

**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 2, 2026** at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL.

Present and constituting a quorum:

Rob Bonin
Adam Morgan
Dan Navarra

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Chace Arrington *by phone*
Joey Duncan *by phone*
Alan Scheerer

District Manager, GMS
District Counsel, LLEB
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: For the record there are no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. LeBrun: We still have a couple of vacant seats that will need to be filled by a resident if anyone has anyone in mind or if they know of anyone. If not, we will just table that until the next meeting.

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Mr. Morgan: Dan, have you got anyone in mind?

Mr. Navarra: There was somebody who did talk about possibly joining but she hasn't.

Mr. LeBrun: We will keep an eye on it.

Mr. Morgan: Just table it for the future.

B. Consideration of Letters of Interest/Resumes

C. Administration of Oaths of Office to Newly Appointed Board Members

D. Election of Officers

E. Consideration of Resolution 2026-02 Electing Officers

Items A through E will be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the October 6, 2025
Board of Supervisors Meeting**

Mr. LeBrun: Next is approval of the minutes of the October 6, 2025 meeting. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: Dan, you good with everything?

Mr. Navarra: Yes.

Mr. Morgan: I'll make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Minutes of the October 6, 2025 Board of Supervisors Meeting, were approved.
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FIFTH ORDER OF BUSINESS

**Ratification of Data Sharing Agreement with
Osceola County Property Appraiser**

Mr. LeBrun: Next is the ratification of Data Sharing Agreement with the Osceola County Property Appraiser. We enter into this agreement every year. It is just actually stating that the CDD will not share any confidential information that we are given by the property appraiser. I have already signed it on behalf of the District.

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

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SIXTH ORDER OF BUSINESS

Consideration of Proposal for Environmental Consulting Services

Mr. LeBrun: Next is consideration of proposal for environmental services.

Mr. Morgan: Let me explain this. As a result of building the Shingle Creek property 20 years ago we entered into an agreement with South Florida Water Management District that we bought this piece of property called London Creek as a mitigation bank so that we could develop Shingle Creek. Part of the permit was that we have to maintain London Creek in perpetuity. Every year we have to enter into an agreement. This is the company that has been doing the maintenance since the creation of the mitigation bank. This is just the new contract because Austin Ecological who has been doing it for 19 years got bought by Monaco & Associates so they had to change their contract on this year's renewal. That is all this is. This is a legally binding contract that we have to have every year in order to do the maintenance work as required by our permit.

Ms. Trucco: The CDD is the permit holder, right?

Mr. Morgan: The CDD is the permit holder so that is why the CDD pays for it.

Ms. Trucco: I am just having trouble finding the agreement for some reason but I just would look at it usually. I don't see it in my version for some reason. Do you have a copy?

Mr. Bonin: I see it, it is page 25.

Ms. Trucco: Thank you. I just have to make sure it has the regular government language in here.

Mr. Morgan: Do what you have to do. This isn't anything super urgent.

Ms. Trucco: Okay good. This just looks like a proposal which is totally fine. But we just have our standard base form contract so we will attach this as the exhibit for it.

Mr. Morgan: If you look at the historical contracts with Austin Ecological, it is the same thing.

Ms. Trucco: Okay, perfect.

Mr. Morgan: It's just that Austin got bought by Monaco.

Ms. Trucco: We will just do a front end with them just to protect ourselves with all the government language that we need.

Mr. Morgan: Monaco does a lot of work for Lennar. I don't know if Monaco has ever done any work for this CDD. They do a lot of work for some other CDDs such as Storey Park.

Mr. Navarra: And this is within the budget?

Mr. Morgan: Yes, this is a line item that we have every year.

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Mr. Scheerer: We try to anticipate the increase annually for the budget and make sure we have funding available.

Mr. Navarra: So it's just the fact that they changed company names?

Mr. Morgan: It is an interesting thing Dan. I won't take up too much of the Board's time but when we created that London Creek there was a piece of private property that is dead in the middle of it. It is like 12 acres. It has got a beautiful home on it. What is kind of interesting about this whole easement mitigation is there is a private residence in the middle of it that we have to grant access to. They have the right to use the property like for hunting or fishing, hiking or horseback riding but they can't damage it. They can't develop it. They can't cut trees down. They can't burn unless it is work that is done by the CDD. But on their little 12-acre tract in the middle they can do anything they want to. It is a really interesting agreement. Three years ago it sold which caused a whole worm hole of problems because the new buyers were not up to speed on what they could and couldn't do. They thought they could just come in and put cows everywhere and have horse barns everywhere and everything else. I was like no you can't. When they prevented our consultants who have to go on the property minimum quarterly to do their review and treatment, they were preventing them access so we had to go through that process. It is quite an interesting thing.

Mr. Navarra: Why was this involved to begin with? Why is this piece of property?

Mr. Morgan: Because it was bought as the mitigation bank to develop Shingle Creek, but there was a private residence in the middle of it at the time of purchase. It was owned by the guy that we bought the Shingle Creek property from, Rob Miller. Then he sold it to the Carr's and then the Carr's sold it.

Mr. Navarra: Shingle Creek was also owned by the same people?

Mr. Morgan: Yes.

Mr. Navarra: Okay, got it. So, there was no tax benefits or anything like that?

Mr. Morgan: There were no tax benefits from London Creek.

Mr. LeBrun: I just need a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Environmental Consulting Services, was approved.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are working with Embrey Partners regarding the petition. I know the engineer's team is working on the exhibits for that petition so we can get that filed ASAP. This was approved by the Board several months ago along with the conveyance of cleanup tracts that need to come from the developer to the CDD such as the roadway tracts so that is something that Alan and I need to work on making sure that those roadways are ready to come over to the CDD by deed but that needs to be done prior to all of those easements that the CDD previously approved with Embrey Partners. First and foremost, the most time sensitive thing is trying to get the contraction petition filed with the county and that is where that little piece of roadway tract that they need for their parcel. We are working on that, the related conveyances too. I have added to my list the contract with Monaco. That is all I have.

B. Engineer

Mr. LeBrun: Joey or Chace anything to report or anything to add?

Mr. Duncan: Nothing else to report except as previously stated we are working on the petition for the contraction but other than that, nothing else to report unless the Board has questions.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: I just have approval of the check register that in your agenda package. As stated earlier in the meeting it is from September 30, 2025 through January 26, 2026. It is larger than it normally is just because the assessments have flowed through the CDD and then gets sent to their various accounts. You have checks in your general fund, checks 1056-1090 the total there is \$2,797,461.02. From your payroll fund, you have checks 50078-50081 the total there is \$738.80. The grand total is \$2,798,198.82. Behind that you will see all the line-by-line register there with all of those expenses and checks detailed.

Mr. Morgan: It looks like our maintenance has been behaving itself.

Mr. Scheerer: Just a little.

Mr. Morgan: There is not much at all in there for replacement. That is great.

Mr. Scheerer: Yeah, I am sure that will all change once we get through this cold snap.

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Mr. Morgan: I am talking about rotors and irrigation lines. Usually there is substantial. That is great.

Mr. Scheerer: It is hit and miss obviously. I have some that are more expensive than this one I can assure you of that.

Mr. Morgan: Well done.

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. LeBrun: Next you have your unaudited financials. No action required on the Boards part. Those are just there for your awareness. We are at about 86% assessments collected so that is good. We are trending pretty well.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Any other business or Supervisor requests?

Mr. Morgan: Dan, have you got anything else?

Mr. Navarra: Just follow up on some previous meetings like I think we approved no fishing sign or whatever in Reflection Storey Lake.

Mr. Scheerer: Yeah.

Mr. Navarra: By that tiny little pond. I know the Storey Lake sign at Osceola had a burned-out letter.

Mr. Scheerer: Well, the signs have not been installed yet but yeah, we are using Kendal Signs to do all of the sign repairs. I think they did most of the installs. I will follow up with Rob over at Kendal to see where we are with getting that lettering back on there.

Mr. Navarra: What is with all the barricades that are on Storey Lake Blvd right now?

Mr. Scheerer: I wasn't aware of any.

Mr. Morgan: Is that where the commercial property is out along Osceola Parkway?

