

**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, **December 2, 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
Logan Lantrip	Assistant Secretary
Michelle Dudley	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco <i>by phone</i>	District Counsel, LLEB
Rey Malave <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 12:00 p.m. and called the roll. Five Supervisors were in attendance constituting a quorum. Ms. Dudley signed her oath prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. LeBrun stated this resolution certifies the results of the landowner's election. Adam Morgan received 10 votes, Rob Bonin received 10 votes and Michelle Dudley received six votes. Mr. Morgan & Mr. Bonin will serve a four-year term and Ms. Dudley will serve a two-year term.

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Shingle Creek at Bronson CDD

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

B. Administration of Oaths of Office

Mr. LeBrun administered the oath of office to Adam Morgan and Rob Bonin.

C. Election of Officers

Mr. LeBrun explained any time there is a change in the Board, they do an election of officers.

D. Consideration of Resolution 2025-04 Electing Officers

Mr. LeBrun presented Resolution 2025-04 to electing officers. Mr. Morgan stated that the Board would like to keep the same slate of officers.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-04 Electing Officers – Keeping the Same Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 7, 2024 Meeting

Mr. LeBrun presented the minutes of the October 7, 2024 Board of Supervisors meeting. He offered to take any comments or questions. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes from the October 7, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 4, 2024 Landowners' Election and Meeting

Mr. LeBrun presented the minutes from the November 24, 2024 landowners' meeting. He offered to take any questions or comments.

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On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes from the November 4, 2024 Landowners' Election and Meeting, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had no updates for the Board today but offered to answer any questions.

B. Engineer

Mr. Malave had nothing to report but offered to take questions.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register, checks 335-346 totaling \$90,717.22 and out of the payroll fund, checks 50117-50120 totaling \$738.80. The check register totals \$91,456.02.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$91,456.02, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun stated behind the check register are the unaudited financials through October 31, 2024. No Board action is required.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Morgan requested that Counsel refresh the Board on where they stand with the Sabal Trail. Ms. Trucco responded that it was recorded and finalized.

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.

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

Signed by:

Jeremy Lebrun

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Secretary / Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman / Vice Chairman