

MINUTES OF MEETING  
SINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek Community Development District was held Monday, February 6, 2017 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, Florida.

Present and constituting a quorum were:

Steven Williams	Chairman
Greg Ray	Vice Chairman
Michael Bundy	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes
Rob Bonin	Lennar Homes
Rob Miller	Main Street by telephone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mossing called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Barr: I didn't notice it on the agenda, the increase of the Toho water consumption rates. Depending on your tier placement the increase as of October 1<sup>st</sup> runs from about 28% to 50% so this definitely needs to be addressed by the Shingle Creek CDD. Have you noticed a significant increase in water?

Mr. Scheerer: I have not.

Ms. Barr: I think we definitely need to look at that, a 28% increase will affect our financials significantly.

Mr. Mossing: We will take a look at that.

Ms. Barr: I'm dealing with this in the ChampionsGate CDDs right now.

Mr. Miller: I'm getting a request from Jim Karr to sign over the 800 acres to him and I don't know if I'm still able to sign the deed or somebody else needs to. Can I disassemble it at the end of sixteen, the London Creek Ranch Foundation?

Mr. d'Adesky: We have been aware of this conveyance from the Foundation to Jim Karr's entity. We need to look at the background into the Foundation because it appears we might need some DTI's signed off. Per our previous conversation with Jan, I will follow-up with you on getting some due diligence from the Foundation. We are going to have to contact the members that currently have the majority interest there to make sure we have a resolution or some authorization from them to convey the land. When it is conveyed we will have Mr. Karr sign an acknowledgement of our easement and maintenance of that area, which should take care of that and address your issues. We will go over it with Dave as needed, the ledger, to review any credit issues or questions you might have.

Mr. Miller: Okay, that's good. I assume the road is proceeding and I can get with Dave on timing for the road being completed to the Bronson property.

Mr. Reid: Yes, the road is under construction we are moving into the second phase of it. We still have to resolve the Corps permitting before we can clear the right of way to the Bronson property.

Mr. Miller: Okay. I can get with you on that.

Mr. Reid: Yes.

Mr. Miller left the telephone conference call at this time.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 7, 2016 meeting**

Mr. Mossing: The next item on the agenda is approval of the minutes of the November 7, 2016 meeting. Those minutes were included in your agenda package. Are there any additions, deletions or corrections?

There being none,

On MOTION by Mr. Williams seconded by Mr. Bundy with all in favor the minutes of the November 7, 2016 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02  
Approving the Storey Lake Land Exchange  
Agreement Ratifying the Transfer of the  
High Priority Exchange Parcels**

Mr. Mossing: The next item is consideration of Resolution 2017-02 approving the Storey Lake land exchange agreement ratifying the transfer of the high priority exchange parcels.

Mr. d’Adesky: As you are aware at the last meeting you got the maps from Dave, we have them attached to the resolution that shows the future swaps between Lennar and the CDD. This agreement is based off a previous agreement with Lennar that we already entered into in terms of the procedure on how we swap one for one. This prevents Lennar from having to enter into any particular disclosures and also keeps us good on the bond side in terms of getting equal value or equal size exchange. This agreement will also prevent future legal costs so we don’t have to review it and it contemplates future exchanges as much as we need to in order to get this finished. It also checks off and ratifies the first exchange that we are going to do, which is .24 acres a minor switch. We just received title on that and the last thing we looked at the appraisal on our side and I think it is comparable with the appraisal as well and we are just waiting on a final review on the north side but we expect it to be in substantially similar form subject to whatever minor comments might come up as attached. We are looking for you to approve that.

On MOTION by Mr. Williams seconded by Mr. Bundy with all in favor Resolution 2017-02 was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Brightview  
Regarding Phase 2 Roadway Improvements**

Mr. Mossing: The next item is consideration of proposal from Brightview regarding Phase 2 roadway improvements.

Mr. Scheerer: I handed out separate attachments to the Board and staff basically to give you an overview of how we arrived at where we are today. On December 5, 2016 staff met with Steve Williams, Valerie Claudio, Brightview staff, and the Frank Polly Sod landscape architect to review the installation of landscaping of the Phase 2 roadway in anticipation that these areas would be accepted and turned over to the CDD for maintenance. December 9, 2016 the notes from that meeting were distributed via email to everybody who was in attendance at the meeting

and Frank Polly Sod corrected those deficiencies within a timely manner. As a result we asked Brightview to provide us with Phase 2 roadway landscape pricing and attached you will find a map outlining the new areas of responsibility as well as proposed cost for the Phase 2 roadway. It was also in your agenda package. Also included, which wasn't in your agenda package, a couple of months ago Mr. Bonin had instructed Lennar to clean up the Area 1, which is included also in a map and price, between the homes off Fairytale and the stormwater pond. The current budget for Shingle Creek for Brightview is annually \$73,392, the Phase 2 roadway landscaping should you approve it will add \$17,076 annually and the Area 1 between the homes and the pond would be \$4,200 taking the annual landscape contract to \$94,668. Our budget currently has \$125,000 and we don't feel that the proposed increase would create any problems for the District.

Mr. Williams: On a lineal foot price basis how does that Phase 2 roadway compare to Phase 1?

Mr. Scheerer: I did not do a comparison.

Mr. Williams: You should run that to make sure that the prices are in line.

Mr. Scheerer: Yes. I can run those numbers and if they seem to be in line we will proceed rather than wait for another Board meeting.

Mr. Williams: Let's do that, make sure the numbers are in line.

