement to the Parc Hotel; we have not heard from them.

There has been no word from the county on the berm transfer.

B. Engineer

i. Update on Offsite Wayfinding Signage

Mr. Nugent stated the contractor agreement was finalized May 1st, we received their shop drawing submittal that has been sent to Disney for review and approval. We got comments back on May 20th and I immediately forwarded those to the contractor for corrections. Traffic Control Devices was the contractor selected since they are a vendor who is familiar with Reedy Creek/Disney, CFTOD. I emailed them last Wednesday for the status and have not yet hear back but I will reach out to them again.

ii. Update on Crosby Island Marsh Mitigation Area Berm Repair

Mr. Nugent stated unfortunately we had an early start to the rainy season and the water level is up. I will reach out to the contractor, who has mobilized equipment to the site to backfill the breaches.

We have started the annual engineer’s report, and we will have a field representative do a site walk early next week. We are working towards the June 26th deadline.

C. District Manager’s Report

i. Consideration of Check Register

On MOTION by Ms. Frasier seconded by Mr. Scinta 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.

iii. Presentation of Registered Voters – 0

A copy of the letter from the supervisor of elections indicating there are no registered voters residing in the district was include in the agenda package.

iv. Form 1 Reminder – Deadline July 1

Mr. Flint stated you should have gotten a couple emails from the commission on ethics reminding you about your form 1 financial disclosure that is due by July 1st.

CDD board members are subject to the ethics training requirement.

Mr. Lazarovich stated we will send you links to the site.

D. Field Manager’s Report

Mr. Smith gave an overview of the field management report then reviewed proposals for the following three items.

i. Consideration of Proposals for Crosby Island Fencing

Mr. Smith outlined the proposals received for chain link and for barbed wire and the board took the following action.

On MOTION by Mr. Von Kluge seconded by Ms. Frasier with all in favor the proposal from All-Rite Fence Services LLC for barbed wire fencing in the amount of \$8,920 was approved.

ii. Consideration of Proposal for Crosby Island Signage

Mr. Smith stated there are two options to include the office phone number or not and the board can approve it pending my finalizing the wording.

iii. Consideration of Proposal for Bonnet Creek Direction Signage

Mr. Smith stated it is a total of \$2,700 to refurbish those two large signs.

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the proposals from GMS for road signage were approved.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS


Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Scinta seconded by Ms. Frasier with all in favor the meeting adjourned at 2:33 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman

RAMBLER F. GREENE

