

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, August 6, 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	Chairman
Lane Register	Vice Chairman
Greg Ray	Assistant Secretary
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Michael Enot	District Engineer
Brian Smith	Field Manager
Clayton Smith	GMS

**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: 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 a vacancy on the Board. Are there any nominations at this time to fill that vacancy?

Mr. Morgan: Not at this time.

Mr. Flint: We will defer action on that appointment and place that item on a future agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 9, 2018 Meeting**

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

Mr. Morgan: They look complete.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Minutes of the July 9, 2018 Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2018-03 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations**

Mr. Flint: The Board previously approved a proposed budget, and you set today as the date, place, and time for the public hearing for the budget's final consideration. Exhibit A to the resolution is the proposed budget. It contemplates a developer funding agreement and you can see the admin and field expenses totaling \$289,202. Are there any questions on this budget? You can also see the water and sewer has \$110,000. We are using a lot of reclaimed water and we are hoping that will go down. Because this is developer funded, the developer only pays the actual expenses. When we add the north parcel, we can just amend the budget at that time.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2018-13 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations, was approved.

*Assistant Secretary, Mark Revell, joined the meeting.*

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2019 Developer Funding Agreement**

Mr. Flint: This funding agreement is between the Stoneybrook South at ChampionsGate CDD and Len-CG South, LLC. It is the same form of funding agreement that Lennar has seen and approved in the past. The budget that was just approved will be an attachment to it. Are there any questions on the agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2019 Developer Funding Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from Down to Earth Landscape to Provide Maintenance Services**

Mr. Flint: This is for the maintenance of Track K. It includes basic maintenance for example, the pond disking in the dry retention areas, irrigation inspections, and fertilizer/pest control. It is \$4,082.22 per month.

Mr. Morgan: Does this include mowing?

Mr. Flint: It includes mowing of the banks and disking the ponds.

Mr. Morgan: That is the same amount that was in the budget we just approved?

Mr. Flint: Yes, and I do have an agreement here that this proposal would be attached to. If the Board approves it, you would be approving the standard agreement with terms and conditions that would normally be included in a landscape contract.

Mr. Morgan: Down to Earth does landscaping for the HOA as well?

Mr. Flint: Yes, they do.

Mr. Scheerer: I can explain the map to anyone that has questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Proposal from Down to Earth Landscape to Provide Maintenance Services, was approved.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2018**

Mr. Flint: The Board met as the Audit Committee prior to this meeting, and you reviewed and ranked the proposals. You ranked Berger Toombs as number one.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Audit Committee Recommendation was Accepted and Berger, Toombs, Elam, Gaines & Frank was Ranked #1 to Provide Auditing Services for Fiscal Year 2018.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: As we said earlier, we finalized the requisition last week which included all the conveyances associated with that tract. As far as the expansion, that is the main thing we are focusing on. Mark has a couple exhibits to get to me, and once he gets those over to me we will file that with the County and get it processed immediately. We anticipate, because of the way that we are dealing with the expansion in Shingle Creek, that we will have to enter into an interlocal agreement with them. That will be between the CDD and Osceola County, and it will have to narratively explain how the area will be developed. We don't anticipate an issue with that, it should be easier for Stoneybrook because we've done Shingle first. It will essentially be just swapping the names out.

Mr. Morgan: What is your time frame on that?

Mr. Enot: I emailed Mark yesterday. I would say about two days after I talk to him or get confirmation from him.

Mr. d'Adesky: When I file it, it usually takes Osceola County about 2-3 weeks to get back with their initial comments. But, because we are working with Shingle Creek in conjunction, we should be able to process a little quicker because we know what to expect.

Mr. Morgan: So probably not the next CDD meeting, but the one after that?

Mr. d'Adesky: Yes, and we have already done the authorization so it will just be reporting back and signing off. The other good news is that for expansions we do not have to do the statutory four weeks of advertising. So, that makes the timeline go quicker.

Mr. Morgan: Okay, good.

**B. District Engineer**

Mr. Enot: We submitted our end of the year, and we did not find anything.

**C. District Manager’s Report**

**1. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial through June 30<sup>th</sup>. The detail register is behind the summary. Are there any questions? On the balance sheet, the \$1,200,000 that is reflecting in capital projects, that has been requisitioned. On the next financials you see, that will be zeroed out.

**2. Consideration of Funding Request #10**

Mr. Flint: This funding request #10 is dated July 26, 2018. It totals \$44,155.96 and it includes streetlight, electric, District management, District engineering, District Counsel, and water authority. To transfer over that reclaimed water account, they required a \$16,000 deposit, and you can see that on the funding request as well.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #10 was approved.

**3. Approval of Fiscal Year 2019 Meeting Schedule**

Mr. Flint: We have the annual meeting schedule, the Fiscal Year 2019 starts on October 1<sup>st</sup>. It follows the same first Monday of each month at 11:30 a.m. in this location. The exception is July because of the proximity of the meeting to July 4<sup>th</sup>. I think there was a conflict with the September meeting as well.

Mr. Morgan: We don’t expect to have an emergency July meeting, do we?

Mr. Scheerer: We don’t want that. We can always call extra meetings, change the dates, or cancel the meetings if we need to.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2019 Meeting Schedule was approved, as presented.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Request**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 11:51.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned at 11:51 a.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman