

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, August 3, 2020 at 11:00 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

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

Also present were:

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| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| David Reid | District Engineer |
| Alan Scheerer | Field Manager |
| 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 May 4, 2020 Meeting

Mr. Flint: Does the Board have any comments or corrections to the May 4, 2020 meeting minutes?

Mr. Morgan: I didn't see anything that needed changed. They look good.

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| On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the Minutes of the May 4, 2020 Meeting, were approved. |
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FOURTH ORDER OF BUSINESS

**Ratification of Uniform Collection Agreement
with the Osceola County Tax Collector**

Mr. Flint: This agreement allows us to use the tax bill to collect the Operating and Maintenance and Debt Service Assessments. Are there any questions on the agreement? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the Uniform Collection Agreement with the Osceola County Tax Collector, was ratified.

FIFTH ORDER OF BUSINESS

**Ratification of Uniform Collection Agreement
with the Osceola County Property Appraiser**

Mr. Flint: This is a similar agreement, but with the Property Appraiser, and again, it was executed by the Chair. Is there a motion to ratify?

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Uniform Collection Agreement with the Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Data Sharing and Usage
Agreement with the Osceola County Property
Appraiser**

Mr. Flint: This is a standard agreement; they're requiring that all government entities that use the tax bill to enter in to. It says that any confidential information that they provide us when they send us the Assessment Roll will remain confidential. Again, it is a standard agreement. Are there any questions? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing

**A. Consideration of Resolution 2020-26 Adopting the Fiscal Year 2021 Budget and
Relating to the Annual Appropriations**

Mr. Flint: We will open the public hearing, but will note for the record that there are no members of the public here to provide comment or testimony. We will bring it back to the Board. Resolution 2020-26 adopts the budget for the Fiscal Year 2021, which starts on October 1st. Attached as an exhibit to that resolution is the proposed budget. It contemplates the per unit assessment for a single-family home being \$450, and for a townhouse it would be \$284. These

amounts are consistent with the Shingle Creek CDD assessments, so there is continuity between both districts. It does include some field expenses as well as administrative expenses. Let the

Supervisor Rob Bonin has joined the meeting at this time.

Mr. Flint: Are there any questions on the Resolution or the budget?

Mr. Kewley: The Landscape Maintenance looks pretty in-line with what all the other CDD's are at around \$44,000.

Mr. Flint: Yes, Alan worked on that to look at the areas that are going to be coming online, and I am getting a quote from the Down to Earth Landscape Contractor.

Mr. Morgan: That includes taking care of all Nature's Ridge Road all the way through Tracts 1, 2, and 3?

Mr. Scheerer: No, that takes care of Nature's Ridge Road only through that first phase, Adam. We've got P1 and P2 ponds, Nature's Ridge Boulevard up to the second entrance into this particular property. That is all we were told was going to be ready for the FY21 budget. So, we have the two ponds, the lift station, Nature's Ridge Boulevard, and Tracts A and B. That does not include anything beyond the second driveway.

Mr. Morgan: Okay, just checking. Thank you.

Mr. Scheerer: I have a map I can share. I probably should have shared that with you all, but if you want it I can have it shared with you.

Mr. Morgan: That's okay, I know what you're talking about. Thanks, Alan.

Mr. Flint: Any other questions or discussion? Hearing none,

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| On MOTION by Mr. Morgan seconded by Mr. Jackson with all in favor, Resolution 2020-26 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved. |
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B. Consideration of Resolution 2020-27 Imposing Special Assessments and Certifying an Assessment

Mr. Flint: This imposes the assessments associated with the budget you just approved. There are two attachments, one is the budget and the other is the Assessment Roll. It is part of the public hearing and we will note that there are no members of the public to provide comment or testimony, so we will bring it back to the Board.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Resolution 2020-27 Imposing Special Assessments and Certifying an Assessment, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Flint: Kristen, do you know if this got sent out under separate cover?

Ms. Trucco: We sent it to this morning to GMS, but we can circulate it to all the Board members too.

Mr. Flint: We'd like to get it in place. Basically, this agreement is something that would be approved as part of the bond issuance process. Sometimes if construction has accelerated and there may be items that are completed in advance of the financing, this agreement preserves Lennar's ability to be compensated for those improvements once the bonds are actually issued. It is a fairly standard agreement. Kristen, if you and the Board are comfortable, they could authorize the Chair to execute the Acquisition Agreement and we will bring it back to be ratified at a future meeting.

Ms. Trucco: Yes, we would recommend that. The Board has already approved the Engineer's reports. Basically, the infrastructure improvements would be in accordance that Engineer's report that has already been approved, and the rules and regulations in the county pursuant to the development plan that has also already been approved. So, that Acquisition Agreement is just allowing the district to reimburse the developer for that work that, like I said has already been approved by this Board as well as the Engineer's report, the Capital Improvement plan included in the Engineer's report, and the Development plan that has already been approved by the county. We would recommend that you could make a motion to delegate authority to the Chairman to sign and execute that agreement once he is comfortable with it.

Mr. Morgan: That sounds good to me, George.

On MOTION by Mr. Morgan seconded by Mr. Jackson with all in favor, Delegation of Authority to the Chairman to Sign and Execute the Acquisition Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-28 Ratifying the Cove at Storey Lake IV Plat - Added

Mr. Flint: This resolution relates to the plat at the Cove at Storey Lake IV, and this would allow the Chairman and staff to take whatever actions are necessary as required by the county related to the plat. My understanding is that a preliminary plat has been submitted to the county

and is under review. Staff is also in the process of reviewing that plat and providing comments to Lennar. This resolution would allow the Chair to execute the plat, if required, or the District to provide a letter consenting to what is in the plat as far as what the District would be obligated to maintain going forward.

Mr. Morgan: This is Resolution 2020-28 and I don't have that in my package. Was that added?

Mr. Flint: It was added and emailed out. I do have a copy here if you need.

Mr. Morgan: No, that's fine.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Resolution 2020-28 Ratifying the Cove at Storey Lake IV Plat, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Legislative Updates Regarding Auditing Requirements

Mr. Flint: This item was on a prior agenda. Kristen, I don't know if you want to add anything.

Ms. Trucco: Sure. We've included in the agenda the specific statute sections that have been updated and revised in Florida that were late to CDD's. We are just making you aware of those specific revisions. Two noteworthy ones that apply to CDD's specifically would be the amendments mandating that the District publish certain financial documents on their website. Your District Manager takes care of that, so we are covered there. The other one was just adding some sanctions to districts if they fail to comply with auditing inquiries from the Department of Financial Services. It's important to note that if you do receive an inquiry, that you contact George or myself and we will comply with any requirements or inquiries that are made on you.

Mr. Flint: Okay, are there any questions? Kristen, anything else on your report?

Ms. Trucco: No, we have nothing else to report.

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 through June 30th. There is action required, but if the Board has any questions, we can discuss them. Hearing none, the next item was followed.

ii. Ratification of Funding Request #6 - #8

Mr. Flint: These are included in your agenda, and if you have any questions, we can discuss those. They have been transmitted to the developer in accordance with the Developer Funding Agreement that is currently in place. Any questions on the funding requests? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Funding Request #6- #8, were ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we are required to announce the number of registered voters within the District. As of April 15th, there were zero registered voters, and there is no action required.

iv. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: This schedule contemplates that you would continue to meet on the first Monday of each month at the Oasis Club at 11 a.m. with the exception that there would be no meeting in July and September would be moved one week later. Any questions or issues with the proposed meeting schedule? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Jackson with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

ELEVENTH 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,


TWELTH ORDER OF BUSINESS

Supervisor's Requests


Mr. Flint: It looks like we have a meeting scheduled next month, and we will monitor the business items and let you all know in advance of that meeting. Hopefully things will be back to normal and we will be back to physical meetings.

THIRTEENTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman