

*Shingle Creek at Bronson
Community Development District*

Agenda

October 5, 2020

AGENDA

Shingle Creek at Bronson Community Development District

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

September 28, 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, October 5, 2020 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**. Following is the advance agenda for the regular meeting:

Audit Committee

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of September 14, 2020 Meeting
4. Tally of Audit Committee Member Rankings and Selection of Auditor
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 14, 2020 Meeting
4. Consideration of Resolution 2021-01 Accepting Conveyance of the Tract LS Lift Station and Related Improvements
5. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Request #11
7. Other Business
8. Supervisor's Requests
9. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Committee as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the September 14, 2020 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to

develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

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 September 14, 2020. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2021-01 accepting the conveyance of the Tract LS Lift Station and related improvements. A copy of the Resolution and supporting exhibits is enclosed for your review.

The fifth order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Year 2020. There is no back-up material.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report includes Funding Request #11 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,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

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

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Shingle Creek at Bronson Community Development District was held on Monday, September 14, 2020 at 11:00 a.m. via Zoom Teleconference.

Present were:

Adam Morgan
Rob Bonin
Lance Jackson
Brent Kewley
George Flint
Kristen Trucco
David Reid
Alan Scheerer
Tricia Adams
Phil Gildan

Chairman

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Committee members were present via Zoom teleconference.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint recognized that no public was present, only Board members and staff.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: The first item of approval is the RFP and selection criteria. This is the standard form of the RFP you've seen in the past in other Districts. In the past we have typically asked for three years of pricing, but we've expanded that to five years of pricing. You are not bound for five years, but you have pricing for five years. The standard criteria is laid out in your rules and Statutes. The item you have discretion on is whether you include price in the selection criteria. We recommend you include the price and we've weighted these criteria evenly. Does the Audit Committee have any questions? Hearing none, I will asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Approval of Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: The notice will be placed in the Orlando Sentinel newspaper "classified" section and we will mail out the RFP to the five or six firms that do the vast majority of the audits for CDD's. Does anyone have any questions? Hearing none, I will asked for a motion to approve.

On MOTION by Mr. Kewley, seconded by Mr. Morgan, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: At this point, I will publicly announce the opportunity for qualified firms to provide auditing services as indicated in the RFP to Shingle Creek at Bronson CDD.

FOURTH ORDER OF BUSINESSES

Adjournment

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

Attest

Chairman

SECTION IV

Shingle Creek at Bronson CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					FY2020 - \$3,265 FY2021 - \$3,265 FY2022 - \$3,265 FY2023 - \$3,375 FY2024 - \$3,375		
Carr, Riggs & Ingram					FY2020 - \$5,000 FY2021 - \$5,100 FY2022 - \$5,250 FY2023 - \$5,350 FY2024 - \$5,500		
Grau & Associates					FY2020 - \$2,800 FY2021 - \$2,900 FY2022 - \$3,000 FY2023 - \$3,100 FY2024 - \$3,200		
McDermitt Davis					FY2020 - \$3,100/\$4,000 FY2021 - \$3,100/\$4,000 FY2022 - \$3,100/\$4,000 FY2023 - \$3,200/\$4,100 FY2024 - \$3,200/\$4,100		

BOARD OF SUPERVISORS
MEETING

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, September 14, 2020 at 11:00 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lance Jackson	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager
Tricia Adams	GMS
Phil Gildan	Developer's Counsel

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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Only Board members and staff are present, so we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 3, 2020 Meeting

Mr. Flint: Does the Board have any comments or corrections to the August 3, 2020 meeting minutes?

Mr. Morgan: They look good.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the Minutes of the August 3, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Down to Earth

Mr. Flint: Next is the agreement with Down to Earth. Alan, do you want to present this?

Mr. Scheerer: Yes, good morning everybody. Included in your agenda package is a Landscape Maintenance Agreement with Down to Earth for the Bronson Tract. In the attachments in your agenda you will find the fees associated with the attached map as well as the scope of services. The fees are in the budget for 2021. This agreement is what we based those numbers on. The scope of services is the same scope of services as the Shingle Creek CDD. I can try to answer any questions you might have with respect to the map and the pricing in the agenda.

Mr. Flint: We would have Counsel prepare an agreement and this would be attached to the standard form of agreement. Since Down to Earth has been providing this to Shingle Creek, we went ahead and got a proposal for them to continue down the road and do this section of Shingle Creek at Bronson. It would have the same provisions with the 30 day without cause termination provision. If there's ever any issue with their services, there would be an easy out and opportunity to make a change. Entering into the agreement would give them the go ahead. Because of the timing of those tracts coming on, we need to move forward with maintaining it. Are there any questions from the Board? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Landscape Maintenance Agreement with Down to Earth, was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: We recommend that the Board appoint themselves as the Audit Committee for purposes of selecting an independent auditor. The Board also has the option of appointing non Board members if they choose to do that. In the event you appoint yourself as the Audit Committee, the Committee meeting is scheduled immediately after the Board meeting to approve the bid document and selection criteria in the notice. Is the Board okay with appointing themselves?

On MOTION by Mr. Kewley, seconded by Mr. Morgan, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee and Adam Morgan as Chairman of the Audit Committee, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: All is fine here, we have nothing new to report to the Board today.

B. Engineer

Mr. Flint: Dave, do you have anything for the Board?

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

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials contained in your agenda through the end of August 2020. There is no action required, but if the Board has any questions we can discuss them. Hearing none,

ii. Ratification of Funding Requests #9 - #10

Mr. Flint: Next would be the ratification of funding requests #9 and #10. Funding request #9 is for \$8,102.28, and #10 is for \$5,000 for fiscal year 2021, which starts on October 1st, and submitted to the Developer under the Funding Agreement. We are just asking the Board to ratify them.

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, Funding Requests #9 - #10, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Hearing none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

We will adjourn the Board meeting and open the Audit Committee meeting immediately after.

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 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF THE TRACT LS LIFT STATION AND RELATED IMPROVEMENTS; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek at Bronson Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), by Osceola County Ordinance Number 2019-113 (the "Ordinance"); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Len OT Holdings, LLC, a Florida limited liability company (hereinafter "Len OT"), has requested the acceptance and transfer by the District of the Tract LS Lift Station property and improvements (hereinafter the "Lift Station"), described in Exhibit "A" attached hereto, from Len OT to the District, and thereafter transferred from the District to the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter "Toho"), as more particularly described in the warranty deeds and affidavits, attached hereto as Exhibit "B" (the "Conveyance Documents"), evidencing such conveyances; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances, and the District Engineer has also reviewed the conveyances and improvements related thereto and provided an Engineer's Certificate, attached hereto as Exhibit "C," to evidence compliance with the requirements of the District for accepting the Lift Station.

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

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Lift Station. The Board hereby approves the transfer and acceptance of the Lift Station, to the District and thereafter to Toho, and approves the acceptance of the documents related thereto as provided in the Conveyance Documents.

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyances of the Lift Station, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. 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.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District, this ____ day of _____, 2020.

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LIFT STATION

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

DESCRIPTION OF THE IMPROVEMENTS

PUMPS

Model: XFP100E-CB1 4a-PE75/4 10HP Pumps w/Control Panel
Manufacturer: Sulzer

All as further provided for in those certain Plans and Specifications prepared by Askey Hughey, Inc. dated September 12, 2019 and designated as Job Number TWA Project #190012.em.ls.

Improvements described and conveyed herein are conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

EXHIBIT “B”

Index

- B-1 Warranty Deed between Len OT Holdings, LLC and the Shingle Creek at Bronson Community Development District
- B-2 Absolute Bill of Sale between Len OT Holdings, LLC and the Shingle Creek at Bronson Community Development District
- B-3 Owner’s Affidavit of Len OT Holdings, LLC
- B-3 Agreement Regarding Taxes between Len OT Holdings, LLC and the Shingle Creek at Bronson Community Development District
- B-4 Warranty Deed between the Shingle Creek at Bronson Community Development District and the Tohopekaliga Water Authority
- B-5 Absolute Bill of Sale between the Shingle Creek at Bronson Community Development District and the Tohopekaliga Water Authority

Instrument prepared by and to be
returned to:

Kate Stangle
Nelson Mullins Riley & Scarborough LLP
390 N. Orange Avenue, Suite 1400
Orlando, Florida 32801

WARRANTY DEED

THIS INDENTURE made this 18 day of September, 2020 between Len OT Holdings, LLC, a Florida limited liability company, having an address of 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172 (the "Grantor"), and the Shingle Creek at Bronson Community Development District, a Florida community development district, having an address at c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter the "Grantee").