Mr. Navarra: Yeah, but it keeps on going. Is that what it is for?

Mr. Morgan: I am assuming.

Mr. Bonin: Are they under development?

Mr. Morgan: Have they started development on that tract yet?

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Mr. Navarra: Not that I have seen.

Mr. Morgan: Why would they have Storey Lake Blvd shut off?

Mr. Navarra: Did it go through a hearing already?

Mr. Morgan: I am not aware Dan. I don't know.

Mr. Scheerer: I will swing by there and take a look at it today.

Mr. Navarra: Let's put it this way, as a homeowner nobody was informed that there was a hearing for that property to be developed. I have no idea.

Mr. Scheerer: That is weird.

Mr. Morgan: We are not aware of anything so.

Mr. Navarra: There are a bunch of barrels that were on the ground at one time. There was like a truck that was sucking out the sewer or something like that but all of these barrels are sitting all over the place.

Mr. Morgan: Oh, they were vacuuming lines.

Mr. Scheerer: They were vacuuming all of the stormwater lines.

Mr. Bonin: That would be ToHo.

Mr. Morgan: That would be ToHo doing that work, yep.

Mr. Bonin: If that is what you think. If you saw back trucks and then you saw barrels for like keeping traffic away that would be ToHo.

Mr. Navarra: And they just haven't picked them up yet.

Mr. Bonin: Yeah, that is possible.

Mr. Navarra: There is something you said months ago about who is going to maintain Storey Lake Blvd for now on because you said the county is supposed to do it but.

Mr. Bonin: That was wrong.

Ms. Trucco: It is CDD. Yeah, we followed up with the county. I think that will be the CDD but there is some benefit too of that being the CDD because then you can control the level of maintenance. You can control different things versus as if it was the county or someone else.

Mr. Morgan: We have been sitting funds aside for future repairs if I am not correct.

Mr. Scheerer: We are doing all of the landscaping along Storey Lake and Natures Ridge at the traffic circle.

Ms. Trucco: Currently, it is technically owned by the developer. That was one of the conveyances that I am talking about that we are working on getting done because that future

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development tract, they need different temporary construction easements through there. We are also doing a drainage easement and different things for them that is in the works. By the way, the owner or the perspective purchaser, Embrey Partners, who I have spoken about before they are paying the CDD cost to do that. They have asked CDD staff to assist them with that. They are reimbursing the CDD for any cost related to that, that we incur.

Mr. Navarra: If the CDD is maintaining that then we still have the ability to tell them about a turning lane because we talked about that one time as well, getting into that property.

Ms. Trucco: I did give that feedback to their attorney, the perspective purchaser, Embrey Partners and I think there was some discussion at the county level so they are going through their site development approval process with the county. I can ask for an update from her. I have another call with her I think tomorrow or Wednesday. I can't recall off the top of my head. But I do have a follow up call with her this week. I have asked for updated plans. I think she said they are going through their SDP approval process so I did ask her for updated plans. When I get those, I am happy to provide a copy to the Board. I can ask her too what the status with the turning lane is. Is the county requiring that or are they not? My understanding is, was there a desire for a turning lane?

Mr. Navarra: Yeah, just because of the traffic back up making it kind of a mess.

Ms. Trucco: I think she indicated that there was going to be one but I will email you the update when I speak to her whether its tomorrow or Wednesday.

Mr. Navarra: If the CDD is keeping that property, again in my head I was thinking maybe we were so I wasn't quite sure. Can the CDD contact Osceola County and fix Osceola Parkway right there at that intersection because it is still a mess?

Ms. Trucco: You mean Osceola Parkway and Storey Lake Blvd, that intersection?

Mr. Navarra: Correct.

Ms. Trucco: We could ask for the county to assist us with doing that or just do it themselves if there is a certain desire for something that is not there.

Mr. Morgan: Is it just asphalt or what?

Mr. Navarra: Yeah, yeah! When you are turning left from Storey Lake to head west on Osceola Parkway you are running over ruts so people are changing lanes and everything else to try to avoid the ruts. It is horrible.

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Ms. Trucco: I think probably as a first step, I would say call the county and talk to them about cleaning that up. The CDD can't enter into an interlocal agreement with the county to do work that is technically owned by the county.

Mr. Navarra: I am not suggesting that. I am just saying I thought the CDD might have a better ear with Osceola Parkway.

Mr. Morgan: Actually, it's the opposite.

Mr. Scheerer: Get your homeowners complaining and see what happens.

Mr. Navarra: Okay.

Mr. Bonin: Homeowners showing up to county commission and planning zone, that is the most influential tool they got.

Mr. Morgan: Plus, is that parkway part of the toll road or is that a county toll road? I can't remember. It is a toll road I know.

Mr. Scheerer: The toll road doesn't start until it goes over the creek until you are almost to the loop. That is where the toll is.

Mr. Morgan: Yeah, if you all showed up at the county council meetings, that is how you get stuff done.

Mr. Navarra: I will tell the Board to do that.

Mr. Scheerer: They have a website too for road and bridge. I complain a lot, but it is slow motion on those guys.

Mr. Morgan: With all the impact fees we are paying them, they should be jumping to it.

Mr. Navarra: Speaking of tolls. A homeowner at a Board meeting brought this up and I am just passing along. They said because the traffic on Storey Lake Blvd has gotten so horrendous, so many people going through there, the maintenance is going to increase more and more and more which means the CDD as homeowners are going to be responsible for more maintenance. We are going to pay for it. So, they suggested to turn it into a toll road but to give the homeowners no toll. I just thought I would bring that up. I don't know if that is a possibility.

Ms. Trucco: CDD cannot be a private roadway. Our property has to be open to the public because these are public funds that we have. We can't use them for a private purpose. Also, if there was bond financing for the road then there is a restriction there under like IRS code rules that you can't privatize that while the bonds are outstanding. I have heard a suggestion like that before and unfortunately it is not something that the CDD can do is start to toll.

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Mr. Navarra: That is why it needs to be a county road.

Ms. Trucco: But I will say that we are currently looking at a cost sharing agreement with Embrey Partners so the maintenance of Storey Lake Blvd to the extent that they are using it, we may be able to ask them to contribute to some of the maintenance cost for I think its 294 units that they are constructing there an apartment complex. We can ask them to contribute to the cost of the maintenance as part of the cost sharing agreement that they are willing to enter into with the CDD.

Mr. Navarra: Okay.

Ms. Trucco: That is an idea but otherwise you know a toll is difficult for a CDD to impose if not possible.

Mr. Navarra: But you do understand what has happened in the past year or so. You know, Storey Lake Blvd turns into Sunrise Plaza something or another, whatever you know and you can go behind the Publix there to get onto 535 so everyone is using it as a cut away. They are going behind Publix, coming down and turning onto Sunrise Parkway or whatever it is called where all of those apartments are being built and then they are using Storey Lake to get to 192. The traffic has just gotten horrendous. I know traffic is horrendous everywhere, I get that.

Mr. Navarra: It's becoming a main thorough way for everybody.

Ms. Trucco: You are saying if it is a main thorough way for the public, should the county be contributing some cost to that.

Mr. Navarra: Yeah, exactly.

Ms. Trucco: I can propose that to the county and talk to them about that. There is also power in numbers too. But I am happy to reach out to the county attorney and see if the county is willing to contribute something to the cost of it because it is being used as the main thorough way.

Mr. Scheerer: We are going to have to start budgeting for road repairs on Storey Lake.

Mr. Navarra: Right, for sure.

Mr. Scheerer: It is going to get close.

Mr. Navarra: There are some potholes right now.

Mr. Scheerer: It is dangerous for us to try to get out there and fix those potholes in the current condition.

Mr. Bonin: Yeah.

Mr. Navarra: The good news is Shingle Creek, there has been contributions every year into the capital reserve fund so there is a nice healthy balance, we can handle any repairs that come up.

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Mr. Scheerer: We may need to mill and resurface at some point and that is not going to cover that.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I just need a motion to adjourn.

Mr. Morgan: Make a motion to adjourn.

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

Signed by:

Jeremy LeBrun

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Secretary / Assistant Secretary

DocuSigned by:

Rob Bonin

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Chairman / Vice Chairman