

**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, **August 5, 2024** at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Seth Yawn <i>by phone</i>	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco <i>by phone</i>	District Counsel, LLEB
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 at 12:01 p.m. and called the roll. Four Supervisors were in attendance constituting a quorum. Mr. Yawn joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun noted that there are no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 3, 2024 Meeting

Mr. LeBrun noted they never officially approved the May 6, 2024 meeting minutes so they added those in with the June 3, 2024 meeting minutes.

August 5, 2024

Shingle Creek at Bronson CDD

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes from the May 6, 2024 Meeting and the June 3, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services with Dewberry Engineers, Inc.

Mr. LeBrun stated an RFP was submitted then the Board ranked those RFP responses based on the approved criteria for District Engineering services. The current engineer is moving on to other projects. Dewberry was ranked #1 and a letter of intent to award was sent. Counsel drafted an agreement to engage Dewberry as District Engineer. Ms. Trucco didn't have an objection with moving forward with the contract.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Agreement for Professional Engineering Services with Dewberry Engineers, Inc., was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report

Mr. LeBrun stated Grau & Associates is the auditor. The letter to management stated there were no findings so it's a clean audit for Fiscal Year 2023.

On MOTION by Mr. Morgan seconded by Mr. Lantrip, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Recently Enacted Legislation

Ms. Trucco updated the Board on the new law that requires CDD's to prepare a list of goals and objectives and performance measurement standards by October 1, 2024. GMS has already prepared this and it is in the agenda today. By December 1st of each year, the CDD is required to publish a report on their website stating whether or not they met those goals and objectives and the standard of measurement that was used to determine that.

August 5, 2024

Shingle Creek at Bronson CDD

Ms. Trucco noted she finalized the agreement with Sabal Trail Transmission, LLC. Their counsel is in the process of recording that and once it is received back will send to GMS for their records.

B. Engineer

i. Presentation of Annual Engineer’s Report

Mr. Reid stated the Annual Engineer Report for the CDD showed the project is in excellent condition. He followed up with an overall maintenance report for Allen to follow up on some minor maintenance items and documenting all the ponds and control structures for the new engineer.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Annual Engineer’s Report, was approved.

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun presented the check register that on page 119 of the agenda package. General fund checks 306-321 & payroll fund checks 50108-50111. The grand total of the check register is \$73,849.93. Mr. LeBrun noted that behind that is the line-by-line register.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$73, 849.93, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun stated behind that are the unaudited financials through June 30, 2024. No action required on the Board’s part.

iii. Adoption of District Goals and Objectives

Mr. LeBrun stated this is on page 137 of the agenda. Ms. Trucco reviewed this earlier in the meeting under the Attorney’s report.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Adoption of District Goals and Objectives, was approved.

August 5, 2024

Shingle Creek at Bronson CDD

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. LeBrun asked if the Board wanted to change the meeting schedule to the first Monday every other month. Mr. Morgan and Mr. Bonin agreed.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2025 Meeting Schedule Amended to Meeting Only Every Other Month (October, December, February, April, June, August) Same as Other Lennar CDD's on Same Day, was approved as amended.

v. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. LeBrun stated essentially the CDD can't earn more interest on the bonds than they are paying. A third-party firm did the calculation and found no rebate liability exists for that bond series.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Series 2021 Arbitrage Rebate Calculation Report, was approved.

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 asked for a motion to adjourn.

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

Signed by:

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Secretary / Assistant Secretary

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Chairman / Vice Chairman