

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 3, 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 <i>by phone</i>	Assistant Secretary
Seth Yawn	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	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 and one Board member joining via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board and staff here.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 12, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the September 12, 2022 meeting minutes?

Mr. Morgan: They look good, I will make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Minutes of the September 12, 2022 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any pending plats or conveyances that we need to discuss for Shingle Creek at Bronson?

Mr. Morgan: I think we are all done at Shingle Creek, aren't we?

Ms. Trucco: Yes, we are trying to finish up the lift station conveyance. That is in the Cove of Storey Lake 5 plat. We are very close.

Mr. Bonin: What is the latest on that?

Ms. Trucco: We are just waiting for their confirmation that you can record.

Mr. Bonin: Who is giving us the most static over there with the comments?

Ms. Trucco: Apparently their outside counsel.

Mr. Bonin: We have to come up with a different process because this back and forth for months is causing problems for getting CO's. We can only start the process once we record the plat and from the time that we record the plat to getting the actual deeded lift station tract, it should not be taking this long. It is taking the time it is taking to build a house and the time we are needing to close that. As soon as we get this across the goal line, we need to reach out to Toho and their attorney to come up with a better system. Is there a list of the 15 questions that we have to answer because this process is broken? I can't keep worrying about the next lift station and if it is going to interfere with closings and having to ask for favors because that is what I end up having to do. The lift station tract is not deeded and then they say we can't issue the CO until it is deeded, so then I have to ask for a favor. I can't be put in this situation of having to ask them and be at their mercy. We need to have a conversation with Toho and tell them that this process takes way too long. We are starting further back and back because it keeps getting longer and longer, but you can only go back to the plat recording and that is as far back as you can go. I don't know who it is that we need to talk to, but we've got to get a handle on this plat process.

Ms. Trucco: Absolutely, I think right now they are saying that there is the easement issue because that was built partially on CDD property. I had emailed them last week the signed easement, actually it was two weeks ago when that was signed and sent back. I sent them the easement from the CDD allowing them to access CDD's property in order to get the lift station. That is what they said that they were needing and now they are saying that their attorney is wanting something else. I copied you on those emails. I will get on the phone and try to finalize it as soon as possible and find out who their outside Counsel is.

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FIFTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #9

Mr. Flint: Item five is Requisition #9 for District engineering. \$2,670 related to the reimbursement #2 for Lennar. Is there a motion to approve?

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Series 2021 Requisition #9, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Addendum for Nature's Ridge Drive – Phase II

Mr. Flint: We have a landscape maintenance addendum with Down To Earth, Alan?

Mr. Bonin: \$12,000 annually is what got added?

Mr. Scheerer: Yes, that was what was turned over to us at the turnover meeting with Pat, Mark, Frank Polly, me, and Down To Earth. They only gave us that portion of Nature's Ridge and the rest of Nature's ridge isn't going to be completed because they didn't want to put landscaping in while they start to build the back of the homes. They are going to come in off Nature's Ridge to access the homes.

Mr. Bonin: Is this going to get amended again?

Mr. Scheerer: We have to add that at some point. We have to add the rest of Nature's Ridge and we have the two stormwater ponds, which Pat said were not ready to be turned over to us. That was a comment that you had made in the previous meeting. At some point, we are going to have to add those as they come online.

Mr. Bonin: At what point do we do a cross check with all this pricing? I know we are adding things as we are building it and it needs to get maintained, but we have no frame of references. I don't know if this is a good price or not for what they are doing.

Mr. Flint: I would say going into the next fiscal year, we issue an RFQ for landscape maintenance.

Mr. Morgan: That is what the \$12,000 is for, the edge?

Mr. Bonin: It is just the one side of the street.

Mr. Scheerer: There is a portion of the other side of the street.

Mr. Bonin: Yes, up by the amenity and then just the one side.

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Mr. Scheerer: Rob, most of these numbers they have held firm on for about two years because when we started going through the landscape in the budget process, we got all of the landscape plans and they estimated the overall cost from about two years ago. These are still within the original numbers, but I agree with George, come April or May of next year, we will bid everything out and do a complete RFP.

Mr. Flint: We end up doing that because when you add phases, you don't really have a good feel for how competitive it is.

Mr. Bonin: Most of these bidders bid things as a retail stand-alone price. If I just have to go out there with a crew and I don't have any economies of scale, it's going to cost me, but they are out there doing all the other stuff. Their price should reflect those economies of scale. Them having crews out there multiple days a week is what gets lost and unquantifiable when we do these little sections. I get there is no other mechanism to do, but when we build it a specific section, we got to price it. We have got to get this price out or at least have a gut check of what they are charging us is in line with another.

Mr. Scheerer: I think we anticipate doing all the properties for Down To Earth come next budget cycle.

Mr. Flint: That will be April.

Mr. Scheerer: It will be April, 30 days in the paper, get the information back and we can add it to the budget so if we have any changes to the budget that we need to make for the next fiscal year, that will be the time to do it.

Mr. Flint: Yes, because we have performance issues too that we are struggling with. Is there a motion to approve the addendum?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Landscape Maintenance Addendum for Nature's Ridge Drive – Phase II, was approved.

Mr. Scheerer: Frank Polly's on site right now, just so you know that we have a lot of the new trees that we just took over. They are leaning and blowing over. Mark has done a great job responding to that for us. He is getting them all stood up and re-strapped. He wanted to let it dry out over the weekend before we attempted to do that.

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Mr. Bonin: We are making a big push internally to really try to utilize the installing landscaper for the first year of maintenance, assuming that the pricing is close.

Mr. Scheerer: I like that approach.

Mr. Flint: As long as the installer is a good maintainer. I think Frank Polly can do it and United Land can do it.

Mr. Bonin: All these installer's warranties go away. All these warranties are totally conditioned, and anybody can find a reason why they shouldn't be warranted.

Mr. Flint: We have those issues at Storey Park where we had installers and maintainers that were different. We like the maintainer to be the one who has stuck to their warranty.

Mr. Bonin: Maybe at a minimum, like in the case with Frank Polly, getting some quotes from them to maintain their own stuff. At least just gut checking it even before the annual budget.

Mr. Scheerer: I can get with Mark. He has all the information. I can just have him give me a whole number for all of Bronson.

Mr. Bonin: Yes, it is a gut check and let's just say it is equal or better. Then, you have the situation where we don't have to worry about the warranty, stuff dying, falling over, irrigation system, rakes, etc.

Mr. Scheerer: I will get with Mark and give him the scope for that Bronson Tract District, the whole District. I will just ask him to look at it.

Mr. Bonin: He has been the installing guy out there the entire time, so he knows where everything is and thoracically he should have a solid price to maintain.

Mr. Scheerer: I will get you some information by the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything else?

Ms. Trucco: No, nothing else from me, thank you.

B. Engineer

Mr. Flint: Amanda?

Ms. Udstad: I am working on those maintenance maps, so we should have them done by the end of this week or beginning of next week.

C. District Manager's Report

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i. Approval of Check Register

Mr. Flint: District manager's report, you have the check register for the general fund. This is for September 1st through September 26th for the general fund and the Board meeting compensation. The detailed register is behind the summary. If there are any questions, we can discuss those.

Mr. Morgan: I will make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of August. There is no action required by the Board. If you have any questions, we can discuss those. We are fully collected on our on-roll and our direct bill assessments. Our expenses are under our prorated budget, and we are in good shape.

Mr. Morgan: Have we expended all the constructions funds? No, we have \$615,000 left.

Mr. Flint: Yes.

Mr. Morgan: Rob, we have \$615,000 left in the construction fund.

Mr. Bonin: How much?

Mr. Morgan: \$615,183.

Mr. Bonin: That is what the billing says? I just need to see what Dave's last pay apps were, but certainly we can extinguish that.

Ms. Udstad: I think he is going to call, because we are short.

Mr. Bonin: Who was going to call who?

Ms. Udstad: Dave is going to call America because we are kind of short from the pay apps that she sent.

Mr. Bonin: I am pretty sure we haven't utilized any of the fees, the impact fees, which are all eligible. That is kind of our last option. Just make a note when Dave calls America, I would like to hear what he is going over with her on that.

Mr. Flint: Alright, anything else on the financials? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business? Hearing none,

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NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any other Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Adjournment

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

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman