

**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, **November 7, 2024** at 1:38 p.m. at the Wyndham Bonnet Creek Resort, 9560 Via Encinas

Present and constituting a quorum were:

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| Randall Greene | Chairman |
| Herb Von Kluge | Vice Chairman |
| Becky Frasier | Assistant Secretary |
| Richard Scinta | Assistant Secretary |
| Ryan Fitzgerald | Assistant Secretary |

Also Present were:

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| 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 November 7, 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 at 1:38 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

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Greene, Mr. Von Kluge and Mr. Scinta.

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B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners Election

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor Resolution 2025-01 was approved reflecting that Mr. Greene received 11 votes and will serve a four-year term of office, Mr. Scinta received 11 votes and will serve a four-year term of office and Mr. Von Kluge received 10 votes and will serve a two-year term of office.

C. Consideration of Resolution 2025-02 Electing Officers

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor Resolution 2025-02 was approved as follows: Randall Greene chairman, Herb Von Kluge vice chairman, Becky Frasier, Richard Scinta and Ryan Fitzgerald assistant secretaries, George Flint secretary, Jill Burns treasurer and Katie Costa assistant treasurer.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 3, 2024 Meeting

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the minutes of the October 3, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Amending the Fiscal Year 2025 Budget

Mr. Flint stated the board is required within 60-days of the end of the fiscal year to amend the budget if the total actuals exceed the total budget. On the revenue side we recognized an additional \$95,000 in beginning fund balance and we adjusted some of the revenue line items down primarily associated with the reuse. We trued up on the revenue side. On the expense side we increased engineering associated with the paving project and some of the other projects are going through the general fund versus the capital reserve fund where the contract is. That has caused the engineering line item to go over significantly. We have done some nuisance cleanup

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that required us to exceed our budget in that line item and there were some other miscellaneous repairs that also made us go over on some of the individual line items.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor Resolution 2025-03 Amending the Fiscal Year 2025 Budget was approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee Meeting and Authorizing Staff to Send a Notice of Intent to Award

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the recommendation of the audit committee as Grau & Associates being ranked no. 1 and DiBartolomeo being ranked no. 2 was accepted and staff was authorized to send a notice of intent to award.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated we are working on an agreement with Jim regarding the ponds. We need to confirm the actual ponds and ownership of those ponds.

Mr. Nugent stated the ownership is in the last excerpt of the easement agreement that I sent along with the two plats. It defines some of that information as well as maintenance responsibilities. On the South Florida permits insofar as the Wyndham stormwater facilities the O&M on those is not the same on all four phases.

Mr. Flint stated recently the expansion project for the Hilton, you approved the transfer of the water management district permit to the CDD as the operating and maintenance entity. Right now you are maintaining the ponds within your property although they are part of the water management district permit that is in the CDD's name. I want to make sure that we have an agreement between the CDD and the various owners that they understand they have maintenance responsibility for those ponds. We want things to continue to be done the way they currently are, we just need to make sure we document it through an agreement or otherwise. The only pond we are maintaining is the irrigation pond. We might have to draft agreements between the CDD and the parties documenting the maintenance responsibilities.

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Mr. Lazarovich stated we should be able to bring those to the next meeting.

B. Engineer

Mr. Nugent stated I got a response from CFTOD on the wayfinding sign stakeouts and I will follow-up on that.

The repaving of Phase 2 has been rescheduled.

Mr. Flint stated originally the two-lane section was scheduled for early November and with the hurricanes they pushed it two weeks. We got another email today that they want to push it again. We had two hurricanes and we have continued to get rain. They are getting backed up, unfortunately, the date they gave us is Thanksgiving week, which is not going to work. The primary property that would be affected would be JW although I'm sure everybody would be impacted by it because there will be some staging and backed up traffic. We will keep it after Thanksgiving and as far away from Christmas as we can. They are going to do it over three days and they have to wait two weeks to do the thermoplastic striping. They will come back and do that at night.

C. District Manager's Report

i. Consideration of Check Register

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| On MOTION by Mr. Greene 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 stated in the agenda is the field report and some quotes and I also provided additional quotes separately.

i. Consideration of Proposal for Grapevine Cleanup

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On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the proposal from Aquatic Weed Control, Inc. in the amount of \$8,225.00 was approved.

ii. Consideration of Proposals for Viburnum Hedge Replacement

On MOTION by Mr. Fitzgerald seconded by Mr. Von Kluge with all in favor the proposal from Yellowstone Landscape in the amount of \$12,935.95 was approved.

iii. Consideration of Proposals for Landscape Dumpster

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the proposal from Yellowstone Landscape in the amount of \$411.00 per month was approved.

iv. Consideration of Proposals for Paver Repairs

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the proposal from Prince for paver repair in the amount of \$2,800 was approved.

v. Consideration of Proposals for Electrical Box Repairs

On MOTION by Mr. Fitzgerald seconded by Mr. Greene with all in favor an amount not to exceed \$3,687 was approved for the replacement of the two electric boxes.

vi. Consideration of Proposal for Offsite Wayfinding Signs

On MOTION by Mr. Von Kluge seconded by Mr. Greene with all in favor the quote from ----- for offsite wayfinding signage in the amount of \$110,000 was approved.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no comments, the next item followed.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the meeting adjourned at 2:25 p.m.

DocuSigned by:
George Flint

Secretary/Assistant Secretary

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[Signature]

Chairman/Vice Chairman