

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, March 7, 2022 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
Ashley Baksh	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. Four Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period and we just have the Board and staff here. There are no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 7, 2022 Meeting

Mr. Flint: The next item is the approval of the minutes from the February 7, 2022 Board meeting. 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. Bonin, with all in favor, the Minutes of the February 7, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Approving the Conveyance of Real Property**

Mr. Flint: District counsel has been working with the District Engineer on this. Kristen?

Ms. Trucco: Yes, this is related to the requisition for the Series 2021 bonds. This is the second requisition for that series. This is a set of conveyance documents that will go along with funding the requisition that is also in your agenda for your approval today. This is the conveyance of real property tracts and improvements from LEN OT HOLDINGS, LLC. Attached to the resolution are the actual conveyance documents. There is a special warranty deed and a bill of sale. Those are the documents that actually transfer the real property tracts and improvements from the developer to the District. Following that is an agreement regarding taxes and an owner’s affidavit. Those are promises from the developer that there are no outstanding taxes or incumbrances on the real property tracts or improvements that would hinder the ability of the District to own and maintain those. Following that is the Certificate of the District engineer that is required under the initial bond documents including the acquisition agreement. There is a requirement for the District engineer to review any conveyance to the District and certify that it is in accordance with the engineer’s reports and the plans for the District including the recording of the plat. David Reid is in the process of reviewing these and he is also going to confirm that the agreements listed and associated with the real property tax are correct and we are just waiting for the sign off from him. I actually already have LEN OT’s signature. For right now we are going to be looking for a motion to approve Resolution 2022-04 subject to the District engineer’s sign off on the certificate.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, Resolution 2022-04 Approving the Conveyance of Real Property, was approved subject to District Engineer’s Sign off.

Mr. Flint: Dave, how close do you think you are on signing off on that?

Mr. Reid: I just need to go back through the tract names one more time and I should be good. I will finish that today.

Mr. Flint: Okay. As soon as you get that done, we will submit that requisition to the Trustee.

FIFTH ORDER OF BUSINESS

Ratification of Series 2021 Requisition #2

Mr. Flint: This has been signed but it hasn't been submitted to the trustee pending Resolution 2022-04 which you just approved. I would ask for a motion to approved Requisition #2 for the Series 2021 bonds.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Series 2021 Requisition #2, was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: We probably handled the conveyance issue with Resolution 2022-04. Is there anything else on that general discussion item we need to discuss? Hearing none,

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: I have no new updates. I will just proceed with recording the deed and sending a copy to the developer. That is it, nothing else from me.

B. Engineer

Mr. Flint: Dave, anything else for the Board?

Mr. Reid: No, not right now.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the month of February for the General Fund and Board payroll totaling \$235,354.63. If there are any questions, we can discuss those, otherwise I ask for a motion to approve the check register.

Mr. Kewley: I am not on here for February.

Mr. Flint: I will check on that. Are we waiting for your paperwork?

Mr. Kewley: No.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Run Summary, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of January. If there are any questions, we can discuss those. There is no action required. Are there any questions on the financial statements?

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH 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 Mr. Bonin, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman