

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, November 7, 2016 at 12:30 a.m. at the offices of Oasis Club at Champions Gate, 1520 Oasis Club Boulevard, ChampionsGate, Florida.

Present and constituting a quorum were:

Steven Williams	Chairman
Greg Ray	Vice Chairman
Michael Bundy	Assistant Secretary
Matt Cuarta	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 3, 2016 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Williams, seconded by Mr. Ray, with all in favor, the minutes of the October 3, 2016 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Land Swap and Plat Approval**

Mr. Flint: We included a couple of exhibits in your agenda as well as your District Engineer has provided some full size versions of those.

Mr. Reid: I made these two exhibits and this one is an overall ownership map. There are going to be parcels that are going to have to be swapped from this green landscape tract from the CDD to Lennar. There will be other areas swapped from Lennar to the CDD. You need to discuss this overall map at some point because right now there is a total of an estimated CDD to Len OT Holdings is about 8 acres and Len OT Holdings to the CDD is about 4 acres. There are other lands that could be swapped to equal that but initially there is a plat being prepared for this portion of Storey Lake. There is a piece of CDD property that needs to be transferred to Lennar or Len OT Holdings and then there are pieces of Len OT Holdings that can be swapped to the CDD. The CDD to Lennar is .24 acres and Lennar to the CDD is 2.25 acres so right now if we just went forward with this swap for this particular area it would allow us to clean up the plat and plat this. There is a little piece and a landscape buffer that are part of it that Lennar has that will go to the CDD and this is CDD to Lennar.

Mr. Flint: Is there any walls in the landscape buffer?

Mr. Reid: There is a wall in it yes.

Mr. Flint: The wall is going to the District as well with the buffer?

Mr. Reid: It is in the buffer.

Ms. Barr: Does the entire wall belong to the CDD?

Mr. Flint: The issue is we cannot finance the construction but we can own and maintain walls.

Mr. Reid: It will be in the CDD tract so then the CDD will maintain the landscaping of the wall.

Mr. Flint: Are their other walls in Storey Lake that the District maintains?

Mr. Reid: There is a wall around the whole thing.

Ms. Barr: I think it is only on the north and west side, correct?

Mr. Reid: Correct.

Mr. Williams: Where are we with the timing?

Mr. Reid: I think if the Board and the developer get together they can do these swaps. The legal part of it Andrew can touch on.

Mr. d'Adesky: This isn't an issue and I will have to get a certificate from him testifying to this swap and this initial swap the CDD is receiving more than it is giving. If you look at it in a gross acreage or value either way we are getting more than we are receiving. In the future we may have to look at it more carefully or account for some of the past credit and plus maybe we look into some of the buffers that we can transfer and exchange.

Mr. Reid: This is simple and that is a little more complex. It also requires future decisions on development, which we do not have today. To get this going and get the plat going we will just focus on this area.

On MOTION by Mr. Williams, seconded by Mr. Bundy, with all in favor, the Land Swap and Plat were approved and authority was given to the Chairman to execute and accept any documents necessary to effectuate the transfer.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

There being none, the next item followed.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint: This is included in your agenda packet and you have check register for the General Fund from September 26, 2016 through October 1, 2016 totaling \$56,219.63 and \$34,000 of that is a refund back to Lennar of an over payment that they made on their Assessments. If there are any questions we can discuss those.

On MOTION by Mr. Ray, seconded by Mr. Williams, with all in favor, the General Fund check register totaling \$56,219.63 was approved.

##### **ii. Balance Sheet and Income Statement**

Mr. Flint: We also have the unaudited financial statements through September 30, 2016. There is no action required and if you have any questions we can discuss those.

**iii. Approval of Meeting Time Change**

Mr. Flint: We changed the time of the meeting based on a request that the Stoneybrook South at ChampionsGate and the Stoneybrook South CDDs be back to back. In order to do that we had to move Shingle Creek's meeting from 11:30 a.m. to 12:30 p.m.

On MOTION by Mr. Williams, seconded by Mr. Ray, with all in favor, meeting time change was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Ms. Barr: The landscaping along the main Boulevard is still looking poor. That is something that we need to address.

Mr. Flint: I will get with Alan and we will address that issue. I think we are still waiting on the second quote on that one small \$1,700 project that Mr. Bonin had asked that we get a second bid. It was a bid for the two pallets of sod.

*Mr. Goldstein has joined the meeting.*

Ms. Barr: I know they had soil testing done and we are just waiting for them to make a recommendation.

Mr. Flint: There may be a bigger issue there that we have to deal with.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Request**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Williams, seconded by Mr. Goldstein, with all in favor, the meeting was adjourned at 12:40 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman