

**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, **September 25, 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:

Randall Greene	Chairman
Herb Von Kluge	Vice Chairman
Rebecca Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary

Also Present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Jim Nugent	District Engineer
Robert Schanck	District Engineer
Jarett Wright	Field Manager

*The following is a summary of the discussions and actions taken at the September 25, 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 at 2:00 p.m. 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 June 5, 2025 Meeting**

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the Minutes of the June 5, 2025 Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing**

Mr. Flint stated this resolution ratifies the actions of the district manager and the chair in resetting and noticing the public hearing for the budget adoption. We originally set the public hearing for September 4<sup>th</sup> at 2:00 p.m. and due to a lack of quorum we were not able to hold that meeting. We readvertised the meeting for today at 2:00 p.m. We followed all the noticing requirements required by statute.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor Resolution 2025-06 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the public hearings were opened.

**A. Public Comment Period**

There being no public comments, the board took the following action.

**B. Consideration of Resolution 2025-07 Adopting Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. Flint stated attached to Resolution 2025-07 is the proposed budget and it hasn't changed significantly since you saw it last time. We have updated the actuals through the end of July and projected the last two months of the current year. The assessments remain the same, the

expenses are consistent with what you had seen previously when you approved the proposed budget.

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor Resolution 2025-07 Adopting Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

**C. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint stated this is another public hearing and for the record we don't have any members of the public present. This imposes the special assessments related to the budget you just adopted. There are two exhibits attached to this resolution, the budget you just adopted and the assessment roll listing the properties within the district and the assessment amounts. The assessments are the same as they were in the prior year.

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the public hearings were closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Contract Renewal with Aquatic Weed Control**

- A. Bonnet Creek**
- B. Crosby Island**

Mr. Flint stated because it is the last meeting before the start of our new fiscal year, we have a number of contract extensions or renewals. There are two agreements, one for Bonnet Creek and one for Crosby Island. In your agenda is a letter extending the term through September 30, 2026. They have not asked for an increase and all the provisions in their contract remain the same.

On MOTION by Mr. Scinta seconded by Mr. Von Kluge with all in favor the contract renewals with Aquatic Weed Control for Bonnet Creek and Crosby Island were approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Contract Renewal with BDA Environmental Consultants**

- A. Bonnet Creek**
- B. Crosby Island**

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the contract renewals with BDA Environmental Consultants for Bonnet Creek and Crosby Island were approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Aquatic Maintenance Renewal with Solitude**

Mr. Flint stated item eight is consideration of extending the agreement with Solitude for the irrigation pond. Everything else we have with Aquatic Weed Control but the golf course was using Solitude and they wanted us to use the same vendor so we switched to Solitude several years back. They are asking for a 3% increase, the monthly amount would increase from \$241 to \$248.23 and it would extend the term of the agreement through the end of FY26.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the contract renewal with Solitude for fiscal year 2026 with a monthly increase to \$248.23 was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Extension to Agreement for Landscape Maintenance Services with Yellowstone**

Mr. Flint stated item 9 extends the term of the agreement with Yellowstone. They are asking for a 4% increase and we included that in the budget you just adopted. This would extend the term of their contract another 12 months to September 30, 2026.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the fiscal year 2026 contact extension with Yellowstone with a monthly increase to \$18,918.90 was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Audit Engagement Letter  
from Grau & Associates**

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit in an amount not to exceed \$3,300 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for New  
Monitoring Wells**

Mr. Flint stated this is consideration of a proposal to replace two monitoring wells. There is an agreement with Orange County when reclaimed water was originally provided to the project there were two existing monitoring wells as part of their renewal of the permits they are being required to install new monitoring wells and under the agreement with the county the obligation is the CDD's to pay for that. The cost for the district is \$15,341.96. The backup in the agenda included the entire \$119,000 that the county is entering into an agreement but of that a little over \$15,000 is related to abandoning the existing wells and installing new monitoring wells. I don't know if we will enter into a separate agreement for that or if Orange County will bill us and we will pay Orange County.

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor an amount not to exceed \$17,500 was approved for the monitoring well.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich stated we are still pushing on the pond bank agreement and we have not heard back.

**B. Engineer**

**i. Presentation of Consulting Engineer's Report**

Mr. Nugent stated this item was presented in June. The bridge inspection was completed in July and I received a bridge inspection report on August 14<sup>th</sup>, which I thought I forwarded to Clayton already. The signs are in fabrication.

Mr. Flint stated we started out having to get them to approve the design, so it had to be approved by Reedy Creek and Disney.

Mr. Nugent stated I don't think we as the district engineer need to be involved, I don't know if Clayton or GMS has to be involved in that. They are going to have to coordinate their scheduling with Reese Patterson because they are going to be taking equipment onto the golf course.

We will have to table the berm repairs until we get better weather conditions, and the water level can do down.

**C. District Manager's Report**

**i. Consideration of Check Register**

On MOTION by Mr. Greene seconded by Mr. Von Kluge 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. Approval of Fiscal Year 2026 Meeting Schedule**

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the Fiscal Year 2026 meeting schedule was approved.

**iv. District Goals and Objectives**

**a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute**

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the chair was authorized to execute the fiscal year 2025 goals and objectives.

**b. Adoption of Fiscal Year 2026 Goals and Objectives**

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the fiscal year 2026 goals and objectives were approved.

**D. Field Manager’s Report**

Mr. Wright reviewed the field manager’s report and presented the following proposals.

**i. Consideration of Proposal for Berm Trimming**

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the proposal from Allen E. Smith Ranch & Farming in the amount of \$8,811.00 was approved.

**ii. Consideration of Proposal for Magnolia Tree Replacement**

Mr. Flint stated the board might want to approve this proposal subject to confirmation of whether it is under warranty or not. If we find it is not, then we can get it taken care of and if it is under warranty we won’t spend this money.

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the proposal from Yellowstone in the amount of \$5,250 was approved contingent upon verification of whether it is under warranty.

**iii. Consideration of Proposal for 500 Micron Filter for Pump Station**

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the proposal from Pro Pump & Controls in the amount of \$4,944.42 was approved.

**THIRTEENTH ORDER OF BUSINESS      Supervisor’s Requests**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the meeting adjourned at 2:38 p.m.

September 25, 2025

Bonnet Creek Resort CDD



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Secretary/Assistant Secretary



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Chairman/Vice Chairman

RANDALL F. GREENE  
CHAIRMAN