

MINUTES OF MEETING  
STONEYBROOK 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, November 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	Chairman
Lane Register	Vice Chairman
Greg Ray	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
Rob Bonin	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**

**Approval of Minutes of the October 1,  
2018 Meeting**

Mr. Flint: Does the Board have any comments on those?

Mr. Morgan: I read them, and they all looked accurate.

Mr. Flint: Okay, is there a motion to approve them?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the October 1, 2018 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02  
Amending the Fiscal Year 2018 Budget**

Mr. Flint: Next is really the reason we needed the Board meeting today. This is a Resolution amending the budget for fiscal year 2018, which just ended on September 30<sup>th</sup>. The statutes require that, if your total expenses exceed your total budget, the budget has to be amended within 60 days of the end of the fiscal year. So, the end of that 60 days is the end of November, and you can see the exhibit to the Resolution. When the Board originally adopted the Stoneybrook South at ChampionsGate budget, it was just an administrative budget. But, we did incur some maintenance expenses during the course of the fiscal year as those came online and as a result, we need to increase the electric, water, sewer, and landscape maintenance lines in the budget. Those are offset with an increase in the developer contribution revenue line. There is also a slight increase in engineering; the dissemination agent fee and the audit fee were \$500 higher than what was budgeted. So, the increases on the expenditure side are \$60,000 and it increased on the revenue side by \$60,000. Any questions on the proposed amendment?

Mr. Morgan: It looks pretty straight forward.

Mr. Flint: Okay, is there a motion to approve Resolution 2019-02?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2019-02 Amending the Fiscal Year 2018 Budget, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: Nothing. We are going to work with Mike to finalize the petition. We just have a couple of exhibits that we need to get to him to put forward and finalize it. Based on our recent conversations with the County and their staff members, if we submit it within the next 2 or 3 weeks, it would probably be on the January agenda. They've got so much going on with the December agenda, they are bumping everything to the January agenda. So as long as we get it within the next 2 or 3 weeks, it should be fine to put on that agenda, and if it is adopted we should be able to move forward with any bond precedents.

Mr. Morgan: So that will be the time for us to proceed with what needs to be done on the schedule?

Mr. d'Adesky: Yes, it says the fall of 2019 is in line with what the schedule says. If we start working on the bond process starting in January, we will definitely have it done before the fall of 2019.

Mr. Flint: What is the status of the North Phase that was platted? Is Lennar marketing those?

Mr. Enot: So, Phase 1 has been platted and we bought and platted the whole North parcel, so we are re-platting all that space in between. So, basically, everything will be subdivided/platted in the North Parcel December 3<sup>rd</sup>.

Mr. Flint: Okay, and when so you think you are going to close on the first? My main concern is that we get the next bond issue in place before you close on the first home in the next assessment area.

Mr. Enot: They are probably slated for February.

Mr. Flint: That you will close on the first home?

Mr. Enot: Yes.

Mr. Flint: Okay. I just need to make sure the disclosures are in place.

Mr. Enot: The first townhomes have second-floor block up at this point.

Mr. Flint: Okay. You all have the disclosures in place, so we should be fine. As long as the disclosures are in place, we are going to have to go through the assessment process. The lean won't be in place at the time you sell the first home—that's what I've been worried about, but we will have to deal with that.

## **B. District Engineer**

Mr. Flint: Anything from engineering?

Mr. Enot: No, we gave some stuff to give to Andrew, and then we are going to follow up to approve this, but we should be okay.

## **C. District Manager's Report**

### **1. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through September 30<sup>th</sup>. Are there any questions from the board on those?

## 2. Ratification of Funding Requests #1

Mr. Flint: This has been provided to the developer to pay under the Developer Funding Agreement, and I would ask the Board to ratify the funding request. Are there any questions on it? You can see that \$4500 of the expenses are prior year fiscal year 2018 expenses, and then \$13,500 were fiscal year 2019 expenses. Those include the one-time upfront fee for assessment role certification, management fee, field management, the annual special district fee, and then one month of landscape maintenance. Is there a motion to ratify Funding Request #1?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ratification of Funding Request #1 was approved.

## EIGHTH ORDER OF BUSINESS

### Supervisor's Request

Mr. Flint: Were there any items from the Board that you would like to discuss?

Mr. Morgan: We're good.

Mr. Flint: Rob, you were suggesting that you would take Greg's seat on the Board. If you'd like you can do that today, and that way we don't have to worry about Greg for a quorum in December, potentially.

Mr. Bonin: Sure.

Mr. Flint: Okay, if it is your desire Greg, you can resign on the record, and the remaining Board Members can consider an appointment to replace you.

Mr. Ray: Okay, I would like the Board then to consider my resignation.

Mr. Flint: Okay, is there a motion to accept Greg's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resigning of Mr. Greg Ray from the Board of Supervisor's was approved.

Mr. Flint: Greg, thank you for your service to the Board. Is there a motion to appoint someone to replace Greg?

Mr. Morgan: I make a motion to appoint Rob Bonin.

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. Rob Bonin to the Board of Supervisors Seat #2 with a term ending November 2020, in place of Mr. Greg Ray, was approved.

Mr. Flint: Okay, Rob. I can provide you with the Oath of Office, and we can at least take care of that on the record.

Mr. Bonin: Okay.

Mr. Flint: Rob, as a citizen to the State of Florida and of the United States of America, and as an Officer of the Stoneybrook South at ChampionsGate Community Development District, as such Officer, do you hereby solemnly swear and affirm that you will support the Constitution of the United States and the State of Florida?

Mr. Bonin: I do.

Mr. Flint: Okay, if you could sign the Oath, I can notarize that for you. I think you are currently on another Board, so you are already familiar with the Sunshine Law and Public Records Law, and I believe you have the Form 1 Statement of Financial Interest already on file with the Supervisor of Elections. So, when they mail you the update in June, you just need to add this District onto the list when you file it.

Mr. Bonin: Okay.

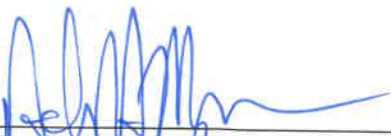
Mr. Flint: If there is nothing else from the Board, is there a motion to adjourn?

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman