

**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 5, 2021 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
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. Three Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 1, 2021 Meeting

Mr. Flint: You have the March 1, 2021 Board meeting minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good, I had no changes.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Minutes of the March 1, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Finalizing the Special Assessments Securing
the District's Series 2021 Special Assessment
Bonds**

Mr. Flint: The Underwriter priced the bonds and the bond purchase agreement was executed on April 1st. I believe the actual closing is later this month, but since the bonds have been priced we can revise the Supplemental Assessment Methodology to reflect the actual pricing. This resolution basically finalizes the assessment. It includes the Engineer's Report as Exhibit 'A' and then the Supplemental Assessment Methodology as Exhibit 'B'. We emailed out the revised version of the supplemental on Friday and I've got hard copies here if you'd like one. In addition to this reflecting the final terms of the assessment, it also reflects the 383 platted lots that have actually been platted. It has the legal description for the entire District attached as Exhibit 'A', so it does cover everything within the assessment area.

Mr. Morgan: Did the assessments change substantially?

Mr. Flint: They changed from the Master just because the Master assumes funding everything. From the initial Supplemental Assessment Methodology draft, the per unit assessments didn't change but because the interest rate is lower there is additional funds that were generated for the construction account. I don't have it in front of me, but I think we assumed 4%, in the initial supplemental and the actual is 3.79%, so the difference there basically is that we've been able to generate some additional funds in the construction account. The construction account is now \$12,972,020. The par amount of the bonds is \$13,990,000. There's 9 months of capitalized interest, which will carry us through November 1st, a debt service reserve of 50%, and an underwriter's discount of 2%.

Mr. Morgan: Okay, so what do we need to do on this?

Mr. Flint: Counsel did hand out a revised resolution. This references the actual par amount of \$13,990,000. It also needs to reference the data in the supplemental as being April 1st—I think there's two places where it references March 24th and that would need to be changed to April 1st, which was the date that the bond purchase agreement was signed.

Mr. Morgan: So do we approve the resolution and I execute the changed one?

Ms. Trucco: Yes, we just need a motion from the Board approving Resolution 2021-04, and this is just finalizing the amount of the special assessments in that par amount of \$13,990,000, and also approves the District to put the amount of special assessments on the improvement lien

book so that we can proceed with collection those assessments once those bonds are issued. We will take care of revising it for the actual District's records with respect to putting in the current assessment methodology.

Mr. Flint: Do you want them to approve the change to the Engineer's Report first?

Ms. Trucco: Yes, that's a great idea. Basically Lennar's Counsel for this bond issuance confirmed with us last week that Len OT Holdings, LLC is actually the owner and developer of the development for these 2021 bonds so the Engineer's Report states that Lennar Homes LLC is, so we are just asking the Board to approve that revision to the extent that the reports to date have referenced Lennar Homes LLC as the developer of the development.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Revision of the Engineer's Report to Reference Len OT, LLC as the Owner and Developer, was approved.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2021-04 Finalizing the Special Assessments Securing the District's Series 2021 Special Assessment Bonds, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have nothing new to report to the Board today.

B. Engineer

There being none, the next item was followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from February 22nd to March 29th totaling \$5,618.81.

Are there any questions on the check register? If not, is there a motion to approve it?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$5,618.81, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February 28th. There is no action required. If you have comments or questions we can discuss those.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS


Supervisor's Requests


There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman