

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 5, 2018 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., Championsgate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Vice Chairman
Greg Ray	Assistant Secretary
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Barr	Lennar Homes
Rob Bonin	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

Mr. Flint called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: It appears to be just Board members and staff so we can move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018**

Mr. Flint: You have two vacancies. After the agenda went out, we received a resignation from Mr. Johnston. I would ask for a motion to accept his resignation.

On MOTION by Mr. Ray, seconded by Mr. Morgan, with all in favor, Mr. Johnston's resignation from the Board was accepted.

Mr. Flint: You had an existing vacancy and now you have Mr. Johnston's vacancy, are there any nominations at this time for those seats? Hearing none, we will carry that item over to the next agenda. Mr. Johnston was the Chairman and I believe Mr. Morgan is the Vice Chairman. Mr. Morgan, you can act in the absence of the Chairman and sign anything that he could sign. If you want to consider an election of officers we could designate one of the three remaining Board members as Chairman.

Mr. Morgan: We can leave it as is right now?

Mr. Flint: Yes, if you wanted to wait until you've filled the other two positions and then elect officers all at one time you could do that.

Mr. Ray: Let's just wait.

Mr. Morgan: Yes, let's defer it.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 6, 2017 Meeting**

Mr. Flint: Does the Board have any additions, deletions, or corrections to those minutes?

Mr. Morgan: There were none that I saw.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Minutes of the November 6, 2017 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Agreement with McDirmit Davis to Provide Auditing Services for the Fiscal Year 2017**

Mr. Flint: You selected McDirmit Davis to perform the annual independent audit that is required because the District is a governmental entity. To get the audit moving in order to meet the statutory time frames for its completion, we executed the agreement and I am asking for the Board to ratify my execution.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Agreement with McDirmit Davis to Provide Auditing Services for the Fiscal Year 2017 was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion of Wetland Maintenance Plan and Budget Changes**

Mr. Flint: Adam I think you wanted this item added?

Mr. Morgan: Yes, Dave and I have been discussing with the District about new and slightly altered maintenance at the existing wetlands in the District that we were not anticipating because we are in the final year of our inspections as required by the District. We have been discussing over the last several months about how we can mitigate this the best way for the District. We've come up with an action plan, which Bill has developed. I was expecting him to be here. Do you have the plan? I never got the final copy.

Mr. Reid: Neither did I.

Mr. Morgan: I received a summary. So, the issue here was that the District did want us to do a major modification on the permit to bring the wetlands back into 2006 conditions which was a completely unreasonable request. They have agreed to do a minor modification to the existing permit as long as we submit to the South Florida Water Management District a plan of action on how we are going to prevent continued growth and reduce the existing exotic growth in the wetlands in the District's boundaries. We asked our consultant Bill to come up with an action plan, which he has. The District needs to have it submitted as soon as possible to prevent any further issues with the permit. It's the request of the Board to approve submitting this plan of action to the South Florida Water Management District.

Mr. d'Adesky: It sounds like the official actions of the Board are to approve the transmittal of the letter and approve engagement of any consultants that are necessary to complete that action.

Mr. Morgan: Correct, thank you Andrew.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Wetland Maintenance Plan and Budget Changes were approved.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Authorization of the Vice Chairman to enter into any addendum or amendment to the funding agreement as necessary to provide funding for the mitigation efforts was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: We will monitor any requisitions that come through regarding the Bond issuance. That's all I have.

**B. District Engineer**

Mr. Reid: I have nothing new for the Board.

**C. District Manager's Report**

**1. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited financial statements through January 31<sup>st</sup>. We are operating under a developer funding agreement so we have \$11,000 in cash in the bank. We have accounts payable of \$17,000 but there are some developer funding requests that are outstanding. The detail register is behind the summary. Are there any questions?

**2. Ratification of Funding Requests #2 - #5**

Mr. Flint: Are there any questions on the funding requests?

Mr. Morgan: I looked through them and didn't see anything out of the normal, it looks good to me.

On MOTION by Mr. Ray, seconded by Mr. Morgan, with all in favor, Funding Requests #2 - #5 were ratified.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Request**

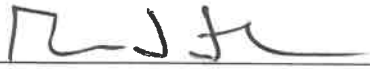
Mr. Flint: Was there anything that was not on the agenda that the Board would like to discuss?

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting at 11:42.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman