

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, October 1, 2018 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Lane Register	Chairman
Adam Morgan	Vice Chairman
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Michael Enot	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes by phone
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, we only have Board Members and staff here, so there are no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 6, 2018 Meeting

Mr. Flint: You have the minutes from the August 6, 2018 meeting. Did the Board have any additions, deletions or corrections?

Mr. Register: They look good.

Mr. Morgan: They look good to me.

Mr. Flint: If there are no corrections, we need a motion to approve them.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Minutes of the August 6, 2018 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS Ratification of Series 2015 Requisition #22

Mr. Flint: Requisition #22 is to pay KPM Franklin, in the amount of \$2,975. It was previously signed and transmitted to the Trustee. We are asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Requisition #22 for Series 2015, was ratified.

FIFTH ORDER OF BUSINESS Consideration of Series 2015 Requisitions #23 and #24

Mr. Flint: Requisition #23 is for KPM Franklin, in the amount of \$960 and Requisition #24 for KPM Franklin, in the amount of \$137.50. Are there any questions? If not, we need a motion to approve those requisitions.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Requisitions #23 and #24 for Series 2015, were approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Andrew?

Mr. d'Adesky: Yes. We are trying to move ahead regarding the expansion. We submitted the petition and it's being reviewed by Osceola County. I contacted Jeff Larson who is with Long Term Planning, and he is reviewing the file. Two weeks ago, he met with others in the County and they had some comments. They informed me this morning, when I contacted them, that they are going to come back with those comments. This is the first time that they have done an expansion under the new restrictions, so they are probably tweaking the language. We don't know what those changes are, but we are expending those to turn around as quickly as possible to get that finalized. We are working with the District Engineer, Michael Enot, to clean up one of the parcels. We need to modify a Legal Description in order to get it transferred over to the CDD fully, as it was showing up as owned by the CDD and Lennar. It turns out that a

portion of that tax parcel, a small pond, will be retained by Lennar. The rest will go to the CDD. So we are cleaning up that Legal Description.

Mr. d’Adesky: We are just waiting on approval to proceed by Mark. We have to submit a request from him to approve. I will look into that.

B. Engineer

Mr. Flint: Mike, do you have anything?

Mr. Enot: The main thing is that we reviewed all of the Requisitions and are going to clean some items up. I need to have further discussion with Andrew to make sure that everything we get is correct, based upon the soft gate issue.

Mr. Flint: So we are working on the expansion of the District, and then once that is completed, we will be moving forward with issuing bonds. So, there are two activities going on. Part of the bond issue would be to have an Engineer’s Report.

Mr. Morgan: Is the expansion of the District for Westgate?

Mr. d’Adesky: Parcel X and Bronson.

Mr. Enot: It’s for Westgate and Bronson.

Mr. Morgan: We haven’t brought in Bronson yet.

Mr. Enot: Not yet, so it’s just Westgate. They are not tied to the lot anyways.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the Check Register from July 31, 2018 through September 25, 2018, for the General Fund, totaling \$74,040.15. Are there any questions on the Check Register?

Mr. Morgan: It looks good.

Mr. Flint: If not, I would ask for a motion to approve it.

On MOTION by Mr. Register, seconded by Mr. Morgan, 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 August 31, 2018. No action is required by the Board. If you have any questions, we can discuss those.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Do you want to give a brief Field Manager Report on Shingle Creek?

Mr. Scheerer: Sure. Last week, I met with Michelle and the HOA team, as well as Down to Earth. We did a complete inspection of the community. I think everything is coming along nicely. In the interim, we ordered some alligator information signs that were requested. We looked at those locations, and will be putting those signs up in the next seven to ten days. The entry lights in the Storey Lake sign weren't working, so we had Terry's Electric come out and they found a bad LED driver. That driver was removed and replaced, so all of the lights are working at both entrances now. We are still waiting for some turnover in that phase, in the back, on Storey Lake Boulevard. We will be doing some additional planting, now that we are in the 2019 budget season.

Mr. Morgan: What about along Natures Ridge Road? We were talking at last meeting about the money we were paying Down to Earth for mowing back there. We weren't sure what parcels were getting mowed. Do you remember the discussion? It was about the roundabout?

Mr. Register: Yes.

Mr. Morgan: Did we get a good updated map and description of everything that they are doing there?

Mr. Scheerer: Yes sir. We also cleaned up the back of the wall along State Road 535. There were some areas back there. That is being done now on a regular basis.

Mr. Register: Did we ever get that mattress out of there?

Mr. Scheerer: Yes. I believe that everything has been cleaned up.

Mr. Register: There was a mattress there for about three months.

Mr. Scheerer: I'm pretty sure that everything was cleaned up. Down to Earth went back there and mowed. Mowing and cleaning is being done on a consistent basis now. We will just have to keep an eye on all of the debris that gets dumped back there from time-to-time.

Mr. Register: Has somebody prepared those maps? I think the biggest thing that we took issue with, was the roundabout, because the vast majority of the plantings are not in the area associated with the roundabout, which includes Phase 3, including the center of the roundabout.

Mr. Scheerer: That's getting re-done, right?

Mr. Register: That's just Bahia right now, so that's going to be planted in the next 90 to 120 days, give or take. A lot of the street trees and irrigation are in, on the perimeter. I think

that's what we discussed at the last meeting, which was to ensure that we weren't being charged to maintain plants that were present in that roundabout.

Mr. Scheerer: That's correct. Yes sir.

Mr. Register: Have you produced a map?

Mr. Scheerer: I have not provided the Board with a map. I thought we had that at the last meeting, but I could be wrong.

Mr. Register: I will review that.

Mr. Scheerer: So will I.

Mr. Register: We will discuss that off-line.

Mr. Scheerer: Yes sir.

Mr. Flint: Is there any other discussion?

Ms. Barr: I don't know if the 'Stop' sign was brought up yet, and if it was determined if that would be pulled out.

Mr. Morgan: There is a 'Stop' sign where the stop light is?

Mr. Scheerer: Yes sir. There is a 'Stop' sign that was installed after the traffic signals were installed, on the left turn lane. We don't know whether it needs to be there or whether we can remove it.

Mr. Flint: It doesn't need to be there if there's a traffic light there.

Mr. Register: I'm emailing Barry right now to ensure that occurs.

Mr. Scheerer: We can make it happen.

Mr. Register: That's fine. Are we talking about Osceola Parkway and Storey Lake Boulevard?

Mr. Scheerer: Yes sir. That is correct. It's coming out.

Ms. Barr: Okay, thank you. I knew that we had a traffic light there.

Mr. Revell: Is there any irrigation plan from the roundabout to the intersection? The intersection is finishing up and Osceola County is asking whether there is going to be landscaping in the area.

Mr. Register: I can't answer that question right now. Let me get back to you on that. It's basically, from the existing boundary of Storey Lake Boulevard to the intersection.

Mr. Revell: We are going to discuss that at next Tuesday's meeting. The CRA owns it and they understand that we took everything out, but they want to be told what's going back in.

Mr. Register: I understand.

Mr. Revell: That's in two weeks, on Tuesday, at 2:00 p.m.

Mr. Flint: Is there anything else?

Ms. Barr: I'm good. Thank you.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Is there anything further from the Board? If not, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman