

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, May 1, 2023 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
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. We have four Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public in attendance other than Board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 6, 2023 Meeting

Mr. Flint: The next item is approval of the minutes from March 6. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good.

Mr. Flint: On the last page, there is a typo in here where it quotes Alan.

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Ms. Trucco: I had a couple too. On page 2, it says “*pothole*” but it should say “*potable*.” It was where I was speaking about a conveyance. “*Affidavits*” in the lower left-hand corner; it should be, “*affidavit is*.” Then, the very last sentence, “*development plans and requirements for the CDD*” instead of “*development plans in requirements for the CDD*”.

Mr. Flint: Okay. If you could provide those to me. If I could ask that they be approved as amended with corrections noted.

Mr. Morgan: I will approve as amended.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the March 6, 2023 Board meeting, were approved, as amended.

FOURTH ORDER OF BUSINESS

Ratification of Series 2021 Requisitions #13 - #14

Mr. Flint: Item four is ratification of the Series 2021 requisitions #13 and #14. Requisition #13 was for the District engineer related to preparation of the acquisition and construction requisition. Requisition #14 is for Hamilton Engineering as well. Any questions on those? If not, is there a motion to ratify?

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Series 2021 Requisitions #13 - #14, were ratified.

FIFTH ORDER OF BUSINESS

Approval of Request for Transfer of Environmental Resource Permit

Mr. Flint: The transfer of the ERP to the District as the operating entity. We have the foreman here. It has been signed by the District. I am not sure if we’ve gotten Lennar’s signature on this yet or not.

Mr. Morgan: This is for Rob to sign, right?

Mr. Flint: Yes.

Mr. Morgan: Rob can sign it today if he needs to and then I can sign it.

Mr. Bonin: This is transferring?

Mr. Morgan: Yes, transferring the ERP from Lennar to the District.

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Mr. Bonin: I think it's on Mark's desk. Does it have to be signed by us?

Mr. Morgan: It's got you listed as the authorized signed.

Ms. Udstad: I've got this already.

Mr. Flint: Okay. I just need to get this signed.

Mr. Bonin: Who filled it out?

Mr. Flint: The District Engineer did.

Mr. Morgan: Your name is always on the ERPs.

Mr. Bonin: Yes, but am I signing on behalf of Lennar or on behalf of the District?

Mr. Morgan: Lennar.

Mr. Bonin: Okay.

Mr. Morgan: We're transferring a lot of permits right now.

Ms. Udstad: The only thing we are waiting on for this is Icon has to sign it. Since HOA and CDD do different things, they want a signature from someone that is permitted at Icon. I am waiting on that right now. I have your signature and I have Rob's signature on this already and they've got that.

Mr. Flint: We are asking the Board to approve this transfer.

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Request for Transfer of Environmental Resource Permit, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Mr. Flint: Item six is Resolution 2023-04 approving a proposed budget and setting the public hearing for its final adoption. We are recommending your August 7, 2023 meeting in this location. It should indicate 11:00 a.m., not 11:30 a.m. Attached as Exhibit 'A' is the proposed budget. We've included all the units. There is no proposed increase in the per unit amount. We're recognizing carryforward of \$91,000, but then we're transferring out \$109,000 to the capital reserve. We've got a little bit of wiggle room in this budget, about \$20,000 excess revenue that we're transferring to the capital reserve in addition to some of the cash that's on hand. There is no need to adjust any of the per unit assessments.

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Mr. Morgan: I will make a motion to approve based on changing the time to 11:00 a.m.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 11:00 a.m., was approved as amended.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything for the Board?

Ms. Trucco: No updates from me today. Thank you.

B. Engineer

Mr. Flint: Engineer, anything?

Ms. Udstad: No.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the check register from February 28th through April 24th for \$51,411.47. The detail is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

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

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through March 31st. There is no action required. If the Board has any questions, we can discuss those.

Mr. Morgan: The Series 2021 has been zeroed out?

Mr. Flint: Correct. There is no money remaining in the construction account.

Mr. Morgan: Okay.

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EIGHTH ORDER OF BUSINESS **Other Business**

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Anything we need to discuss regarding plats, conveyances, permit transfers, etc.?

Mr. Bonin: I don't think so, but I did want to bring up about the reptile signage that came up.

Mr. Scheerer: Yes.

Mr. Bonin: Frank Polly is doing all the mowing of the big ponds and everything. Frank, himself, is the one that is out there on the mower doing it. He counted the last time he was out there 14 separate gators that were 7 feet or longer. He witnessed several instances where guests were either feeding them or getting way too close. I drove back there the other day because we still have to put the fence. We have a deal with the county to fence off all the wetland back there. The whole backside of Phases 1, 2 and 3.

Mr. Morgan: The whole thing? Wow.

Mr. Bonin: Yes. There is a decent amount of fence from where the amenity is, all along the back and almost all the way to the back of Phase 2 and then it stops.

Mr. Morgan: They don't care if it's barbed wire fence or whatever, they just want a fence?

Mr. Bonin: Yes, we are just doing a cattle fence. This is a Lennar thing. They've got some money in escrow. We're going to be putting that up. That is to keep guests and people out of the Shingle Creek wetland area.

Mr. Morgan: I need a gate put up too.

Mr. Bonin: Yes. We've got seven or eight gate locations, but I will get with you on the map. Carly is handling that. As far as the signs go, what's the protocol with this?

Mr. Scheerer: Did Carly not share the signs that I sent her?

Mr. Bonin: Yes, I saw them.

Mr. Scheerer: Are you ok with those?

Mr. Bonin: Yes. I want the danger reptile one.

Mr. Scheerer: Okay.

Mr. Bonin: Is there any spacing requirements?

Mr. Flint: No. They are not required.

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Mr. Bonin: Yes. I know they are not required, but I think it's good business to be putting them up. I think we got away from doing it. I know the Disney thing spawned us to start doing those and it's been a while ago. We don't have any signage or do we at Bronson?

Mr. Morgan: The requirement for no trespassing signs is 1 every 500 feet. 1 every 500 feet might be a little much for a small pond if you want to put one at every corner.

Mr. Scheerer: What we would typically do like with the ponds in Bronson, if you're on Natures Ridge, you have a lift station at the beginning of the trail, then depending on how long that pond is, we may add a couple in between and then there is another trail where you can access those ponds too.

Mr. Bonin: Yes. Definitely where we have a trail around a pond, we need to put it on all sides of the pond, like in the back, the really super big pond in the back of Phase 2. I don't think it needs signs on the backside of that.

Mr. Scheerer: Are you talking about the big u-shaped pond?

Mr. Bonin: Yes, but certainly on the home side.

Mr. Scheerer: Okay.

Mr. Bonin: Let's just get with Carly and come up with a map and dot where we think the signs go and agree on it.

Mr. Scheerer: Okay.

Mr. Bonin: The danger ones are the ones that I want.

Mr. Scheerer: You're okay with just a standard galvanized post?

Mr. Bonin: Yes.

Mr. Morgan: You're going to handle that?

Mr. Scheerer: It sounds like I need to handle it.

Mr. Flint: It's on CDD property.

Mr. Morgan: Perfect.

Ms. Trucco: There is no statutory requirements for those signs, but we do usually run it past the insurance carrier to see if they have any preferences because if there was an incident...

Mr. Bonin: We've got them up in Storey Lake, I think, somewhere.

Mr. Morgan: Some spots we do.

Mr. Scheerer: Yes. We installed some on the pond that is on the east side of Storey Lake Boulevard. There were some no fishing and trespassing signs, which I sent Carly a sample of that

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and then that’s where I also sent her a copy of the reptile signs as well. That’s the only pond we have them on.

Mr. Flint: I like the signs that reference the statutes and the no feeding, because it’s actually illegal to feed alligators.

Mr. Morgan: Feed or harass.

Mr. Flint: Or harass, yes.

Mr. Bonin: Does the danger signs say, “no feeding”?

Mr. Morgan: They should.

Mr. Flint: I don’t remember.

Mr. Bonin: Let’s put a map together and we will agree on it.

Mr. Scheerer: My contractor, from FASTSIGNS, they have them on file. All I have to do is say is how many we want. I don’t know that it references the statute.

Mr. Flint: We’ll work on that after the meeting.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

George Flint

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Secretary / Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman / Vice Chairman