

MINUTES OF MEETING
STONEBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South at ChampionsGate Community Development District was held Monday, March 4, 2019 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Dominick English	Assistant Secretary
Tim Smith	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Michael Enot	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any comments from the public? Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administrations of Oath of Office to Newly Elected Board Members

Mr. Flint being a Notary Public of the State of Florida administered the Oaths of Office to Mr. Morgan, Mr. Smith and Mr. English.

B. Consideration of Resolution 2019-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: As you can see, the landowners cast 500 votes for Mr. English, 500 for Mr. Morgan, and 499 for Mr. Smith. Mr. English and Mr. Morgan will serve 4 year terms, and Mr. Smith will serve a 2 year term. Are there any questions?

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Resolution 2019-03 Canvassing and Certifying the Results of the Landowners' Elections, was approved.

C. Election of Officers

Mr. Flint: Every time the Board has an election, you're required to elect officers. We've provided you with a resolution in your agenda package electing a Chairman, Vice Chairman, Secretary, Treasurer, Assistant Treasurer, and Assistant Secretaries. Traditionally, two Board Members have served as Chairman and Vice Chairman, and the other three are appointed as Assistant Secretaries. The District Manager, myself, is designated as the Secretary and the Treasurer was Ariel Lovera. The Assistant Treasurer is Teresa Viscarra. Currently Mr. Morgan is Chairman, Mr. Register is Vice Chairman, the remaining three Board Members would be Assistant Secretaries.

D. Consideration of Resolution 2019-04 Electing Officers

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Resolution 2019-04 Electing Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Mr. Smith as Assistant Secretary, Mr. English as Assistant Secretary, Mr. Bonin as Assistant Secretary, Mr. Flint as Secretary, Mr. Lovera as Treasurer, and Ms. Viscarra as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 5, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 6, 2018 Landowners' Meeting

Mr. Flint: Does the Board have any comments on those? Did everyone get a chance to review those?

Mr. Morgan: I did review, and they looked accurate.

On MOTION by Mr. English, seconded by Mr. Morgan, with all in favor, the minutes of the November 5, 2018 Board of Supervisors meeting were approved and the minutes of the November 6, 2018 Landowners' Meeting were accepted.

Mr. Bonin joined the meeting at 11:34 a.m.

FIFTH ORDER OF BUSINESS

Discussion of District Engineer Contract with KPM Franklin

Mr. Flint: KPM Franklin currently serves as the District Engineer, they were hired initially as interim District Engineer. The agreement for formal District Engineer services was entered into on December 6, 2016. There is a provision in their contract that it can be terminated without cause with a 30-day notice. Is there any discussion on the agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Termination of District Engineer Contract with KPM Franklin and Providing a 30-Day Notice, was approved.

SIXTH ORDER OF BUSINESS

Authorization to Issue RFQ for Professional Engineering Services

Mr. Flint: With the 30-day notice, it would be appropriate for the Board to authorize staff to issue an RFQ for engineering services. The services fall under the CCNA so we do have to use a formal RFQ.

On MOTION by Mr. Morgan, seconded by Mr. English, with all in favor, Authorization to Issue RFQ for Professional Engineering Services, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Appointment of Interim District Engineer

Mr. Flint: While the Board is going through the RFQ process, the Board has the ability to appoint an interim District Engineer.

Mr. Register: I'd like to nomination Dave Reid with Hamilton Engineering.

Mr. Flint: District Counsel will prepare an interim District Engineer agreement. I want to thank Mike Enot and KPM for their service to the District. I believe that they were informed prior to this meeting, so they were aware this was going to take place.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Appointing Hamilton Engineering & Surveying, Inc. as Interim District Engineer, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: We have everything we need to file the petition. We are going to file that immediately. I'm waiting for Mark to call and give me comments on the Interlocal Agreement. Every single Osceola County establishment or expansion has to have an Interlocal Agreement. That's the last thing I need.

Mr. Morgan: How soon do you need that?

Mr. d'Adesky: I need that as soon as possible.

Mr. Morgan: I will see him this afternoon, we can remind him.

Mr. d'Adesky: Great, thank you. Anyone can give it to me. We have started to preliminary work regarding the bonds to get the process started.

Mr. Flint: There is a conference call tomorrow to kick that process off.

Mr. Morgan: What time frame are we looking at to get the bonds?

Mr. d'Adesky: I believe it's late April or May.

Mr. Morgan: That's quick.

Mr. Flint: It's because we've already levied master assessments on the whole District, so we don't have to go through another public hearing. A public hearing alone takes at least 30 days. We just need to get an Engineer's Report and methodology prepared.

B. District Engineer

Mr. Flint: Mike, do you have anything?

Mr. Enot: I don't have anything.

C. District Manager's Report

1. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through January 31st. Are there any questions from the Board on those? There being none,

2. Ratification of Funding Requests #2-#5

Mr. Flint: These have been transmitted to Lennar under the developer funding agreement that is currently in place.

Mr. Morgan: I read through it, it all looks good.

On MOTION by Mr. English, seconded by Mr. Morgan, with all in favor, Ratification of Funding Requests #2-#5, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business that the Board would like to discuss?

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any Supervisor's requests at this time?

Mr. Morgan: We're good.


ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman