

*Shingle Creek at Bronson
Community Development District*

Agenda

May 4, 2020

AGENDA

Shingle Creek at Bronson

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 27, 2020

Board of Supervisors
Shingle Creek at Bronson
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District will be held **Monday, May 4, 2020 at 11:00 a.m. via Zoom: <https://zoom.us/j/97552643655>**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 6, 2020
4. Consideration of Resolution 2020-24 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
5. Consideration of Resolution 2020-25 Bond Delegation Resolution
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #5
7. Other Business
8. Supervisor's Requests
9. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes of the April 6, 2020. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2020-24 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-25 bond delegation resolution. A copy of the Resolution is enclosed for your review.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Section 2 includes Funding Request #5 for ratification. The funding request and supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, April 6, 2020 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Lance Jackson	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
David Reid	District Engineer
Kristen Trucco	LLEB by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. A quorum was present. This meeting was being held per the Governor's Executive Order, allowing these meetings to be held remotely.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Carpenter: George, can you confirm that you are at the ChampionsGate location in person and no members of the public are present?

Mr. Flint: Yes. For the record, I'm sitting in the parking lot at the Oasis Club and there are no members of the public present to provide comment or testimony.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 2, 2020
Board of Supervisors Meeting and Acceptance
of Minutes of the March 2, 2020 Landowners'
Meeting**

Mr. Flint: Were there any comments or corrections from the Board?

Mr. Morgan: No. They look good.

Mr. Flint: If so, we need a motion to approve the minutes of the Board of Supervisors meeting and accept the landowners' meeting minutes.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Minutes of the March 2, 2020 Board of Supervisors Meeting were approved and the Minutes of the March 2, 2020 Landowners' Meeting were accepted, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement with Hamilton Surveying & Engineering, Inc.

Mr. Flint: The Board previously bid out engineering services per the Consultants Competitive Negotiation Act (CCNA) requirements and selected Hamilton Engineering as the Interim District Engineer. This is just formalizing approval their agreement. Are there any questions on the agreement? Hearing none, we need a motion to approve it.

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the Professional Engineering Services Agreement with Hamilton Surveying & Engineering, Inc. was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Flint: This report is dated December 24th. It was provided at the last meeting. I don't know that there have been any changes.

Mr. Reid: No, I haven't made any changes.

Mr. Flint: Okay. Jan, do you want to state anything on the record regarding the Engineer's Report that was presented at the last meeting.

Ms. Carpenter: The only thing is that the date is December 24, 2019 and it was actually updated on February 3, 2020.

Mr. Flint: Right. Are we going to keep the date that's referred to in the Methodology and Resolution at this point?

Ms. Carpenter: In the Resolution we say, "*December 24, 2019 as updated on February 3, 2020.*"

Mr. Flint: Okay.

Ms. Carpenter: I just wanted to state on the record that it is dated the 24th, but it had some changes since it was adopted on the 24th.

Mr. Flint: Are there any questions from the Board on the Engineer's Report? Hearing none,

B. Consideration of Master Assessment Methodology

Mr. Flint: We also have the Master Assessment Methodology, which was also presented at the last meeting. There were no substantive changes since you set the public hearing at your February 3rd meeting. Are there any questions on the report? Hearing none,

C. Public Hearing/Public Comment and Testimony on Proposed Levy of Assessment

Mr. Flint: If there are no questions, we will open the public hearing and note for the record that no members of the public are either on Zoom or at the meeting location to provide comment or testimony. So we will bring it back to the Board for consideration and discussion.

D. Consideration of Resolution 2020-23 Levying Assessments

Mr. Flint: Jan, do you want to present Resolution 2020-23?

Ms. Carpenter: Sure. The Board adopted the Engineer's Report and this resolution levies the assessments for the project reflected in that report. Once bonds are issued, the assessments will be brought down to the actual level to match the bonds issued. I think this Board has the experience and understands it. George went through the Methodology at the last meeting fairly extensively. If there are any questions, we would be happy to answer them. I will also reflect that no comments were received in writing or to George's office at GMS concerning this resolution.

Mr. Flint: Are there any questions from the Board on the resolution? If not, we need a motion to adopt it.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2020-23 Levying Assessments was adopted.

Mr. Flint: That concludes the public hearing and we will go ahead and close it.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan, do you have anything else?

Ms. Carpenter: Yes. We are working on are the conveyances that go along with Requisition #4. Those should be completed soon. In the past, the Chairman was delegated to execute those documents and it would come back to the Board for ratification. The documents will not be approved requisitions. There is a Bill of Sale, Deed and the actual conveyances of the real property and personal property. I am looking for a motion for the Chairman and Vice Chair to execute those documents on behalf of the Board.

Mr. Flint: To execute the bill of sale and conveyances. The requisition was already authorized.

Ms. Carpenter: It does not need authorization. We are asking for that, due to the fact that we won't have many meetings during the State of Emergency, so we want to make sure when the requisition is approved and the money issued, the District receives title to the property. So we would look for a motion by one of the Board Members to authorize the Chairman or Vice Chair to execute and accept the deed and bill of sale from Lennar.

Mr. Flint: We need a motion to that effect.

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor authorization for the Chairman or Vice Chair to execute and accept the deed and bill of sale from Lennar was approved.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: I don't have anything new.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through February 29th. No action is required by the Board. If you have any questions, we can discuss those.

ii. Ratification of Funding Request #4

Mr. Flint: This is a combination of General Fund expenses for the District Manager, District Counsel and Board payments. Then we have some engineering expenses from Hamilton Engineering that are categorized as capital, which would be reimbursed from the Acquisition and

Construction Account. Are there any questions on Funding Request #4? If not, we need a motion to ratify it.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Funding Request #4 was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business that the Board would like to discuss that was not on the agenda? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: Everybody be safe.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2020-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Shingle Creek at Bronson Community Development District (“District”) prior to June 15, 2020, a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“Fiscal Year 2020/2021”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 3, 2020

HOUR: 11:00 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

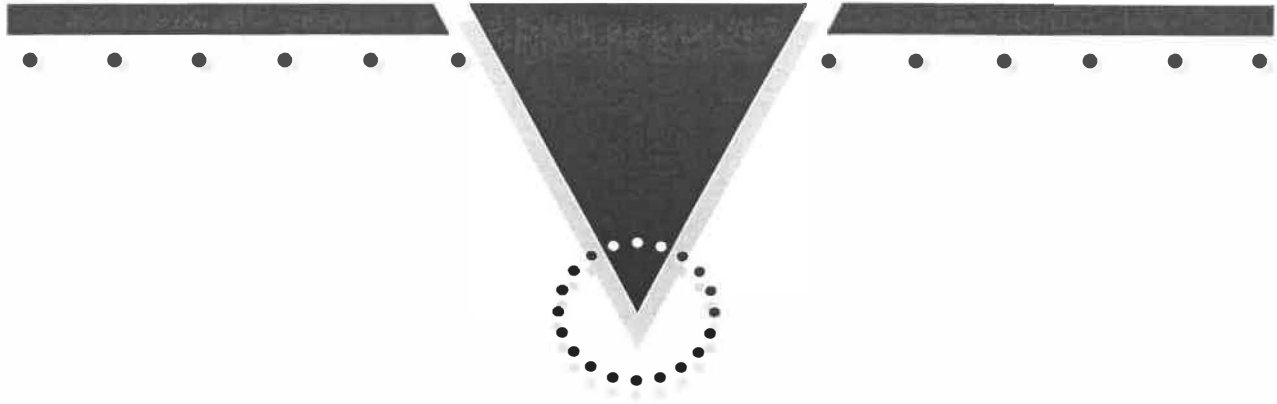
PASSED AND ADOPTED THIS 4TH DAY OF MAY, 2020.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____



**Shingle Creek at Bronson
Community Development District**

**Proposed Budget
FY 2021**



Table of Contents

1 General Fund

2-5 General Fund Narrative

Shingle Creek at Bronson

Community Development District

Fiscal Year 2021 General Fund

	Adopted Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	\$0	\$0	\$0	\$0	\$208,161
Developer Contributions	\$70,494	\$29,715	\$29,008	\$58,723	\$7,943
Total Revenues	\$70,494	\$29,715	\$29,008	\$58,723	\$216,104

Expenditures

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$2,400
FICA Expense	\$0	\$0	\$0	\$0	\$184
Engineering	\$9,000	\$0	\$4,500	\$4,500	\$12,000
Attorney	\$18,750	\$2,004	\$6,996	\$9,000	\$25,000
Dissemination	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$450
Annual Audit	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$5,000
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$26,250	\$9,409	\$17,500	\$26,909	\$32,500
Information Technology	\$900	\$300	\$600	\$900	\$1,200
Website Creation/ADA Compliance	\$2,500	\$2,575	\$0	\$2,575	\$0
Telephone	\$225	\$0	\$125	\$125	\$300
Postage	\$750	\$5	\$170	\$175	\$1,000
Printing & Blinding	\$750	\$108	\$267	\$375	\$1,000
Insurance	\$5,000	\$3,740	\$0	\$3,740	\$5,650
Legal Advertising	\$5,000	\$8,818	\$1,182	\$10,000	\$5,000
Other Current Charges	\$750	\$0	\$150	\$150	\$1,000
Office Supplies	\$469	\$53	\$72	\$125	\$625
Dues, Licenses & Subscriptions	\$150	\$150	\$0	\$150	\$175

Field

Field Services	\$0	\$0	\$0	\$0	\$15,000
Property Insurance	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$2,500
Streetlights	\$0	\$0	\$0	\$0	\$11,000
Water & Sewer	\$0	\$0	\$0	\$0	\$10,000
Landscape Maintenance	\$0	\$0	\$0	\$0	\$44,000
Landscape Contingency	\$0	\$0	\$0	\$0	\$7,500
Irrigation Repairs	\$0	\$0	\$0	\$0	\$5,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$6,620
Contingency	\$0	\$0	\$0	\$0	\$2,500
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000

Total Expenditures	\$70,494	\$27,162	\$31,562	\$58,724	\$216,104
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Excess Revenues/(Expenditures)	\$0	\$2,554	(\$2,554)	(\$0)	\$0
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Net Assessment	\$208,161
Collection Cost (6%)	\$13,287
Gross Assessment	\$221,448

Property Type	Units	Gross Per Unit	Gross Total
Townhouse	212	\$284	\$60,189
Single Family	355	\$454	\$161,259
Total	567		\$221,448

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on one Supervisor attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which related to additional reporting requirements for unrated bond issues.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on any future bond issuance.

Annual Audit

The District is required annually to conduct an audit of its financial records by an independent certified public accounting firm if State requirements have been met.

Trustee Fees

The District will pay annual trustee fees for any future bond issuance. Amount is based on USBank proposal.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessments on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Field Services

Provide onsite field management of contracts for the District such as landscape maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated electric cost.

Streetlights

Represents estimated costs for 22 streetlights that will be maintained by the District.

Water & Sewer

Represents estimated reclaimed water costs.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within certain areas of the District after installation of landscape material has been completed. Amount is based on proposal for the following areas.

Description	Monthly	Annual
Landscape Maintenance		
Nature's Ridge Drive	\$713	\$8,561
Tract A	\$145	\$1,742
Tract B	\$282	\$3,390
Tract L3	\$117	\$1,399
Tract P-1	\$688	\$8,252
Tract P-2	\$888	\$10,652
Contingency		\$10,005
Total		\$44,000

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Lake Maintenance

Represents costs for maintenance to the ponds located within the District. The District is projecting to maintain 2 ponds with additional ponds to come online during the fiscal year.

Description	Monthly	Annual
Pond Maintenance		
2 Ponds	\$135	\$1,620
Contingency		\$5,000
Total		\$6,620

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

SECTION V

RESOLUTION NO. 2020-25

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$16,000,000 SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2020 (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek at Bronson Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2019-113, duly enacted by the Board of County Commissioners of Osceola County, Florida, on December 16, 2019; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2020-15 on December 24, 2019 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$55,000,000 of its special assessment

bonds to be issued in one or more series to finance all or a portion of the District's capital improvement program (herein, the "2020 Project"); and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for the development of the District; and

WHEREAS, the Board hereby determines to issue its Shingle Creek at Bronson Community Development District Special Assessment Bonds, Series 2020 (the "Bonds") in the principal amount of not exceeding \$16,000,000 for the purpose of providing funds to finance a portion of the 2020 Project as described in the District's *Engineer's Report* dated December 24, 2019, as may be amended and supplemented, prepared by Hamilton Engineering & Surveying, Inc. (the "Engineer's Report"); and

