

Bonterra Community Development District

Board of Supervisors

Maybel Peña, Chairperson
Christiane Diaz, Vice Chairperson
Sean Diaz, Assistant Secretary
Frank Garcia, Assistant Secretary
Omer Zeyrek, Assistant Secretary

Janice Eggleton Davis, District Manager
Gregory F. George, Esq., District Counsel
Joaquin Mojica, P.E., District Engineer
Marie Argote, LCAM, Community Manager

Meeting Agenda

Thursday, September 2, 2021 – 6:00 p.m.

<https://us02web.zoom.us/j/87814985586?pwd=K2hYWwXhaNHdnaVVseEZMakFGZnNzUT09>

or Teleconference: Dial 1-646-558 -8656

Meeting ID: 878 1498 5586 Passcode: 525947

1. Call to Order and Roll Call
2. Public Comments (Limited to 3 Minutes Per Speaker)

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it will need to be addressed with the Club & Field Manager outside of the context of the meeting.

3. Consent Agenda
 - A. Approval of the Minutes of the May 18, 2021 and June 3, 2021 Meetings
 - B. Acceptance of July 31, 2021 Financial Report
4. Public Hearing to Adopt Fiscal Year 2022 Budget and Levy of Non-Ad Valorem Assessments
 - A. Resolution 2021-05, Adopting the Fiscal Year 2022 Budget
 - B. Resolution 2021-06, Levying Non-Ad Valorem Assessments
5. District Attorney's Report
 - A. Legislative Update
 - B. Discussion and Consideration of Resolution to Designate Operations Liaisons
 - C. Discussion of Draft Encroachment and District Property Damage Rule
6. Club and Field Manager's Report
 - A. Field Landscaping
 - B. Club Landscaping
 - C. Jacuzzi/Spa
 - D. Holiday Lights
 - E. Pool Area Landscape Enhancements
 - F. Cameras
 - G. Spinning Bikes
 - H. Trash Bins
 - I. Access Control/Pool Attendant – Sixth Amendment to MMI Agreement
 - J. Janitor Hourly Rate – Fifth Amendment to MMI Agreement
 - K. Unauthorized Palms Installed on CDD Property
 - L. Reserve Study
 - M. Lake Fountains
 - N. Fourth Amendment to MMI Agreement

- 7. District Engineer's Report**
 - A. Wetland Impact
 - B. Erosion/Drainage Issue at Northeast Corner of Bonterra North
 - C. Flooding at West 97th Terrace & West 98th Place
 - i. Inspection Report
 - ii. Pipe Repair Proposals
 - D. Splash Pad or Whirlpool ITB
 - E. Lake Floating Fountain
- 8. District Manager's Report**
 - A. Acceptance of the Fiscal Year 2020 Independent Auditor's Report
 - B. Consideration of Resolution 2021-07, Changing Assistant Treasurer
 - C. Consideration of Fiscal Year 2022 Meeting Schedule
 - D. Consideration of Insurance Proposals
- 9. New Business and Supervisor Requests**
- 10. Adjournment**

***The full agenda package is available upon request via email. Please send requests for the agenda package to Janice.Swade@Inframark.com.**

The next Regular Meeting is scheduled for Thursday, October 7, 2021 at 6:00 p.m.