On MOTION by Mr. Williams seconded by Mr. Bundy with all in favor the proposal from Brightview for the Phase 2 road improvements in the amount of \$17,076 annually was approved and addendum Area 1 for \$4,200 annually was approved subject to staff confirming linear foot pricing compared to Phase 1.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Brightview for Removal and Replacement of Palm Trees**

Mr. Mossing: The next item is consideration of proposal from Brightview for removal and replacement of palm trees.

Mr. Scheerer: These palm trees were turned over to the CDD for maintenance and after the warranty had expired we had several palm trees die. We asked Brightview to go through and inventory the palm trees on CDD property, give us their recommendation for those that need to be removed and those that we should replace. There is a total of 11 trees throughout the property

the majority of those are located on either side of the entrance and there are three palm trees located on the boulevard and one on the berm by the old sales trailer. They recommend that we remove 11 and not replace all of them because of the proximity of the other five or six that are clustered within both sides of the entrance to the community. They would like to get the ones replaced on the main boulevard that are in direct line of sight of everybody coming in the community, which would take us to the \$4,255 price. We have \$5,000 in the landscape contingency that we could use to facilitate the removal of and replacement of palm trees.

Ms. Barr: What is the warranty period?

Mr. Scheerer: One year.

Mr. Williams: Do we know why they died?

Mr. Scheerer: We met with Jerry at Southern Landscape and Irrigation who did the install and they thought maybe wet feet was the only thing he could give me but the palm trees throughout the community some look really well and the Washingtonians and some of the others appear to be struggling for whatever reason. We haven't had a whole lot of rain. I know Brightview has been really steady on their fertilization application, they did soil samples, had them sent to a lab, they are following those protocols as well and I have kept all the reports that have been provided to us by Brightview that addresses not only the shrubs and trees but the turf as well. In talking with Brightview over the past several months they feel that maybe just a good continuous application of the right fertilizer and any recommendations from the Ag Center will help build a strong base in the soil and maybe change the soil conditions at some point. For right now we are just dealing with a lot of soil that just doesn't percolate.

Mr. Williams: We have three at the front entry?

Mr. Scheerer: We actually have one by the entrance wall, two by the exit wall and two on the berm by the sales trailer and it's basically removing all those and then there are three on the boulevard and the ones on the berm are the ones that they want to replace just because of where they are and it is curb appeal rather than trying to replace 11 different palm trees throughout the community. We're going to get the warranty from the contractor and I will make sure they can oversize the hole, maybe put in some better soil and stuff like that to help these palm trees survive. The good thing is the guy installing them if approved by the Board is also the people doing the warranty as opposed to what happened prior to that.

Mr. Williams: How visual is it to the residents?

Mr. Scheerer: I have spoken with Michelle and she is in agreement that at least the ones on the boulevard and on that berm as you come in or exit Shingle Creek are the ones that need to be addressed. There is \$5,000 in the landscape contingency and there is also sufficient time for Brightview to get in, excavate them and get them done and we will talk about the extra soil amendments and stuff to try to help these palms survive.

On MOTION by Mr. Williams seconded by Mr. Bundy with all in favor the proposal from Brightview for the removal and replacement of palm trees in the amount of \$4,255 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: We have some homework on these swaps that needs to be worked out between us and Lennar's Counsel and we should work those out shortly.

#### **B. Engineer**

Mr. Reid: I would like to follow-up on the reclaimed water fee rates and eventually when the all the roadways are done there is going to be a lot more CDD fees for reclaimed water. One of the things that is affecting this is the meter size. I think going forward in designing the next portion we look at our irrigation design and we may have to change our design to use different size meters to get into different categories of usage because it is punitive to small meters. The landscape designers of Shingle Creek will need to understand the impact of the rates and how it may affect the irrigation design.

Mr. Bundy: We need to understand the rationale for why they are doing this. Is it to have fewer meters so there are less meters to deal with? If that is the case would they let us retrofit all of ChampionsGate? We did the quick math on it and there are seven 2" meters in ChampionsGate if we stay with the current thing it is 100% monthly increase so it goes from \$8,000 to \$17,000 and that is \$110,000 additional but if we switch all the 2" meters to 4" meters it cuts that number in half. Who at Toho is the person we can meet with to understand the rationale and do they care if we go back and retrofit? We want to talk about this before the next CDD meeting to find out what we can do if anything.

Mr. Reid: I would start with Mark but there had to be a policy decision made and somebody drove this from some study.

Mr. Williams: We need to understand so it can help us decide how we deal with it. It affects developers who already have stuff in the ground.

**C. Manager**

**i. Approval of Check Registers**

Mr. Mossing: The first item is approval of the check registers and included in your package are two check register summaries. The first is for October through November for \$65,914.59.

On MOTION by Mr. Ray seconded by Mr. Bundy with all in favor the check registers for October and November were approved.

Mr. Mossing: The next check register is for December through January for \$713,954.94, the majority of which is for transferring assessments the District received from the tax collector to the trustee to make the debt service payment.

On MOTION by Mr. Williams seconded by Mr. Ray with all in favor the December and January check registers were approved.

**ii. Balance Sheet & Income Statement**

Mr. Mossing: Next is the balance sheet and income statement. If the Board has any questions about the financial reports included in the agenda package we can discuss those.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINES**

**Supervisors Requests**

There being none,

On MOTION by Mr. Williams seconded by Mr. Ray with all in favor the meeting adjourned at 12:53 p.m.

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary