

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, May 3, 2021 at 11:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. Three Board members were present, constituting a quorum.

Mr. Flint: The agenda was revised, we added a new Item 7 which I've handed out. It's a Towing Agreement and we will cover that when we get to it. We do have two seats on this Board that did transition to general election last November. However, no qualified electors qualified to run for the Board. So, we do have the incumbencies carry over in those seats. That's Mark Revel's seat and Rob's seat are both general election seats. At some point we will need to find qualified electors to put in those seats. At this point, since there aren't any come forward and expressed an interest, we are working on carry overs. Rob, you may want to switch to one of the other seats if it appears the qualified electors are stepping forward. The current Board members are you, Adam, Mark, Joe Catanzariti, and Lane Register. Seats #4 and #5, which are Mark Revel and Rob Bonin, are general elector seats. You may want to replace Joe Catanzariti possibly with you Rob, at some point.

Mr. Bonin: I can do that.

Mr. Flint: We can leave it the way it is right now until we need too, but just keep that in mind.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seat #4 and #5

Mr. Flint: I mentioned Seat #4 and #5 will need to be filled by qualified electors at some point. I don't believe we have any that have stepped forward at this point, so we will move on to Item 4.

B. Administration of Oaths of Office to Newly Elected Board Members

C. Election of Officers

D. Consideration of Resolution 2021-06 Electing Officers

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 1, 2021, Meeting

Mr. Flint: You have the March 1, 2021 Board meeting minutes for approval. Did the Board have any comments or corrections to those? I think counsel did have a minor change.

Ms. Trucco: Yes, I just had a few tweaks. On page 4, my statement the first sentence it should say this this the "Right of Entry Agreement" and the second sentence is the same revision, "You are going to motion to approve the Right of Entry Agreement."

Mr. Flint: Is there a motion to approve as amended?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the March 1, 2021, Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approving the Proposed Fiscal Year 2022
Budget and Setting a Public Hearing**

Mr. Flint: Next is the approval of the proposed budget for Fiscal Year 2022. You have Resolution 2021-05, approving a proposed budget and setting the date, place and time for the

Public Hearing of August 2, 2021, at 12:00 p.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida. Exhibit 'A' to the resolution is the proposed budget. It's not binding on the Board. However, if the Board has any changes you can make those up to and at the Public Hearing if needed. This contemplates the per unit assessment amounts would stay the same. Are there any questions or comments?

Mr. Morgan: It just has the electrical for the lights and one pond. Is that what I am looking at?

Mr. Flint: Where's that?

Mr. Morgan: Page 5.

Mr. Scheerer: That's a fountain and one pond.

Mr. Morgan: That's where you turn right in off Osceola?

Mr. Scheerer: Yes. That also controls the two entry light monuments.

Mr. Morgan: I see now.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing for August 2, 2021, at 12:00 p.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd, ChampionsGate, Florida, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Addendum from Down to Earth for Maintenance of Natures Ridge (Tract E)

Mr. Flint: Next is an addendum for the Down to Earth Agreement for Nature's Ridge (Tract E). This was included in your proposed budget. Alan, do you want to present this?

Mr. Scheerer: Sure, thanks. We had a meeting with Pat and everybody about a month or so ago to turn over that portion of Tract E, which is where the construction trailer is now. That construction trailer was still there last I saw, we have a number for that all ready to go for the Board. We went ahead and locked that. We're maintaining that. Down to Earth has been doing it since our turnover. They have outlined it as you can see in the following photographs, the approximate location of where this is at. We are just looking for approval from the Board. It's in this year's budget. We contemplated this in the current year as well as obviously next year.

Mr. Morgan: Is this both sides of the street?

Mr. Scheerer: That's just the one side of the street. The other side we are already maintaining.

Mr. Flint: This is \$5,200 annually, \$436 a month.

Mr. Morgan: It's the whole buffer that's behind the housing that took forever and finally got landscaping?

Mr. Scheerer: Yes.

Mr. Morgan: I make a motion if it's alright with the rest of the Board.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, the Addendum from Down to Earth for Maintenance of Natures Ridge (Tract E), was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Towing Agreement with Airport Towing Services – Added

Mr. Flint: Next, we added an agreement with Airport Towing. There's a strip of land that is owned by the CDD, there has been a parking issue that was brought to our attention by the HOA. The Board previously approved an agreement with another towing company, but that towing company has not performed. The HOA has switched to Airport Towing, so we are asking the Board to approve this agreement with Airport Towing. You've already approved the ability to tow on that site, we are just changing companies.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, the Towing Agreement with Airport Towing Service, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have nothing new to report to the Board today.

B. Engineer

Mr. Flint: We have a rate increase proposed by the engineer effective October 1. I ask the Board's consideration in approving this and District Counsel will prepare a contract amendment that this would be attached too.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, the Rate Increase Proposed by the District Engineer, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from March 29th through April 26, 2021, totaling \$168,680. The detailed register is behind the summary. Are there any questions on the check register? If not is there a motion to approve it?

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, the Check Register totaling \$168,680, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through March 31st. There is no action required. If you have comments or questions we can discuss those.

iii. Presentation of the Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2019 bonds in your agenda.

Mr. Morgan: No rebate?

Mr. Flint: There's a negative rebate requirement, so there's no arbitrage issue. Is there a motion to accept the report?

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman