

MINUTES OF MEETING
SHINGLE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek Community Development District was held on Monday, March 5, 2018 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Vice Chairman
Mark Revell	Assistant Secretary
Alvey Kaufman	Assistant Secretary
Joe Catanzariti, Jr.	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Flint: I need Mr. Kaufman to sign the Oath of Office. Are you on any other Boards and have you filed the Form 1?

Mr. Kaufman: Michelle, am I technically off of the Palm Bay Board?

Ms. Barr: Yes

Mr. Flint: There's a Financial Disclosure Form that has to be filed within 30 days, with the Supervisor of Elections in the County you live in. It's important to file that form. It's a State requirement. I can go over the other information after the meeting. Mr. Catanzariti is not present and Scott Johnston resigned. Since there are three Board Members here, we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 6, 2017 Board of Supervisors Meeting and Acceptance of the Minutes of the November 6, 2017 Landowners' Meeting

Mr. Flint: You have the minutes from the November 6, 2017 Board of Supervisors meeting and the November 6, 2017 Landowners' meeting. Were there any comments?

Mr. Morgan: They look good.

On MOTION by Mr. Morgan, seconded by Mr. Kaufman, with all in favor, the minutes of the November 6, 2017 Board of Supervisors Meeting were approved and the Minutes of the November 6, 2017 Landowners' Meeting were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Series 2015 Requisition #14

Mr. Flint: Requisition #14 was in your agenda package for KPM Franklin, in the amount of \$6,300. It will be funded out of the Construction and Acquisition Account. It's been signed by the District and the District Engineer. It was already submitted to the Trustee. We are asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Kaufman, with all in favor, Requisition #14 for Series 2015 was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Series 2015 Requisition #15 - #17 - Revised

Mr. Flint: We are asking for the Board's approval on Requisitions #15 through #17. Requisition #15 is to Lennar for \$3,055,535.89, for the acquisition of hard and soft costs related to the construction of infrastructure, in accordance with the Engineer's Report, related to the 2015 bond issue. This requisition is required to be signed by a responsible officer of the District and the District Engineer has to sign it, attesting that the improvements are reasonable in accordance with the Engineer's Report. I think Dave has a summary of the costs, which he reviewed and recommends Board approval of?

Mr. Reid: Yes.

Mr. Flint: It’s not a requirement that the Board approve it in advance of it being funded, but we always like to put it on the agenda, so it covers everybody and gets in the District’s records that way. The detail is behind the summary. If you have any questions, we can discuss those. If not, I would ask for a motion to ratify Requisition #15.

Mr. Morgan: I looked over it and it looks good. If Dave approves it, then I approve.

On MOTION by Mr. Morgan, seconded by Mr. Kaufman, with all in favor, Requisition #15 for Series 2015, was approved.

Mr. Flint: We have Requisitions #16 and #17, which I distributed. Requisition #16 is for KPM Franklin, in the amount of \$3,062.50 and Requisition #17 is to KPM Franklin, in the amount of \$3,062.50. Are there any questions on the requisitions? If not, we need a motion to approve them.

On MOTION by Mr. Morgan, seconded by Mr. Revell, with all in favor, Requisitions #16 and #17 for Series 2015, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew, do you have anything?

Mr. d’Adesky: Lennar is contemplating some interaction with the County, and we want the Board to authorize the Vice Chairman and staff to negotiate the terms, and begin work on a Conveyance Agreement and possibly a Mobility Fee Agreement, to exchange assets that were paid for by the bonds in order to take advantage of the County’s rate fee structure. Once again, that’s something we are going to be working on. We would still have to negotiate terms, but we wanted to make sure that from a Board standpoint, we were authorized to proceed. The final forms of any agreements would come before the Board for approval. It’s not approving the final form of anything. We are just making sure that we are authorized and cleared to proceed on behalf of the District. We had some conversations with Bond Counsel and with the District Engineer to make sure that we are doing it in accordance with the bonds.

Mr. Morgan: I understand.

Ms. Barr: Is that the west gate?

Mr. d'Adesky: A portion of the west gate, but it would involve the roads, right?

Mr. Reid: Yes. Natures Ridge Drive and U.S. Highway 192.

On MOTION by Mr. Morgan, seconded by Mr. Revell, with all in favor, the Vice Chairman and Staff were authorized to negotiate the terms of a Conveyance Agreement and a Mobility Fee Agreement, to exchange assets that were paid for by the bonds in order to take advantage of the County's rate fee structure.

Ms. Barr: Dave, Mark was waiting on something from you for the west gate.

Mr. d'Adesky: We may have to hold a conference call, once he gives me the exhibits. After the conference call, one of the items is the construction timeline on when everything is going to be finished, because the County is going to want that back. If they see an inconsistency with something you filed, they will flag that set of documents.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: Yes. Jim Cotter who owns the property in that red weird shape line, in an outparcel within the London Creek Ranch conservation area that the District maintains, there are a lot of cows that come from offsite. In this portion of his property, Jim corrals the cows to get them from one pasture to another. They have a way of corralling them and loading them on trucks. In the past, he had run through the CDD maintained property in between the two pastures and we made them stop. He had fences up and then we had him remove them. We still need to do that. He can't lead them through here, because there's no fencing, so what he's asked us to do is to approve fencing.

Mr. Catanzariti joined the meeting.

Mr. Flint: I provided an Oath of Office to Mr. Catanzariti for his signature.

Mr. Reid: There is light blue fencing along the southeast side of the roadway. This is all the South Florida Water Management District (SFWMD) requires to cross that road. If we just put a piece of fence in that one section, 700 feet of fence, that will give them room to take the cows out through the gate, run them down this corridor and through the existing pasture. That way, they are not running through trees or the conservation area. They are running down a dirt road.

Mr. Morgan: The existing blue fence, Dave is owned by the SFWMD, correct?

Mr. Reid: Yes.

Mr. Morgan: In our preliminary discussions with Mark Addy, he's given us a preliminary go ahead, as long as we only use the existing road to move cattle from one pasture to the other. He's fine with it. It would only require a letter to the file and not a permit modification. Correct?

Mr. Reid: That's what I understand, yes, but it takes an action of the Board.

Mr. Morgan: Correct, but we have to approve it before we can submit it to the District.

On MOTION by Mr. Morgan, seconded by Mr. Catanzariti, with all in favor, authorizing Tim Carr & Associates to install approximately 700 linear feet of new fence along the CDD London Creek property, was approved.

Mr. Reid: That's all I have.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for October 31st through February 26th, for the General Fund, Checks #173 through #197, totaling \$1,220,140.49. The detailed register is behind the summary. A number of checks are related to moving Debt Service assessment revenue to the Trustee. Are there any questions on the Check Register?

Mr. Morgan: I looked through it and it looked good to me.

Mr. Flint: There's one check for \$1,034,000. If there are no questions, we need a motion to approve it.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through January 31, 2018. No action is required by the Board. If you have any questions, we can discuss those.

Mr. Morgan: I don't have any questions.

SEVENTH ORDER OF BUSINESS

Other Business

There being none the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman