

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, September 11, 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
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll at 11:00 a.m. We have four Supervisors here and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: There are no members of the public present, just have Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 7, 2023  
Board of Supervisors Meeting**

Mr. LeBrun: You have approval of your August 7, 2023 meeting minutes. Are there any comments, corrections, or changes?

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

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On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the August 7, 2023 Board of Supervisors Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08 Designating Assistant Secretary of the District**

Mr. LeBrun: This resolution is just adding me, Jeremy LeBrun, as Assistant Secretary going forward for Shingle Creek at Bronson.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-08 Designating Jeremy LeBrun as Assistant Secretary of the District, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: I don't have any updates for the Board this morning.

Mr. Morgan: Are we good on all conveyances Rob? Are we good on everything for Bronson, seems like we are coming to the end here. I have been working with Carly on getting things cleaned up and repaired for the District but didn't know if there were any more conveyances that we need to do like the landscape.

Mr. Bonin: There is still some install left to be done on Nature's Ridge and that Southwest corner, that tract and landscape and irrigation still needs to be completed and have a final walk and turnover.

Mr. Morgan: I need to go out there because Carly called me last week and said it was done and for me to clean up Babb Rd so the county can inspect it for the bond.

Mr. Bonin: I think most of the right of way for Nature's Ridge, the trees and landscape were installed but that tract where the gate is, is still not done. Kirkland knows about it, and he knows it is essentially holding up our bond. We have a \$5,000,000 bond for Bronson tract 2 and then we have \$1,300,000 bond for Natures Ridge/Babb Rd section so that is what is needed to close that out.

Mr. Morgan: That will be conveyed to the CDD.

Mr. Scheerer: We will have to do an onsite walk through with Kirkland.

Mr. Morgan: All of the ponds and everything have been conveyed and are being mowed.

Mr. Scheerer: Correct.

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Mr. Morgan: We had some issues with erosion on the back side.

Mr. Scheerer: We are still mowing the ponds. You and I met and there was some erosion that needed to be resolved.

Mr. Morgan: I looked at it with Carly and she was supposed to have Kirkland fix it. There were some broken irrigation lines back there.

Mr. Bonin: Was that related to the gas question?

Mr. Morgan: The gas question has been answered. It was accessed to get to the storage areas which they never had for years and never said anything and now that we have built that kind of crossing on the creek, they want us to maintain it. I am going to take care of that, and Carly is putting a gate up.

Mr. Bonin: That is on the CDD property, right?

Mr. Morgan: Yes, Carly is putting up the fence and gates.

Mr. Bonin: I don't know if this is a CDD matter, but all of the fencing for the county, that is not done?

Mr. Morgan: That is in process. Carly and Melanie had gotten a quote from one company, and I was not satisfied with getting just one quote so asked for Allen Smith Ranching to quote it and we have not received that yet. I will follow up with Melanie and Carly on that tomorrow morning. It has been staked so is all surveyed but just hasn't been installed yet.

Ms. Trucco: I will just keep that on my radar. We will do a once-over review of all the plats before you guys are out and make sure that everything is turned over.

Mr. Morgan: I told George and some of the Assistant Secretaries that anything where we have outstanding construction funds or ongoing construction, I want to have a monthly meeting because conveyances and things still keep slipping through because we will skip meetings. That is why we are having this conversation.

**B. Engineer**

Mr. LeBrun: District Engineer?

Ms. Udstad: No updates today.

Mr. Morgan: Rob, are you good with engineering?

Mr. Bonin: Yes.

**C. District Manager's Report**



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

DocuSigned by:  
*Jeremy LeBrun*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
D8F17F8DF003436...  
Chairman/ Vice Chairman