

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, October 1, 2018 at 11:30 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

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| Adam Morgan | Chairman |
| Lane Register | Vice Chairman |
| Greg Ray | Assistant Secretary |
| Tim Smith | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Michael Enot | District Engineer |
| Alan Scheerer | 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

Hearing none, the next item is followed.

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 with the term expiring November 2018. Are there any nominations at this time for that position?

Mr. Morgan: I would like to nominate Tim Smith.

Mr. Flint: Okay, is there a second?

Mr. Register: Second.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Appointment of Mr. Tim Smith to Fulfill the Board Vacancy with a term ending in November 2018, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Smith.

Mr. Flint: If you could print your name where the blank is at the top and then sign where it says "Board Supervisor." I can notarize that for you. Are you on or have been on any other CDD Boards?

Mr. Smith: No.

Mr. Flint: As a CDD Board Member, you are considered a public official, so you are subject to the Government in the Sunshine Law, and Public Records Laws. It is important to not communicate with other Board Members about CDD business outside of a publicly noticed meeting. That includes texts, emails, verbal communication, or communication through third parties. One of the requirements by the State of Florida is to file a financial disclosure form, and that is the Form I have provided you with. It is supposed to be filed within thirty days of today with the Supervisor of Elections in the County that you live in. It is also important to meet those deadlines because they do track it, and we always suggest you either have them date-stamp it and give you a copy, or send it certified or some way that you can keep record of it. Mark Revell filed it and had email confirmation, but they still told him that it had not been filed, and we had to go back and get that fixed, so it is important to track that. Also, as a Board Member, you are entitled to compensation under Chapter 190 - I think the other Board Members that are Lennar employees have chosen to waive that, but it is your call.

Mr. Smith: I will waive it.

Mr. Flint: Okay. Andrew, Anything else?

Mr. d'Adesky: No, George explained the law very well. I will send you a packet of information which has in writing and goes more in depth about the Sunshine Law and Public Records ethics. If you have any questions, you are welcome to contact us and I will get you a card after the meeting. Like George said, keep up with the financial filings because when you get signed

off with the Board, you have to do another filing, and that is also important because they will fine you if they drop that.

Mr. Flint: Well, welcome to the Board.

C. Consideration of Resolution 2019-01 Electing Assistant Secretary

Mr. Flint: Assuming you want to make Mr. Smith an Assistant Secretary as the predecessor in that seat was, we will need a motion to approve that resolution. Otherwise, you can reconsider offices if you want to. You will have an election in November and you will have to reelect officers after that time anyway, so if there is any desire to reshuffle who is Chairman, Vice Chairman, etcetera, you will be dealing with that in December.

Mr. d’Adesky: The most relevant really are the Chair and Vice Chair for most of the executions. It’s either one or the other.

Mr. Flint: So, if you are okay with making Mr. Smith an Assistant Secretary, then approving that resolution would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Resolution 2019-01 Electing Tim Smith as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 6, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the August 6, 2018 Audit Committee Meeting

Mr. Flint: Were there any comments from the Board on the minutes?

Mr. Morgan: They all look good to me.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Minutes of the August 6, 2018 Board Meeting, were approved, as presented.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 6, 2018 Audit Committee Meeting, were accepted, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2018

Mr. Flint: The Board went through a competitive selection process in the past and picked Berger, Toombs to perform the annual independent audit. The fee is not to exceed of \$2,975 dollars, which is consistent with the budget and with what they proposed when they bid for the services. Any questions on the agreement?

Mr. Morgan: Did we sign that agreement, or is it waiting on our signature?

Mr. Flint: You are approving it today, so you will approve it and then they will start on the audit.

Mr. Morgan: Okay.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2018, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2017 Requisition #5

Mr. Flint: This is for KPM Franklin for services related to the bond issue. It's for \$730 and would come out of the Construction Acquisition account, and the invoice is attached to the requisition. Any Questions?

Mr. Morgan: For the pond certifications, that was for Tract K ponds?

Mr. Smith: No, it was for PK1 and PK3. It is low, so we need swell to go in and fix that pond.

Mr. Flint: It is Tract K. This is related to that one corner you said that was low and their inspection to that before.

Mr. Smith: And we can't certify the SWFWMD permit until it is fixed.

Mr. Morgan: Okay.

Mr. Flint: The Board approved funding that is subject to correcting the elevation on that.

Mr. Morgan: I remember, I just didn't know which pond it was.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Requisition #5, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky: We are working with Mike to get the petition moved forward, one of the items that we have to clarify and also work with the developer on is the uses of the public and private elements of infrastructure. Particularly, of course, we would focus on if there are going to be gates, the sides of the roads, because they will want that to be accurate as well as the individual pieces of infrastructure. We are also working with Mark McDonald to get the Interlocal Agreement put together, which is above the LDR standard which is now a requirement for all of the stuff within Osceola County.

B. District Engineer

Mr. Flint: Mike, anything?

Mr. Enot: I have nothing that hasn’t been stated already.

Mr. Flint: Any questions for the Attorney or Engineer?

C. District Manager’s Report

1. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through August 31st, and there is no action required. If the Board has any questions, we could discuss those.

Mr. Morgan: They look good.

2. Ratification of Funding Requests #11 - #12

Mr. Flint: Those are included in your agenda. They have been transmitted to the developer under the funding agreement that was in place for Fiscal Year 2018. We are asking that those be ratified.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Ratification of Funding Requests #11 and #12 were approved.

EIGHTH ORDER OF BUSINESS

Supervisor’s Request

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

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the meeting was adjourned at 11:42 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman