

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 5, 2024 at 11:30 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Rob Bonin	Chairman
Adam Morgan	Vice Chairman
Logan Lantrip	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll at 11:30 a.m.

Mr. LeBrun: We have three Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: We don't have any members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fulfill Vacancies in Seats #1, #2, #4 & #5.**
- B. Administration of Oaths of Office**
- C. Election of Officers**
- D. Consideration of Resolution 2024-01 Electing Officers**

Mr. LeBrun: This is a carryover from last month's meeting. Individuals that are in seats #1, #2, #4, and #5 are those holdover carryover seats. We have received no other interest from general electors. We can push that again to the next meeting if the Board wishes.

Mr. Morgan: Sure.

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FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 4, 2023 Meeting

Mr. LeBrun: Item four is approval of the minutes from December 4, 2023.

Mr. Morgan: They all look good, make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the December 4, 2023 Board of Supervisors Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: District Counsel?

Ms. Trucco: I have been doing the same thing trying to go through all of the plats that we have for the CDD and make sure everything has been conveyed. The only plats that I see that are not final are labeled Storey Lake and they look like they were before the CDD was actually established so I wanted to talk to Lennar and the Engineer. There were some deeds to the CDD along with some swaps of lands with Osceola County so I think I need to get in touch with Lennar offline and get any recorded plats that they have and make sure everything has been transferred to the CDD. I probably will check with the District Engineer too. That is where it stands. I would like to keep it on the agenda as an item to make sure we are tracking it. It may be the case that we have all of the property already but just need to confirm with Lennar and the District Engineer.

Mr. Morgan: We definitely need to get that done because this is a legacy project at this point.

Mr. Scheerer: I don't know if this is appropriate or not, we did the Engineer's map too. Would that be helpful if you had that to compare? It shows what is supposed to be HOA and I know Michele Dudley was working on doing some transfers too because the way the maps have changed over the years. I will send that to you.

Ms. Trucco: Yes, that would be helpful. Thank you.

B. Engineer

Mr. LeBrun: Next is engineer, Dave?

Mr. Reid: I have nothing new to report this month.

C. District Manager's Report

i. Approval of Check Register

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Mr. LeBrun: I have two items. The first one is approval of the check register that is on page 14 of your electronic agendas. In the General Fund, you have checks 848-867 totaling \$2,673,658.53. As a reminder, this includes the debt service payments that are reflected in this check register. You also have your payroll checks 540-542 for the state statute allowed Supervisor’s payments. The grand total of the check register is \$2,674,212.63. Behind that is the line-by-line check register. Happy to take any questions on that. We just look for a motion to approve that check register.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: This is your unaudited financials through December 31, 2023. No action is required on the Boards part. Just there for your review.

SIXTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Any other business the Board needs to discuss?

Mr. Bonin: Has Carly gotten with you on the fencing that we are doing at Shingle Creek?

Mr. Scheerer: Yes, it’s at Bronson though, right.

Mr. Bonin: No, at Shingle Creek. Carly has the fence plan so get with her on that. She was doing all of the permitting.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I will make a motion to adjourn.

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

DocuSigned by:
Jeremy LeBrun
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Secretary / Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman / Vice Chairman