

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, October 4, 2021 at 11:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Joe Catanzariti, Jr.	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 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.

Mr. Flint: For the record, I did administer the Oath of Office to Mr. Catanzariti Jr. prior to the meeting so he is sworn in.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We have no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Richard Lance Jackson and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022

Mr. Flint: We have a resignation from Lance Jackson. Is there a motion to accept his resignation?

On MOTION by Mr. Morgan seconded by Mr. Catanzariti, with all in favor, Acceptance of Resignation of Richard Lance Jackson and A, was approved.

Mr. Flint: Are there any nominations at this time to fill that vacancy?

Mr. Morgan: I would like to nominate Ashley Baksh please.

On MOTION by Mr. Morgan seconded by Mr. Catanzariti, with all in favor, Appointment of Ashley Baksh to Fulfill the Board Vacancy with a Term Ending November 2022, was approved.

B. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint: Ms. Baksh, I have provided you the oath form. As a citizen of the State of Florida and of the United States of America, and as an officer of the Shingle Creek at Bronson CDD, do you hereby solemnly swear and affirm you will support the Constitution of the United States and the state of Florida?

Ms. Baksh: I do.

Mr. Flint: Please sign where it says Board Supervisor, and print your name at the top and I can notarize that for you. I know you are on other Boards so we don't have to go through public records. Since you are already on another Board, you don't need to file a Form 1 again, you will just need to add this District to the list of the other ones you are on. Joe, if you want to stay you can it is up to you.

Mr. Catanzariti: I am good guys.

C. Consideration of Resolution 2022-02 Electing Assistant Secretary

Mr. Flint: We have administered the Oath to Ashley. We have this resolution to elect her as Assistant Secretary if that is acceptable to the Board.

On MOTION by Mr. Morgan seconded by Mr. Catanzariti, with all in favor, Resolution 2022-02 Electing Ashley Baksh as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 2, 2021 Meeting

Mr. Flint: You have the August 2, 2021 Board meeting minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good.

On MOTION by Mr. Morgan seconded by Mr. Catanzariti, with all in favor, the Minutes of the August 2, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Approving the Cove at Storey Lake V Plat

Mr. Flint: Kristen or Dave would you like to start?

Ms. Trucco: I can start and Dave you can add anything in if you would like. This is a requirement of Osceola County; it is mostly a checklist. They require the Board to approve the plat and the dedications in the plat where the real property tracts and improvements are going to the District. We reviewed the plat and found all of the dedications to be in accordance with the initial documents, including the Engineer’s Report for the development. We would recommend approval of the plat and the dedications by approving Resolution 2022-01. Dave, do you have anything to add? We can answer any questions you may have. Again, the name of the plat is Cove at Storey Lake V.

Mr. Flint: Are there any questions on the plat? Hearing none,

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, Resolution 2022-01 Approving the Cove at Storey Lake V Plat, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Extension to the Landscape Maintenance Agreement with Down to Earth

Mr. Flint: We would like to extend the current agreement with Down to Earth for a period of 12 months. They have agreed to hold their pricing. Is there a motion to extend that contract?

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Extension to the Landscape Maintenance Agreement with Down to Earth, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #1

Mr. Flint: This is for Hamilton Engineering and Surveying for \$380.

On MOTION by Mr. Morgan seconded by Mr. Catanzariti, with all in favor, Series 2021 Requisition #1, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: This is a standing item regarding plat conveyances. I don't believe there is anything else right now, the Board just approved the one pending plat that is out there. Is there anything else at this point?

Ms. Trucco: Not that I am aware of, but we will double check the plats.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

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

B. Engineer

Mr. Flint: Dave?

Mr. Reid: Nothing from me.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from July 26, 2021 through September 27, 2021, for \$28,160.95. Does the Board have any comments or questions on the check register?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. If you have comments or questions, we can discuss those. There is no action required. Any questions on the financials?

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELTH 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