WHEREAS, the 2020 Project is hereby determined to be necessary to coincide with the Developer's plan of development; and

WHEREAS, in light of certain necessary changes to the First Supplemental Trust Indenture previously approved by the Board pursuant to the Initial Bond Resolution, the Board hereby finds it necessary to approve again the form of and authorize the execution and delivery of a First Supplemental Trust Indenture (the "First Supplemental Indenture" and, together with the herein defined Master Indenture, the "2020 Indenture") both by and between the District and U.S. Bank National Association, as trustee (the "Trustee"); and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the "Underwriter") and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Bond Purchase Contract");

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the "Preliminary Limited Offering Memorandum");

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and

(iv) the First Supplemental Indenture between the District and the Trustee, substantially in the form attached hereto as Exhibit D.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Master Special Assessment Methodology* dated February 3, 2020, as supplemented by a *Preliminary Supplemental Special Assessment Methodology* (collectively,

“Assessment Methodology Report”) and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, pay capitalized interest, if so required, and pay the costs of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Shingle Creek at Bronson Community Development District (the “Board”), as follows:

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the Bonds and secure better rates, it is necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$16,000,000 be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized its capital improvement plan for the development of the District, as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within the District by issuing the Bonds to finance a portion of the 2020 Project. The 2020 Project includes, but is not limited to, stormwater drainage facilities including related earthwork, water and sewer facilities including connection charges, reclaimed water facilities, public roadway improvements, including impact fees, landscape and hardscape in public rights of way, all as more particularly described in the Engineer’s Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$16,000,000; (iii) the interest rate on the Bonds shall not exceed the maximum rate permitted under Florida law; (iv) the final maturity of the Bonds shall not be longer than the statutory permitted period; and (v) the purchase price to be paid by the Underwriter for the Bonds is not less than 97.5% of the principal amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the “Preliminary Limited Offering Memorandum”). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District, with final approval by the Chairperson. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the 2020 Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the 2020 Indenture shall constitute approval of such terms as set forth in the 2020 Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the 2020 Indenture shall not exceed \$16,000,000 with respect to the Bonds.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services - Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of 2020 Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary to attest and authorize the delivery of that certain Master Trust Indenture previously approved by the

Board pursuant to the Initial Bond Resolution (the “Master Indenture”) and the First Supplemental Indenture, both between the District and the Trustee. The Master Indenture and First Supplemental Indenture are collectively referred to as the “2020 Indenture.” The 2020 Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The First Supplemental Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of the Third Supplemental Indenture attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc., as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services - Central Florida, LLC in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer’s Report. The Board hereby authorizes any modifications to the Engineer’s Report in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the Expansion Area Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the

remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Shingle Creek at Bronson Community Development District, this 5th day of May, 2020.

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

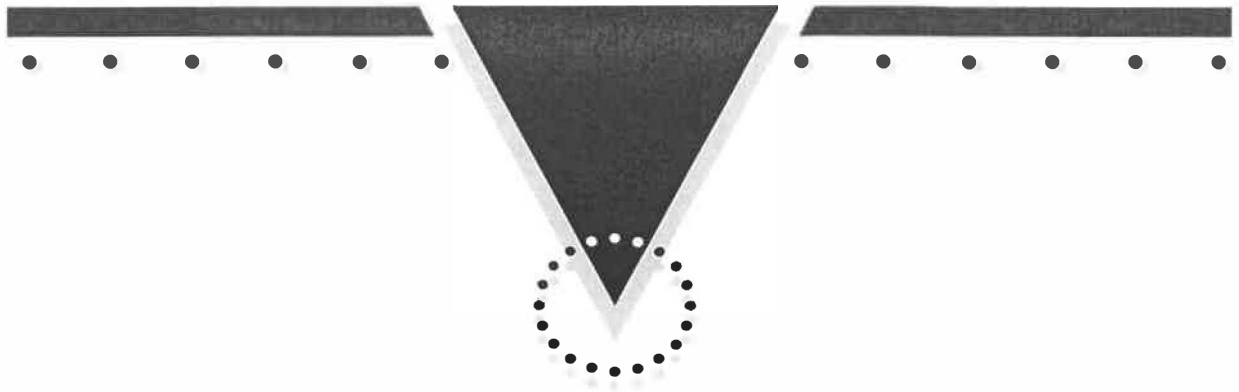
FORM OF FIRST SUPPLEMENTAL TRUST INDENTURE

49315736v5/191390.010100

SECTION VI

SECTION C

SECTION 1



**Shingle Creek at Bronson
Community Development District**

Unaudited Financial Reporting

March 31, 2020



TABLE OF CONTENTS

1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>MONTH TO MONTH</u>
4	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2020

	General Fund
<u>ASSETS:</u>	
CASH	\$13,239
DUE FROM DEVELOPER	\$7,717
TOTAL ASSETS	\$20,956
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$18,402
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$2,554
TOTAL LIABILITIES & FUND EQUITY	\$20,956

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
DEVELOPER CONTRIBUTIONS	\$70,494	\$31,331	\$29,715	(\$1,615)
TOTAL REVENUES	\$70,494	\$31,331	\$29,715	(\$1,615)

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$9,000	\$4,000	\$0	\$4,000
ATTORNEY	\$18,750	\$8,333	\$2,004	\$6,329
MANAGEMENT FEES	\$26,250	\$11,667	\$9,409	\$2,258
INFORMATION TECHNOLOGY	\$900	\$400	\$300	\$100
WEBSITE CREATION/ADA COMPLIANCE	\$2,500	\$2,500	\$2,575	(\$75)
TELEPHONE	\$225	\$100	\$0	\$100
POSTAGE	\$750	\$333	\$5	\$328
INSURANCE	\$5,000	\$5,000	\$3,740	\$1,260
PRINTING & BINDING	\$750	\$333	\$108	\$225
LEGAL ADVERTISING	\$5,000	\$2,222	\$8,818	(\$6,596)
OTHER CURRENT CHARGES	\$750	\$333	\$0	\$333
OFFICE SUPPLIES	\$469	\$208	\$53	\$155
DUES, LICENSE & SUBSCRIPTIONS	\$150	\$150	\$150	\$0
TOTAL EXPENDITURES	\$70,494	\$35,581	\$27,162	\$8,419
EXCESS REVENUES (EXPENDITURES)	\$0		\$2,554	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$2,554	

SHINGLE CREEK AT BRONSON
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$17,500	\$4,498	\$3,849	\$3,868	\$0	\$0	\$0	\$0	\$0	\$0	\$29,715
TOTAL REVENUES	\$0	\$0	\$17,500	\$4,498	\$3,849	\$3,868	\$0	\$0	\$0	\$0	\$0	\$0	\$29,715
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$0	\$923	\$449	\$632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,004
MANAGEMENT FEES	\$0	\$0	\$659	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$9,409
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$300
WEBSITE CREATION/ADA COMPLIANCE	\$0	\$0	\$0	\$0	\$0	\$2,575	\$0	\$0	\$0	\$0	\$0	\$0	\$2,575
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$4	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$5
INSURANCE	\$0	\$0	\$0	\$3,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,740
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$58	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$108
LEGAL ADVERTISING	\$0	\$0	\$271	\$908	\$3,204	\$4,435	\$0	\$0	\$0	\$0	\$0	\$0	\$8,818
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$48	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$53
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TOTAL EXPENDITURES	\$0	\$0	\$1,853	\$8,264	\$6,962	\$10,084	\$0	\$0	\$0	\$0	\$0	\$0	\$27,162
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$15,647	(\$3,765)	(\$3,112)	(\$6,216)	\$0	\$0	\$0	\$0	\$0	\$0	\$2,554

SHINGLE CREEK AT BRONSON
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
1	12/16/19	2/21/20	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ -	\$ -
2	1/27/20	2/21/20	\$ 4,498.30	\$ 4,498.30	\$ 4,498.30	\$ -	\$ -
3	2/24/20	4/20/20	\$ 3,849.15	\$ 3,849.15	\$ 3,849.15	\$ -	\$ -
4	3/30/20	4/20/20	\$ 19,180.43	\$ 19,180.43	\$ 3,867.93	\$ 15,312.50	\$ -
5	4/20/20			\$ 7,635.61	\$ 7,635.61	\$ -	\$ 7,635.61
Due from Developer			\$ 45,027.88	\$ 52,663.49	\$ 37,350.99	\$ 15,312.50	\$ 7,635.61

Total Developer Contributions FY20

\$ 37,350.99

SECTION 2

Shingle Creek at Bronson

Community Development District

FY20 Funding Request #5

April 20, 2020

Payee		General Fund	
1	Governmental Management Services-CF, LLC		
	Inv# 8 - Management Fees - April 2020	\$	2,916.67
	Inv# 9 - Reimbursable Expenses - April 2020	\$	68.21
2	Orlando Sentinel		
	Inv# 018508301000 - Notice to Levy Non-Ad Valorem Assessments - March 2020	\$	4,032.92
	Inv# 018508301000 - Notice of Public Meeting - March 2020	\$	402.51
3	Supervisor Fees		
	April 6, 2020		
	Brent Kewley	\$	215.30
		\$	7,635.61
		Total:	\$ 7,635.61

Please make check payable to:

Shingle Creek at Bronson Community Development District

1408 Hamlin Avenue, Unit E

St. Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 8
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:
Shingle Creek @ Bronson CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2020		2,916.67	2,916.67
		Total	\$2,916.67
		Payments/Credits	\$0.00
		Balance Due	\$2,916.67

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 9
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:

Shingle Creek @ Bronson CDD
219 E Livingston St.
Orlando, FL 32801

[illegible]

Invoice Details

Billed Account Name: Shingle Creek At Bronson Cdd
Billed Account Number: CU80071219
Invoice Number: 018508301000
Invoice Amount: \$4,435.43
Billing Period: 03/01/20 - 03/31/20
Due Date: 04/30/20



INVOICE

Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/Units	Rate	Gross Amount	Total
03/16/20 03/23/20	OSC18508301	Classified Listings, Online Orlando Sentinel 6631696				4,032.92
03/30/20	OSC18508301	PO# April 6 2020 Classified Listings, Online April 6 2020 6642627				402.51

RECEIVED

APR 14 2020

BY: _____

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,435.43	0.00	0.00	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 03/01/20 - 03/31/20
Billed Account Name: Shingle Creek At Bronson Cdd
Billed Account Number: CU80071219
Invoice Number: 018508301000

Return Service Requested

7664000504 PRESORT 504 1 M8 0.436 P1C2



SHINGLE CREEK AT BRONSON CDD
STACIE VANDERBILT
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



08007121908007121903018508301 00443543 00443543 9

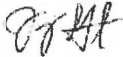
Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11220-2 Column Legals, . was published in said newspaper in the issues of Mar 16, 2020; Mar 23, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 26 day of March, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Sold To:

Shingle Creek at Bronson CDD - CU80071219
219 E. Livingston Street
Orlando, FL, 32801

Bill To:

Shingle Creek at Bronson CDD - CU80071219
219 E. Livingston Street
Orlando, FL, 32801

6631696

Orlando Sentinel

NOTICE OF PUBLIC HEARING RELATING TO PUBLIC IMPROVEMENTS AND LEVY OF NON-AD VALOREM ASSESSMENTS

The Shingle Creek at Browson Community Development District Board of Supervisors ("Board") will hold a public hearing at 11:00 a.m., on April 6, 2020, at the Oaks Club at ChampionsGate, 1530 Oaks Club Blvd., ChampionsGate, FL 33896, to consider the adoption of an assessment roll and the imposition of special assessments to finance and secure the Shingle Creek at Browson Community Development District's (the "District") Englewood Region. The Board will consider the levy of special assessments on benefited lands within the Shingle Creek at Browson Community Development District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. Developable areas within the District (as shown below) will be improved. The District is generally located within unincorporated Osceola County, Florida. The District's proposed improvements include the planning, development, acquisition and / or construction of developments related to wastewater management ponds; roadways; storm drainage; water, sanitary sewer and reclaimed water systems; landscaping; landscapes; amenities; and other improvements. A description of the property to be assessed, the nature of the improvements proposed in the Engineer's Report dated December 24, 2019 and the amount to be assessed in each piece or parcel of property may be ascertained at the Local District Records Office at 4715 Kings Castle Circle, Kissimmee, FL 34746.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology for Shingle Creek at Browson Community Development District, dated February 3, 2020 ("Assessment Methodology"), which is available to the public at the addresses provided above. Initially, the total amount to be levied against each parcel shall be imposed on an equal per acreage basis across all of the benefiting acreage within the District. As plans are approved, how will be assessed in the manner described in the Master Assessment Methodology. The total amount to be levied against benefited lands within the District is \$35,000,000 exclusive of fees and costs of collection or enforcement, discounts for early payments and the annual interest costs. The assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect assessments on property within the District to cover the operation and maintenance of the District's improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. There may be occasions when one or more Supervisors or staff will participate by speaker telephone.

All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to appear in this hearing and meeting is asked to contact the District Office at 407-841- at least five calendar days prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-935-8770, for aid in contacting the District Office.

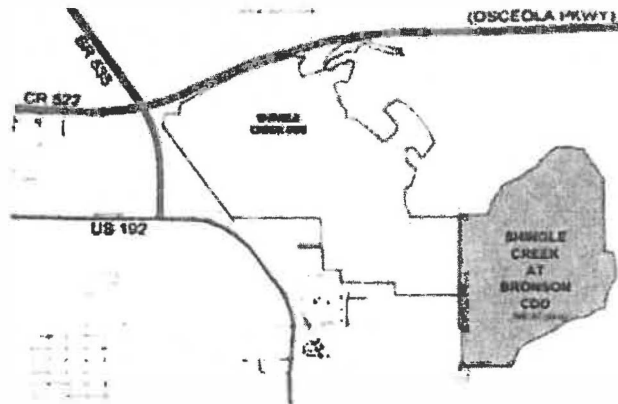
If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or at the meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

George S. Plint

President, Shingle Creek at Browson Community Development District

Orlando Sentinel

GOVERNMENT INFORMATION SERVICES - CITIZEN PROGRAM, S.E.C.
District Manager



Shingle Creek at Bronson
Community Development District

Boundary Map

RESOLUTION 2020-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Shingle Creek at Bronson Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineer's Report*, dated December 24, 2019, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated February 3, 2020, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Environmental Management Services - Central Florida, LLC, 510 East Livingston Street

Ocala Sentinel

ORLANDO, FLORIDA 32801, (the "District Records Office"), and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SINGLE CREEK AT BRIDGEMAN COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the improvements.
2. The nature and general location of, and plans and specifications for, the improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the improvements is \$19,479,220 (the "Estimated Cost").
4. The Assessments will defray approximately \$35,000,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessments (valuation).
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the improvements or specially benefited thereby and further designated by the Assessment Plan hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements; and the estimated cost of the improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District by any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the improvement, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Ocala County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of February, 2020.
6631696 3/16, 13/20

6631696

Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Amy Houser, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, April 6, 2020 was published in said newspaper in the issues of Mar 30, 2020.

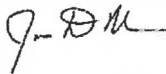
Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant

Amy Houser

Name of Affiant

Sworn to and subscribed before me on this 2 day of April, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Sold To:

Shingle Creek at Bronson CDD - CU80071219
219 E. Livingston Street
Orlando, FL, 32801

Bill To:

Shingle Creek at Bronson CDD - CU80071219
219 E. Livingston Street
Orlando, FL, 32801

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Orlando Sentinel

SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Shingle Creek at Bronson Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Monday, April 6, 2020 at 11:00 AM ("Meeting") to be conducted by the following means of communications media technology: Zoom Video Communications (URL: zoom.us) pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of considering financing matters and the levy of assessments and the Board is authorized to consider any business that may properly come before it during the Meeting. A public hearing related to the public improvements and to the levy of non-ad valorem assessments on benefitted lands within the District will be held at the Meeting. Notice of the public hearing was previously published on March 16, 2020 and March 23, 2020 in the Orlando Sentinel. A copy of the lands affected and/or a copy of prior published Notices for the public hearing are available by contacting the District Manager identified below.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at <https://zoom.us/j/651674445>. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 407-841-5524 to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o GMS-CP, 219 E. Livingston Street, Orlando, Florida 32801; or please call 407-841-5524 (URL: gmscpvc.com) ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with

Orlando Sentinel

respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint, Governmental
Management Services - Central
Florida, LLC District Manager

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3/3/20

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