

**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, June 6, 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
Jay Lazarovich	LLEB
Alan Scheerer	Field Manager
Jerry LeBrun	GMS CFL LLC

**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: We only have Board members and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 2, 2022 Meeting**

Mr. Flint: We have approval of the minutes from the May 2<sup>nd</sup> meeting. Those were included in your agenda. Does the Board have any comments or corrects to those?

Mr. Morgan: They all look good to me, make a motion to accept.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Minutes of the May 2, 2022 Meeting, were approved, as presented.
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Shingle Creek at Bronson CDD

**FOURTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Financing Report**

Mr. Flint: This report discloses and describes what the CDD is, the types of improvements, the current debt service levels, etc. It's a standard disclosure that we typically record in the public records. In the event anyone purchases property within the District this information shows up in the title work. We've prepared this disclosure to be recorded and we are asking the Board to approve the disclosure and authorize us to record it.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Disclosure of Public Financing Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Aquatic Weed Control, Inc. to Provide Aquatic Maintenance in Ponds 5, 6, & 7**

Mr. Flint: The next two items have to do with the District taking over ponds 5, 6, & 7. Item 5 is a proposal from Aquatic Weed Control to provide aquatic maintenance in those ponds.

Mr. Scheerer: Yes. That is correct. The map is actually behind the next tab with Down to Earth. It will show you the three ponds. All three ponds are in the current budget for this year as well as for next year. We did do an onsite inspection with Lennar, Down to Earth, myself, the Aquatic people and Mark Kirkland with Frank Polly. These are all budgeted as I said, and we are just seeking approval to start June 1.

Mr. Flint: Any questions on the proposal from Aquatic Weed Control?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Proposal from Aquatic Weed Control, Inc. to Provide Aquatic Maintenance in Ponds 5, 6, & 7, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Addendum from Down to Earth for Landscape Maintenance at Ponds 5, 6, & 7**

Mr. Scheerer: The next item is the proposal from Down to Earth for the same three ponds. Again, these are in the current year's budget and future budgets. The monthly amount is \$1,953 and it is for the same three ponds.

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On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Addendum from Down to Earth for Landscape Maintenance at Ponds 5, 6, & 7, was approved.

Mr. Bonin: Quick question, the frequency of the mows, what is the current frequency of the mows?

Mr. Scheerer: Right now, I believe for bahia unirrigated is 38 times a year.

Mr. Bonin: Okay.

Mr. Scheerer: It's not an area where we're doing 42 cuts, as in the scope.

Mr. Morgan: It's like twice a month during the summer and once a month in the winter.

Mr. Scheerer: A little more frequently as needed during the summer. Sometimes we don't mow but once a month in the winter. I know Adam said he still has some grading work to do back in there, so we will work with the vender to make sure we're getting as much of it mowed as possible.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07  
Approving the Conveyance of Real Property  
and Improvements**

Mr. Flint: Kristen, do you want to go over this?

Ms. Trucco: Yes, absolutely. We were notified by the developer that the lift station in the Storey Lake 5 plat is ready to be conveyed. Because bond funds are going to be used to pay the developer for the construction at that lift station, it needs to go through the District before we transfer to Toho Water Authority. The resolution is approving this conveyance documents in substantially final form. This lift station is going from the developer to the District and then from the District to Toho Water Authority. These documents are the form that was most recently approved by Toho, but their requirements sometimes change abruptly. We think this is pretty close to what the final versions will look like. We just did this in another District and these are the final forms with their add ins. The resolution attaches the conveyance documents. You've got the warranty deeds. One from the developer to the District and then one from the District to Toho. This transfers a real property tract. Following that is a bill of sale and this is transferring their infrastructure improvements on the lift station tracts from the developer to the District and from the District to Toho. There is an owner's affidavit and an agreement regarding taxes. Those are contracts basically stating that there are no outstanding taxes or incumbrances on the lift station tract or related to the improvements on that tract that would hinder the ability of the District to

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own and maintain them and to transfer them subsequently to Toho. Following that is a certificate from the District engineer. This document is required under the initial bond documents including the Acquisition Agreement. We're required to have our District Engineer sign off that this conveyance is contemplated in his original Engineer's Report and the plans for the development and in addition that it meets all the District's requirements were accepted. So it has all the approvals needed for us to hold them and then transfer it. The Limited Liability Company Affidavit or the Affidavit of Nonforeign Status, those are required by Toho basically just Len OT and Shingle Creek certifying that were not in bankruptcy or any proceeds that would question our entity status as a CDD and Board policy. We just want to get this resolution in front of the Board as quickly as possible because there is going to be some background work that we are doing in order for Toho to accept it. Again, this is just a resolution approving the conveyance of the lift station tract from Len OT to the District and then the District's transfer to Toho. If you have any questions, I can try to answer them now. Otherwise, we just need a motion to approve.

Mr. Morgan: Make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2022-07 Approving the Conveyance of Real Property and Improvements, was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: Then we have our general discussion of pending plats and conveyances. Is there anything else we need to discuss?

Mr. Morgan: We have the plat stuff solved. We're done.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Anything else, Kristen?

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

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

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Mr. Flint: You have the check register from April 25<sup>th</sup> through May 31<sup>st</sup> for the general fund and the Board compensation totaling \$12,770.04. Were 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 from April 25<sup>th</sup> through May 31<sup>st</sup> totaling \$12,770.04, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: We also have the unaudited financials through April 30, 2022. There is no action required by the Board. If you have any questions, we can discuss those. Hearing no questions,

**iii. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: This is for the Series 2021 bonds. This is a calculation that were required to do per the IRS every five years and it's an indenture requirement. We do it annually. The cost is about the same and you can see that we've got a negative rebatable arbitrage of \$500,410.77. There are no arbitrage issues. Any questions on the report? If not, is there a motion to accept the report?

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

**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.

**TWELFTH 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