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee's successors and assigns forever, the following described unimproved land, situate, lying and being in Osceola County, Florida, to-wit:

See attached Exhibit "A" incorporated herein by reference.

GRANTOR does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

THE CONVEYANCE made herein, however, is expressly made subject to the Permitted Exceptions set forth on the attached Exhibit "B", without reimposing any of the same.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

LEN OT HOLDINGS, LLC, a
Florida limited liability company

By: Lennar Homes Holding,
LLC, a Delaware limited
liability company, its Sole
Member

Stephanie Pugliese
Print Name: Stephanie Pugliese

By: [Signature]

Name: Brock Nicholas

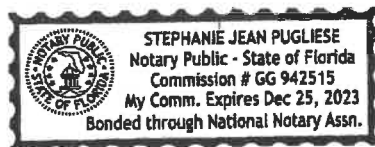
Title: Vice President

PAT QUARANTA III
Print Name: [Signature]

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 18th day of September 2020, by Brock Nicholas, as Vice President for Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company, and who has acknowledged that he has executed the same on behalf of Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company. He has produced _____ as identification or is personally known to me.



Stephanie Jean Pugliese
Notary Public

Print Name: Stephanie Jean Pugliese

My Commission expires: 12/25/2023

My Commission No.: GG 942515

EXHIBIT A

Legal Description

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

EXHIBIT B
PERMITTED EXCEPTIONS

1. Plat of Cove at Storey Lake III, recorded in Plat Book 28, Page 166.
2. Road rights-of-way as shown on the plat of McKoy Land Company Subdivision in Plat Book 1, Page 69.
3. Fire Protection Interlocal Agreement between Osceola County and the City of Kissimmee in Official Records Book 783, Page 175.
4. Notice of Establishment of the Shingle Creek Community Development District in Official Records Book 2812, Page 2545, as amended and restated in Official Records Book 5378, Page 454 and Official Records Book 5439, Page 1950.
5. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments in Official Records Book 2864, Page 2216 and Official Records Book 4796, Page 573.
6. Notice of Collection Agreement for Special Assessments in Official Records Book 3253, Page 2055.
7. Shingle Creek Community Development District's Notice of Series 2006 Special Assessments in Official Records Book 3285, Page 1352.
8. Maintenance and Management Access Easement in Official Records Book 4623, Page 1218.
9. True-Up Agreement in Official Records Book 4796, Page 535.
10. Collateral Assignment and Assumption of Development Rights Relating to Shingle Creek/Storey Lake in Official Records Book 4796, Page 551.
11. Lien of Record of Shingle Creek Community Development District in Official Records Book 4796, Page 565.
12. Completion Agreement in Official Records Book 4796, Page 582.
13. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Shingle Creek Community Development District in Official Records Book 4797, Page 1028.
14. Tohopekaliga Water Authority Water, Reuse, and Wastewater System Developer's Service Agreement in Official Records Book 5604, Page 1609.

15. Notice of Establishment of the Shingle Creek at Bronson Community Development District in Official Records Book 5647, Page 1299.
16. Interlocal Agreement Between Osceola County, Florida and the Shingle Creek at Bronson Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosures and Notices in Official Records Book 5669, Page 2022.
17. Final Judgment Validating Bonds in Official Records Book 5714, Page 2262.
18. Notice of Environmental Resource or Surface Water Management Permit in Official Records Book 3920, Page 1409.

ABSOLUTE BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Len OT Holdings, LLC, a Florida limited liability company, having an address of 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172 (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by the Shingle Creek at Bronson Community Development District, a Florida community development district, having an address at c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, the following:

Improvements more particularly described on Exhibit "A" attached hereto and made a part hereof, located on the property described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

Grantor does covenant to and with the Grantee, its successors and assigns, that Grantor is the lawful owner of the above described; that said property is free from all encumbrances; that Grantor has good right to sell the same aforesaid; that the Grantor will warrant and defend the sale of the said property unto the Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this 18th day of September, 2020.

WITNESSES:

LEN OT HOLDINGS, LLC, a Florida limited liability company

By: Lennar Homes Holding, LLC, a Delaware limited liability company, its Sole Member

Stephanie Pugliese
Print Name: Stephanie Pugliese

By: [Signature]

Name: Brock Nicholas

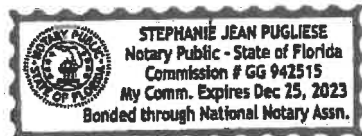
Title: Vice President

[Signature]
Print Name: PAT HUANANTRAIT

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September 2020, by Brock Nicholas as Vice President for Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company, and who has acknowledged that he has executed the same on behalf of Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company. He has produced _____ as identification or is personally known to me.



Stephanie Jean Pugliese
Notary Public

Print Name: Stephanie Pugliese

My Commission expires: 12/25/23

My Commission No.: 66942515

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

PUMPS

Model: XFP100E-CB1 4a-PE75/4 10HP Pumps w/Control Panel

Manufacturer: Sulzer

All as further provided for in those certain Plans and Specifications prepared by Askey Hughey, Inc. dated September 12, 2019 and designated as Job Number TWA Project #190012.em.ls.

Improvements described and conveyed herein are conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

EXHIBIT "B"

LEGAL DESCRIPTION

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

OWNER'S AFFIDAVIT
(SHINGLE CREEK AT BRONSON – LIFT STATION)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Brock Nicholas (“Affiant”) as Vice President of **LEN OT Holdings, LLC**, a Florida limited liability company, whose address is 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172, on behalf of said company, who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that LEN OT Holdings, LLC (“Owner”), is the owner of the fee simple title in and to certain lands located in Osceola County, Florida, and more particularly described on Exhibit “A” attached hereto (the “Property”), and that Affiant is an Authorized Signatory of Owner, and is making this Affidavit in that capacity only, and no recourse shall be made against Affiant individually.

2. That the Property is free and clear of all liens and encumbrances except for those matters set forth as exceptions in the Cove at Storey Lake III Plat, as recorded in Plat Book 28, Pages 166 to 171, of the Public Records of Osceola County (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to Owner.

4. That there have been no liens filed against the Property as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property either in the construction or repair of any of the improvements thereon, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Shingle Creek at Bronson Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the conveyance of the Property to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property.

10. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURE PAGE FOLLOWS]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: SEPTEMBER 18 2020

Stephanie Pugliese
(Signature)
Stephanie Pugliese
(Print Name)
[Signature]
(Signature)
ATtest
(Print Name)

"OWNER"

LEN OT HOLDINGS, LLC, a Florida limited liability company

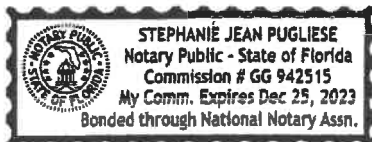
By: Lennar Homes Holding, LLC, a Delaware limited liability company, its Sole Member

By: [Signature]
Print: Brock Nicholas
Title: Vice President

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September 2020, by Brock Nicholas, as Vice President for Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company, and who has acknowledged that he has executed the same on behalf of Lennar Homes Holding, LLC, a Delaware limited liability company, the Sole Member of Len OT Holdings, LLC, a Florida limited liability company. He has produced _____ as identification or is personally known to me.



Stephanie Jean Pugliese
Print Name: Stephanie Jean Pugliese
Notary Public-State of Florida at Large
Commission No.: GG942515
My Commission Expires: 12/25/23

Exhibit "A"

LEGAL DESCRIPTION OF THE PROPERTY

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

AGREEMENT REGARDING TAXES
(SHINGLE CKREEK AT BRONSON - LIFT STATION)

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this 18 day of SEPTEMBER, 2020, by and between **LEN OT Holdings, LLC**, a Florida limited liability company, whose address is 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172 ("Developer"), and **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "District").

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District via a Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.

4. District shall, within ten (10) days of receipt, forward to the Developer, at their address set forth above and via U.S. mail, any correspondence, notice or bill from the Osceola County Tax Collector relating to the Property for tax year 2020 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2020, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(SHINGLE CREEK AT BRONSON – LIFT STATION)**

WITNESSES:

X Stephanie Pugliese

Print: Stephanie Pugliese

X [Signature]

Print: PAT QUARANTA III

LEN OT HOLDINGS, LLC, a Florida limited liability company

By: Lennar Homes Holding, LLC, a Delaware limited liability company, its Sole Member

By: [Signature]

Print: Brode Nicholas

Title: Vice President

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Legal Description of the Property

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

Instrument prepared by and to be
returned to:

Kate Stangle
Nelson Mullins Riley & Scarborough LLP
390 N. Orange Avenue, Suite 1400
Orlando, Florida 32801

WARRANTY DEED

THIS INDENTURE is made this ____ day of September, 2020 between the Shingle Creek at Bronson Community Development District, a Florida community development district, having an address at c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “Grantor”), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter the “Grantee”).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee’s successors and assigns forever, the following described unimproved land, situate, lying and being in Osceola County, Florida, to-wit:

See attached Exhibit “A” incorporated herein by reference.

GRANTOR does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

THE CONVEYANCE made herein, however, is expressly made subject to the Permitted Exceptions set forth on the attached Exhibit “B”, without reimposing any of the same.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

**By: SHINGLE CREEK AT
BRONSON COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 2020, by _____, as _____ for the Shingle Creek at Bronson Community Development District and who has acknowledged that he has executed the same on behalf of the Shingle Creek at Bronson Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT A

Legal Description

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

EXHIBIT B
PERMITTED EXCEPTIONS

1. Plat of Cove at Storey Lake III, recorded in Plat Book 28, Page 166.
2. Road rights-of-way as shown on the plat of McKoy Land Company Subdivision in Plat Book 1, Page 69.
3. Fire Protection Interlocal Agreement between Osceola County and the City of Kissimmee in Official Records Book 783, Page 175.
4. Notice of Establishment of the Shingle Creek Community Development District in Official Records Book 2812, Page 2545, as amended and restated in Official Records Book 5378, Page 454 and Official Records Book 5439, Page 1950.
5. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments in Official Records Book 2864, Page 2216 and Official Records Book 4796, Page 573.
6. Notice of Collection Agreement for Special Assessments in Official Records Book 3253, Page 2055.
7. Shingle Creek Community Development District's Notice of Series 2006 Special Assessments in Official Records Book 3285, Page 1352.
8. Maintenance and Management Access Easement in Official Records Book 4623, Page 1218.
9. True-Up Agreement in Official Records Book 4796, Page 535.
10. Collateral Assignment and Assumption of Development Rights Relating to Shingle Creek/Storey Lake in Official Records Book 4796, Page 551.
11. Lien of Record of Shingle Creek Community Development District in Official Records Book 4796, Page 565.
12. Completion Agreement in Official Records Book 4796, Page 582.
13. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Shingle Creek Community Development District in Official Records Book 4797, Page 1028.
14. Tohopekaliga Water Authority Water, Reuse, and Wastewater System Developer's Service Agreement in Official Records Book 5604, Page 1609.

15. Notice of Establishment of the Shingle Creek at Bronson Community Development District in Official Records Book 5647, Page 1299.
16. Interlocal Agreement Between Osceola County, Florida and the Shingle Creek at Bronson Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosures and Notices in Official Records Book 5669, Page 2022.
17. Final Judgment Validating Bonds in Official Records Book 5714, Page 2262.
18. INFORMATIONAL NOTE: Notice of Environmental Resource or Surface Water Management Permit in Official Records Book 3920, Page 1409.

ABSOLUTE BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Shingle Creek at Bronson Community Development District, a Florida community development district, having an address at c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189 Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter called the "Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, the following:

Improvements more particularly described on Exhibit "A" attached hereto
and made a part hereof, located on the property described on Exhibit "B"
attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

Grantor does covenant to and with the Grantee, its successors and assigns, that Grantor is the lawful owner of the above described; that said property is free from all encumbrances; that Grantor has good right to sell the same aforesaid; that the Grantor will warrant and defend the sale of the said property unto the Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this _____ day of _____, 2020.

WITNESSES:

**By: SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 2020, by _____, as _____ for the Shingle Creek at Bronson Community Development District and who has acknowledged that he has executed the same on behalf of the Shingle Creek at Bronson Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

PUMPS

Model: XFP100E-CB1 4a-PE75/4 10HP Pumps w/Control Panel

Manufacturer: Sulzer

All as further provided for in those certain Plans and Specifications prepared by Askey Hughey, Inc. dated September 12, 2019 and designated as Job Number TWA Project #190012.em.ls.

Improvements described and conveyed herein are conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

EXHIBIT "B"

LEGAL DESCRIPTION

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

EXHIBIT "C"

CERTIFICATE OF DISTRICT ENGINEER

CERTIFICATE OF DISTRICT ENGINEER
(SHINGLE CREEK AT BRONSON - LIFT STATION)

I, **David A. Reid**, as a professional engineer of Hamilton Engineering & Surveying, Inc., a Florida corporation licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 775 Warner Lane, Orlando, Florida 32803 ("Hamilton"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hamilton, currently serve as District Engineer to the Shingle Creek at Bronson Community Development District (the "District").

2. That the District proposes to accept, for perpetual ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto (the "Property"), as well as associated improvements made in, on, over and through the Property, including but not limited to those items of personal property listed on Exhibit "B" attached hereto and incorporated herein (collectively, the "Improvements").

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's acceptance of the Property and Improvements, and the District will rely on this Certification for such purposes.

4. That the Improvements, to the extent they exist, were constructed, installed and/or completed, as appropriate, in general accordance with known plans, specifications and permits required and/or approved by any known governmental authorities, as applicable.

5. That the Improvements are in good working order and repair, free from any and all major defects.

6. That there are no existing easements, encroachments or other matters that will prevent the District from accessing, operating, maintaining or repairing the Property and/or Improvements.

7. That the Improvements are properly permitted by the appropriate governmental entities (as applicable and if necessary), and that copies of the applicable documents and permits relating to the Property and/or Improvements that have actually been provided to Hamilton are being held by Hamilton as records of the District on its behalf.

8. That the District's acquisition, ownership, operation and maintenance of the Property and Improvements is consistent with existing plats depicting the Property and/or Improvements, the District's prior acceptance and current ownership of other areas within the District of a similar nature and type, and is not inconsistent with the District's Engineer's Cost Report, as amended.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

(Shingle Creek at Bronson – Lift Station)

DATED: Sept. 22, 2020.

Witness: [Signature]

Print: Juan Valentin

Witness: [Signature]

Print: Eric Adamek

[Signature]

DAVID A. REID

Professional License No.: (Florida) 38794
Hamilton Engineering & Surveying, Inc.
775 Warner Lane
Orlando, Florida 32803

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of Sept, 2020 by **DAVID A. REID**, of Hamilton Engineering & Surveying, Inc., a Florida corporation, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

(SEAL)



Anne Soule
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG980180
Expires 4/20/2024

[Signature]

Notary Public; State of Florida

Print Name: Anne Soule

Comm. Exp.: 4/20/2024

Comm. No.: GG 980180

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Tract LS (Lift Station), COVE AT STOREY LAKE III, according to the plat thereof, as recorded in Plat Book 28, Pages 166-171, Public Records of Osceola County, Florida.

Osceola County Property Identification Number:

07-25-29-5097-0001-0LS0

EXHIBIT "B"

IMPROVEMENTS

PUMPS

Model: XFP100E-CB1 4a-PE75/4 10HP Pumps w/Control Panel
Manufacturer: Sulzer

All as further provided for in those certain Plans and Specifications prepared by Askey Hughey, Inc. dated September 12, 2019 and designated as Job Number TWA Project #190012.em.ls.

Improvements described and conveyed herein are conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

SECTION VI

SECTION C

SECTION 1

Shingle Creek at Bronson

Community Development District

FY20 Funding Request #11

September 22, 2020

Payee		General Fund FY2020	General Fund FY2021
1	Governmental Management Services-CF, LLC Inv# 15 - Management Fees - September 2020 Inv# 16 - FY2021 Assessment Roll Certification	\$ 3,037.06	\$ 5,000.00
2	Supervisor Fees September 14, 2020 Brent Kewley	\$ 215.30	
		\$ 3,252.36	\$ 5,000.00
		Total:	\$ 8,252.36

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 #: 15

Invoice Date: 9/1/20

Due Date: 9/1/20

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2020		2,916.67	2,916.67
Information Technology - September 2020		100.00	100.00
Office Supplies		5.39	5.39
Postage		3.60	3.60
Copies		11.40	11.40
Total			\$3,037.06
Payments/Credits			\$0.00
Balance Due			\$3,037.06

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

Invoice

Invoice #: 16
Invoice Date: 9/15/20
Due Date: 9/15/20
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2021		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00