

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 2, 2021 at 11:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

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| Adam Morgan | Chairman |
| Rob Bonin <i>joined late</i> | Vice Chairman |
| Brent Kewley | Assistant Secretary |
| Lance Jackson | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| David Reid | District Engineer by phone |
| 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: We just have staff, and it appears there are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 3, 2021 Meeting

Mr. Flint: You have the May 3, 2021 Board meeting minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good.

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| On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Minutes of the May 3, 2021 Board of Supervisors Meeting, were approved. |
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FOURTH ORDER OF BUSINESS Public Hearing

A. Consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is the public hearing to consider adoption of the Fiscal Year 2022 Budget.

Is there a motion to open the public hearing?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Public Hearing was opened.

Mr. Flint: The public hearing is open for the record, we will note there are no members of the public here to provide comment or testimony. So, we will bring it back to the Board for consideration of Resolution 2021-07, adopting Fiscal Year 2022 budget. The proposed budget is attached as Exhibit ‘A’ to the Resolution. You all approved a proposed budget and set today for the public hearing for its final consideration.

Mr. Morgan: It hasn’t changed substantially, has it?

Mr. Flint: No, not since the proposed budget. We’ve updated the actuals through June 30th. There is a proposed increase in the per unit assessment amount. If you look at the bottom of page 1, you can see those proposed increases there.

Mr. Morgan: Is that due to increase in bond price or what caused the assessment increase?

Mr. Flint: Let the record reflect, Mr. Bonin is now present. When we initially set the buildup budget, we based it on Shingle Creek CDD and those per unit assessment amounts. However, when we actually started getting proposals for landscaping and streetlights, etc.

Mr. Morgan: So, it was based on the Engineering Report from Shingle Creek?

Mr. Flint: No, it was based on the budget for Shingle Creek because the communities are next to each other, the desire was to hopefully keep the per unit amounts close, or the same. So, we had initially set them at the same level as Shingle Creek. However, this is a separate CDD, separate landscape contracts, streetlights. And after bidding everything out, the costs are higher on a per unit basis than in Shingle Creek. We did do a mailed notice to all the landowners within Shingle Creek of Bronson as required 30 days before the hearing today. We also advertised at 21 and 14 days in the paper, placed it on the District’s website, and sent it to Osceola County. So, we’ve met all the statutory requirements, I don’t think we got any phone calls from any residents

because of the mailed notice. There aren't any members of the public here today. Are there any questions on the budget or the resolution?

Mr. Morgan: Shingle Creek of Bronson includes the Cove?

Mr. Scheerer: Yeah, those future phases are referred to as the Cove.

Mr. Morgan: Yeah, I thought the West Gate parcel was the Cove?

Mr. Scheerer: There's a Cove 1 and 2.

Mr. Morgan: All these years I've been totally misinformed on that.

Mr. Bonin: In Storey Lake it never got called Cove on anything formal.

Mr. Scheerer: I was confused too, trust me.

Mr. Morgan: I'm straightened out now.

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, Resolution 2021-07, Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: As part of the public hearing, you have to impose the assessments, these operating maintenance assessments are imposed annually. There are two attachments to this resolution. One is the budget that you just approved, and the other is the assessment roll that lists all the properties within the District and the proposed O&M and debt service assessment amounts. So, this is just really taking the budget you approved and authorizing us to certify the assessment roll for collection.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2021-08, Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Ratification of Transfer of Environmental Resource Permit

Mr. Flint: We will move on to transfer of the Environmental Resource Permit. I was hoping to get a signed version of the form for your agenda today. I know that Lennar is working on transferring a portion of the ERP to the CDD as the operating entity, and so, I was hoping to get that form to be ratified by the Board. I know you provided me the letter, but I never got this form.

Mr. Morgan: So, this needs to be signed by?

Mr. Flint: This would be signed by you.

Mr. Morgan: And Robert or whoever's name is on the permit?

Mr. Flint: Yeah. So, it will be signed by both parties. And maybe you are not here yet, maybe you are still trying to get the Water Management District to agree with the fact that the CDD will be the owned amenity and you haven't gotten to the point where you've signed the form. We can defer this to the next meeting once we get the information. I thought we would have it by now.

Mr. Morgan: Defer it.

Mr. Flint: We'll defer it to the next meeting. I was hoping I'd have the form by today, that's why I put it on the agenda. But it's not that critical before it takes action.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristin, anything?

Ms. Trucco: No, that's it from me.

B. Engineer

Mr. Flint: Dave?

Mr. Reid: No, that was it.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from April 26, 2021 through July 26, 2021, for \$32,281.20, and the detailed registers behind the summary. Does the Board have any comments or questions on the check register?

Mr. Morgan: Nope, it looks good.

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th. There is no action required. If you have comments or questions we can discuss those.

iii. Presentation of Number of Registered Voters – 2

Mr. Flint: Each year we are required to announce the number of registered voters within the District as of April 15th. There were two registered voters within the District as of April 15th. Once the District is in existence six years and we have 250 registered voters that will trigger the start of the transition of the Board. The District was created in 2019 so that transition wouldn't start before 2026 at the earliest.

iv. Approval of the Fiscal Year 2022 Meeting Schedule

Mr. Flint: Next is the approval of the annual meeting schedule. The Board must approve one each year. Typically, you've met the first Monday of the month at 11:00 a.m. in this location, so we've prepared a notice to that affect, with the exception of September, which I believe conflicts with a holiday. So, there's no meeting in September.

Mr. Morgan: That looks good, I'll make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Jackson, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

NINTH 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