

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, September 9, 2019 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Adam Morgan	Vice Chairman
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll at 12:00 p.m. A quorum was present.

- **Oath of Office – (Added)**

Mr. Flint: I need Lane to fill out the Oath of Office.

Mr. Register: We did that last time, but I can do it again.

Mr. Flint: Just sign it.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We have a fairly light agenda. We have a couple of residents. The Storey Lake subdivision is actually in the Shingle Creek CDD. It was created prior to it being named Storey Lake. I'm the District Manager. My name is George Flint. We have Dave Reid here who is the District Engineer. Alan Scheerer works for my company as the Field Manager, managing the landscape and lake maintenance contracts. Andrew d'Adesky is the attorney for the District. We

have three of the five Board Members here; Adam Morgan, Lane Register and Rob Bonin. Initially the Board of Supervisors is elected through a landowner election process, which is one vote per acre. Once you hit six years and 250 registered voters, the Board begins transitioning to a General Election process, which means you must be a resident living within the District to be on the Board. You would qualify through the Supervisor of Elections like you would for other elected offices in Osceola County. We are a government entity and are required to take public comment before the Board takes any action on anything, so we have a public comment period at the beginning of the meeting. Does anyone have any comments? If so, please state your name and address.

Mr. Jerry Saxon (4526 Sequel Rd): I'm Jerry Saxon and this is my wife Phillis. We have questions and comments about the maintenance of the lake behind our home. We know that they come out and mow periodically. I don't know what the contract is for that, but when they do, they use their bush hog. With the slope that's out there, they skip the ground. When we have all of these rains it's washing out. Plus, now that they built all of the townhomes on the other side of the lake, we are getting serious erosion. We want to know who is taking care of that. I don't want this up to my property line. I know it will take a while, but it's going to happen.

Mr. Scheerer: Where is your house?

Mr. Reid: They are in Tract I2.

Mr. Saxon: I have stopped the guys that do the landscape mowing because they use a big bush hog. I stopped them from going off the edge because every time they do, it just caves in more.

Mr. Morgan: So, you actually have an eroding pond bank.

Mr. Saxon: Yes.

Mrs. Saxon: Around one edge of the pond, they actually weed whack.

Mr. Saxon: They actually weed whack and mow nicely along the bridge, but when it gets down by our homes, I stopped them from going off of the edge. So, they don't come back and weed whack. They leave it and leave the trash. I clean up trash weekly out there from construction that floats across the water. We've lived there for two years last week.

Mr. Scheerer: I will get out there this afternoon as soon as our meetings are done. I will take a look at all of this and figure out what we need to do to get them fixed.

Mr. Saxon: Can you take some pictures?

Mr. Scheerer: As far as the trash goes, I know the landscapers are supposed to pick it up when they go around and mow. Then we also have the aquatic guys do it from a boat from time-to-time to try to get construction debris.

Mr. Saxon: Like I said, we pull garbage out every week.

Mr. Scheerer: So, they are mowing and not weed eating the edge.

Mr. Saxon: I asked them not to go off the edge because it's eroding.

Mr. Scheerer: They shouldn't be anywhere near the edge. They should string trim around the edge. Is 35 your lot number?

Mr. Saxon: 34.

Mr. Flint: Alan will give you his card. You don't have to come to a meeting if you have any concerns.

Mr. Saxon: I know it's not just me.

Mr. Flint: I'm just saying you don't need to feel obligated to come to a meeting. If you have a concern, you can call Alan anytime.

Mr. Scheerer: I'm out there every week. During some of the construction it's tough for us to get back into some of those areas.

Mr. Saxon: I don't know what their mowing schedule is, but it's not once a month.

Mr. Scheerer: It's every other week.

Mr. Saxon: No. I mowed my yard seven times before they only mowed once.

Mr. Scheerer: I never see the ponds look bad. I have seen them overgrown from time-to-time.

Mr. Saxon: When they mow it's clumped up and looks horrible.

Mr. Scheerer: I apologize for that. I'll make sure that I get out there today.

Mr. Saxon: We went almost seven weeks one time without them mowing.

Mr. Flint: Okay. We will definitely follow up on that. I appreciate your input. Is that all the public comments?

Mrs. Saxon: Does the CDD take care of the front area around the entranceway to Storey Lake?

Mr. Scheerer: Off of Osceola Parkway?

Mrs. Saxon: Yes.

Mr. Scheerer: Yes, we do.

Mrs. Saxon: There are a lot of areas where there are dead plants along the lake and a lot of erosion around that area where mulch is running into the sidewalks.

Mr. Scheerer: We don't have any mulch along those areas.

Mrs. Saxon: On Storey Lake Boulevard.

Mr. Scheerer: On Storey Lake Boulevard, mulch is coming from HOA property.

Mrs. Saxon: Okay.

Mr. Scheerer: The back of the sidewalk and the berms all of that belong to the HOA, but when the landscapers mow the area between the sidewalk and the curb over by the ponds, they should be cleaning some of that stuff out.

Mrs. Saxon: They don't.

Mr. Scheerer: A lot of that is coming from HOA property.

Mr. Saxon: That's what we are trying to fight. We want to know who is responsible for what.

Mrs. Saxon: Because when we go to the HOA meeting, they say we need to speak to the CDD.

Mr. Flint: We are not going to bounce you back and forth. We'll get with the HOA.

Mr. Scheerer: I will speak with Valerie.

Mrs. Saxon: Somebody else is now in charge. That's why we came here. Like I said, they keep bouncing us back and forth.

Mr. Flint: We will make sure that you get your issue resolved.

Mr. Scheerer: Call me and I'll handle it.

Mr. Saxon: I appreciate it. Thank you.

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the August 5, 2019 Board of Supervisors Meeting and Acceptance of Minutes of August 5, 2019 Audit Committee Meeting**

Mr. Flint: You have the minutes from the August 5, 2019 Board of Supervisors and Audit Committee meetings. Are there any comments from the Board? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the August 5, 2019 Board of Supervisors meeting were approved and the minutes of the Audit Committee meeting were accepted.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: No, other than the regular items.

**B. Engineer**

Mr. Flint: Dave, do you have anything?

Mr. Reid: I submitted Requisition #2 for reimbursement. I think I used the old financial reports. I guess I have to get the updated balance on the Construction Fund.

Mr. Flint: I think Teresa provided you with the number. Andrew is working on any conveyance documents that are necessary.

Mr. Reid: I will send you the completed items.

Mr. d'Adesky: Do you have a tract list of the tracts we have on common property? Never mind, I'll do it.

Mr. Reid: Most are roadways.

Mr. Register: When did you submit this requisition?

Mr. Reid: The last day of August; Friday, August 30<sup>th</sup>.

Mr. Flint: It was right before the hurricane.

Mr. Reid: It's a big one. It was for the balance of the fund.

Mr. Flint: It sounds like the conveyance documents are forthcoming. Other than that, we will get that processed as soon as those get drafted.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register for June 29<sup>th</sup> through August 31<sup>st</sup>. Are there any questions? If not, we need a motion to approve it.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through July 31<sup>st</sup>. No action is required, but if you have any questions, we can discuss those.

Mr. Morgan: They look good.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman