

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, February 5, 2024 at 12:00 p.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
Logan Lantrip	Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll.

Mr. LeBrun: We have four Supervisors present and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Pat Quaranta and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. LeBrun: On page 6 of the electronic agenda there is a resignation from Pat Quaranta from his seat. Would the Board like to entertain a motion to accept his resignation?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Resignation of Pat Quaranta, was approved.

February 5, 2024

Shingle Creek at Bronson CDD

Mr. LeBrun: The Board can appoint another individual to that now vacant seat.

Mr. Morgan: I make a motion to appoint Logan Lantrip to Pat’s vacant seat.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Appointment of Logan Lantrip to Fulfill Board Vacancy with a Term Ending November 2026, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun: The Oath of Office has been administered to Logan Lantrip.

C. Consideration of Resolution 2024-02 Electing Assistant Secretary

Mr. LeBrun: If the Board wishes they can completely change the officers or if the Board wishes, they can elect to just replace Logan in that Assistant Secretary seat.

Mr. Morgan: I am going to place Logan into the Assistant Secretary seat and leave everything else as it is.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Electing Logan Lantrip as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 4, 2023 Meeting

Mr. LeBrun: You have approval of your December 4, 2023 meeting minutes which start on page 5 of your electronic agenda. Happy to take any questions or revisions. If not, looking for a motion to approve those minutes.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the December 4, 2023 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Presentation of Final Form of Permanent Easement Agreement with Sabal Trail Transmission, LLC – *Under Separate Cover*

Mr. Trucco: I discussed this item with the Board a couple of months ago and the Board approved the concept in substantial final form and delegated authority to the Chair when he signed off on the final forms of easement. We are still working on ironing out the request and the terms of the easement so as soon as that is done, you will see those final forms back on the

February 5, 2024

Shingle Creek at Bronson CDD

agenda for ratification. There is no action that needs to be taken right now. I just ask that we keep that on the agenda as a line item until it is finalized.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Discussion of Pending Plat Conveyances****ii. Status of Permit Transfers**

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: I went through the plats in my file to make sure everything has been conveyed to the CDD. There were three remaining tracts, G and H in the Cove at Storey Lake Phase 4 plat and then also tract CSA in the Cove at Storey Lake Phase 3 plat. I had ordered title work and the title company Fidelity came back and said those three plats have already been replatted in the Phase 4 plat and Phase 5 plat so no longer exist. I can confirm that all of the tracts in 4 and 5 have already been conveyed to the CDD. Based on my review it looks like everything has already been conveyed to the CDD. I will put this together in a form and it will go on the next agenda with all of the plats and a line that says here is the deed and it was recorded in official record book number and page and that will go into the record so moving forward we know everything has been conveyed.

B. Engineer

Mr. LeBrun: Dave, anything?

Mr. Reid: I am working with the South Florida Water Management District on the permit transfers. Jimmy Askey had certified all of those phases and for some reason the Water Management District doesn't think it is all certified so will not process the transfer yet. Jimmy sent all of these certifications so I am working with the District to try and get them to understand it is all certified and they can proceed with the permit transfer to the CDD.

C. District Manager's Report**i. Approval of Check Register**

Mr. LeBrun: On page 19 is approval of the check register. There is the general fund, checks 272-278 for a total of \$36,344.37. There is also the payroll fund for a grand total of \$36,529.07. Behind that is the check register with the detailed line items. Happy to take any questions on either of those and if not I'm looking for a motion to approve the check register.

February 5, 2024

Shingle Creek at Bronson CDD

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

iii. Balance Sheet and Income Statement

Mr. LeBrun: You have the unaudited financials through December 31, 2023. There is no action required from the Board. They are just there for Board review.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Mr. LeBrun: If there is nothing else, I would just be looking for a motion to adjourn.

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

DocuSigned by:
Jeremy LeBrun
665CD7AA7BE8455...
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17F0DF003430...
Chairman/Vice Chairman