

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, February 7, 2022 at 11:00 a.m. at the Oasis Club at Champions Gate 1520 Oasis Club Blvd. Champions Gate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Brent Kewley	Assistant Secretary
Ashley Baksh	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid <i>by phone</i>	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: Next is public comment period and there's no members of the public here other than the Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 4, 2021 Meeting

Mr. Flint: So, we will move on to the approval of the minutes of the October 4, 2021 Board meeting minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good to me.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the October 4, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: Next is ratification of the Data Sharing and Usage Agreement with Osceola County. This is an agreement the Board considers annually between the District and the Property Appraiser as part of our use of the tax bill as a collection method for our assessments. The Property Appraiser requires this agreement which indicates that we will keep the information confidential that is deemed confidential under statutes. I executed it because the Property Appraiser needed it sooner, and I'm asking the Board to ratify my actions in doing that.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Authorizing Execution of the Public Depositor's Report

Mr. Flint: Next is Resolution 2022-03 authorizing execution of the Public Depositor's Report. The District approved a similar resolution when the District was created. The only thing this resolution does is it adds the Assistant Treasurer as one of the entities that is authorized to sign the report. It's just an administrative matter so that the accountant working on the District is authorized to sign the report versus me having to sign 90 reports.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2022-03 Authorizing Execution of the Public Depositor's Report, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Item 6 is a general discussion item. We just carry on each agenda to jog memory or discussion on any potential plats that are considered or any conveyances that need to be processed.

Mr. Morgan: We are still in discussion on the conservation easement, about who Lennar is going to convey those properties to, so we'll just push that to another meeting.

Mr. Flint: Okay. Are there any other conveyances that you are working on at this point?

Ms. Trucco: Not that I'm aware, Dave, are you?

Mr. Reid: No.

Mr. Flint: How are we doing on the requisition? Because there's like 12 million, I think, sitting there in the construction account.

Mr. Reid: Yeah, they got additional payouts to try to close that out.

Mr. Flint: Okay.

Ms. Trucco: Are there any real property tracts going to be conveyed, or infrastructure improvements?

Mr. Reid: Yeah.

Ms. Trucco: Infrastructure improvements?

Mr. Reid: Stormwater ponds.

Ms. Trucco: Okay, I'll follow up with you after the meeting just to go over any improvements or we can get some conveyances documents keyed off.

Mr. Reid: Okay.

Mr. Morgan: So, we still have 12 million sitting in the construction fund?

Mr. Flint: Yeah.

Mr. Morgan: I thought that money was conveyed a long time ago.

Mr. Flint: No, I've been sending Lennar a spreadsheet that shows the construction account balances for all the Districts.

Mr. Morgan: Phase 1 has long been done. Phase 3 is done.

Mr. Reid: Yeah, I just got those final pay ups.

Mr. Morgan: Okay. I know Phase 2 is still a ways out, but Phase 1 and 3 should be good to go.

Mr. Reid: Yeah, and it was Phase 3 because you've got to close them out.

Mr. Morgan: I knew there were some issues with one of the rear ponds and we had to finalize before we could convey them. But that shouldn't stop us from getting funded.

Mr. Flint: Yeah, there's \$12.9 million in there. We can do multiple we don't have to do it all at once. So, if you've got some that are ready, and others that we are waiting to get completed or waiting for additional information we can.

Mr. Reid: When you convey it, you do a Bill of Sale. If you do a partial, you can't do a bill of sale.

Mr. Flint: I'm not saying partial. I'm saying if a phase is done.

Mr. Reid: This has been a partial of a phase. You couldn't close out the phase, that's the problem.

Mr. Morgan: Oh, okay. I can't believe Mark hasn't been jumping up and down and beating on the door about that.

Mr. Flint: He's aware of them.

Ms. Trucco: Dave, if it is partial, we've done it before, where if the Engineer identifies the tracts, the work is completed, we can convey improvements on those tracts. I can follow up after the meeting with you.

Mr. Flint: It sounds like we are close so.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Presentation of Memorandum Regarding New Statutory Requirement

Mr. Flint: Attorney's Report, this District hasn't met in a while, so we have the memo regarding the new statutory reporting requirements for stormwater. District Counsel has included the memo that you've seen in other Districts. That new reporting requirement is due June 30th.

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater Management System Report

Mr. Flint: The District Engineer has prepared a proposal that is on the iPad. I think I've got hard copies. But I think Dave, in discussions this may be adjusted.

Mr. Reid: The packet is the scope of statutory requirements. George has indicated that he's got fees from some of the other ones, and I'm a little high. So, I'm going to look over it.

Mr. Morgan: It's basically from what I understand it's just a spreadsheet we are plugging numbers into, right? Is each individual report custom made?

Mr. Reid: I don't know. I assume they are writing their report for each District.

Ms. Trucco: Actually, there's a form that is created already for the stormwater system.

Mr. Morgan: You just plug all the numbers into the form.

Ms. Trucco: Exactly, you plug into the form, it's like a template that they've made just for the stormwater system. I can forward that to you. This is the first time we are doing it.

Mr. Morgan: It's a pretty straight forward form. Kristin sent it to us last month.

Mr. Reid: Okay. the scope is not clear.

Mr. Morgan: It's not clear for anybody at this point, because we're not exactly sure what they are asking for but, I understand if you read what you have on your scope, it sounds very complicated. And it sounds very time consuming, but I think the whole idea of the form is to make it so that everybody's submitting the same information.

Mr. Reid: There should be some guidance as to what level of information you want, is there any maps or exhibits and that kind of thing.

Mr. Morgan: So, do you just want to table this until next meeting?

Mr. Flint: Well, it's up to you guys, but I don't want to really delay another 30 days getting started. What we did in the prior meeting is the Board approved a not to exceed of \$15,000 and then if it costs \$10,000, it costs \$10,000, if it's \$7,500, it's \$7,500.

Mr. Reid: Whatever it takes to do that.

Mr. Flint: But then we are not holding the report up.

Mr. Morgan: Is that fair to you?

Mr. Reid: Yeah.

Mr. Morgan: Okay.

Mr. Flint: I mean that's consistent with some of the other firms.

Mr. Morgan: Let's do that.

Mr. Flint: I'm seeing a range. There's a broad range. But the median seems to be around \$15,000.

Ms. Trucco: Yeah, that's about the median that I've seen as well.

Mr. Flint: Yeah, I mean some of them are really lower and Dave's got the right end of the tail.

Mr. Reid: Well, some of the size of the District's too, I mean the Stoneybrook and Champions Gate are pretty big.

Mr. Flint: Yeah.

Mr. Reid: And Shingle Creek

Mr. Morgan: Yeah, it's got a lot of stuff in it.

Mr. Reid: So, some of them are smaller.

Mr. Flint: And some of it I think has to do with the age. And some of it might have to do whether you are the design Engineer or not too. Because if you are not the design Engineer, you are going to be having to pull information possibly from another Engineer.

Mr. Flint: So, if you are comfortable with that, then maybe consider a motion with a not to exceed of \$15,000.

Mr. Reid: I will revise my proposal.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Proposal for Preparation of the Stormwater Management System Report with a Not to Exceed Amount of \$15,000, was approved.

Mr. Flint: I'm just crossing out lump sum and writing in NTE and then changing the number on here Dave.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have two check run summaries. The first one is from September 27, 2021 through October 25, 2021 for \$4,926.90. Then you've got October 25, 2021 through January 31, 2022 for \$500,791.74. That does include debt service assessment revenue that we are transmitting to the Trustee. So that's inflating that number. Any questions on either check register? If not, is there a motion to approve them?

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Check Run Summaries, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through December 31, 2021. If you look at the combined balance sheet, that's where the construction money is reflected on the first page of the financial statements. Any questions on the financials? Hearing none.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman