

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, February 7, 2022 at 12:00 p.m. at the Oasis Club at Champions Gate 1520 Oasis Club Blvd. Champions Gate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel, LLEB
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 12:00 p.m. Three Board members were present, constituting a quorum.

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**
- B. Administration of Oaths of Office to Newly Elected Board Members**
- C. Election of Officers**
- D. Consideration of Resolution 2022-01 Electing Officers**

Mr. Flint: You have vacancies in seats 4 and 5. Does anyone have any nominations?

Mr. Morgan: I would like to nominate Brent Kewley.

Mr. Flint: Because these seats were transitioned in the general election, but they are actually filled now by you and Mark, the nominations would have to be a general elector. Until a

general elector is appointed, you guys would carry over the seats. But, at some point a general elector has to be reported.

Mr. Bonin: When is the actual vacancy date?

Mr. Flint: The election occurred already, so at some point the Board is going to have to appoint a general elector to those seats. You guys are just carrying over into those seats until that time. Until the Board is aware of a general elector that wants to serve, you don't have an obligation to appoint a general elector.

Mr. Bonin: When does that come to fruition?

Mr. Flint: We could go out and ask the HOA to send an email out to the community.

Mr. Bonin: What if we do nothing?

Mr. Flint: Well you will carry over, and at some point, if you resign or come to the end of your term, the seat will be filled. In November of 2020, the first seats of the five seats transitioned to general election. There were no general electors that qualified to run for those seats or came forward. You guys stayed in those seats because there were no general electors that came forward, and right now you are serving in what's called a "carryover capacity", until such time as a general elector is appointed to those seats. We may need to go out and recruit general electors to fill those vacancies. In November of this year, more seats will transition and then in November of 2024 the last seat will transition. If you had general electors that were active and interested, in November of this year Lennar will lose control of this Board. You've got 2 general elector Board members, which you and Mark are in those seats, and then you've got landowner elected seats. However, this November, 2 out of those remaining 3 will go to general election, and 1 seat that will have the 2024 date.

Mr. Revell: So these 2 seats that we're in, there could be appointments of residents of Storey Lake at any time?

Mr. Flint: Correct, if someone came forward and said they'd like to serve on the Board, you'd either have to appoint them or you would be in a position where you would have to advertise to the community and solicit letters of interest and resumes. In the meantime, if you know of any good candidates that you may want to consider putting on there, we could be more proactive about it. We could also shift some people around. However, there is no action needed right now.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 4, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the October 4, 2021, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Flint: We just need a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Authorizing Execution of the Public Depositor’s Report

Mr. Flint: This is just to add the Assistant Treasurer as one of the individuals that could sign the report.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2022-02 Authorizing Execution of the Public Depositors Report, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Is there anything left at this point? I think everything has been platted, but are there any conveyances remaining?

Mr. Reid: The construction trailer on Tract D is still there. The tract is owned by the CDD but that’s it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Presentation of Memorandum Regarding New Statutory Requirement

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

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater Management System Report

Mr. Flint: I think that the Board has seen the memorandum in some capacity at other Board meetings. We asked Mr. Reid to prepare a proposal, and to prepare that report he wants to amend the proposal to be a not-to-exceed of \$15,000.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Preparation of Stormwater Management System Report, was approved.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: Are there any questions on the check register? September 27, 2021 through October 25, 2021 in the amount of \$38,896.16. If not is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through December 31st. There is no action required. If the Board has any questions, we can discuss those.

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