

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 7, 2016 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Brian Cipollone	Chairman
Greg Ray	Vice Chairman
Mark McDonald	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Michelle Barr	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint swears in Mr. Cipollone, Mr. Ray, and Mr. McDonald.

**B. Consideration of Resolution 2017-20 Canvassing and Certifying the Results of Landowners' Election**

Mr. Flint: The Board sits as the canvassing Board and certifies the results of the landowner election that just took place prior to the Board meeting. Down at the bottom of that

Resolution we will insert Brian Cipollone with 350 votes, Greg Ray with 350 votes, Mark McDonald with 349 votes, Mark Revell with 349 votes, and Adam Morgan with 349 votes.

On MOTION by Mr. McDonald, seconded by Mr. Ray, with all in favor, Resolution 2017-20 canvassing and certifying the results of the Landowners' Election was approved.

**C. Acceptance of Resignation of Don Lunko**

Mr. Flint: Since he resigned before the Landowner Election we would just ask the Board to accept the resignation.

On MOTION by Mr. Cipollone, seconded by Mr. Ray, with all in favor, the resignation of Don Lunko was accepted.

**D. Election of Officers**

**E. Consideration of Resolution 2017-21 Electing Officers**

Mr. Flint: This elects a Chairman, Vice Chairman, Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer. Previously, Brian Cipollone was Chairman, Greg Ray was Vice Chairman, Mark McDonald was an Assistant Secretary, Mr. Flint was Secretary, Ariel Lovera was Treasurer, and Teresa Viscarro was Assistant Treasurer. We can take each office individually or if a Board member wants to make a motion with a slate of officers we can handle it in one motion.

Mr. Cipollone: I would vote to keep it the same.

Mr. Flint: The two individuals that aren't here would be Assistant Secretaries.

On MOTION by Mr. Cipollone, seconded by Mr. Ray, with all in favor, Resolution 2017-21 electing officers was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 4, 2016 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Cipollone, seconded by Mr. Ray, with all in favor, minutes of the October 4, 2016 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2017 Budget**

**A. Consideration of Resolution 2017-22 Adopting the Fiscal Year 2017 Budget and Relating to the Annual Appropriations**

Mr. Flint: This is Exhibit A to the Resolution and the Management fee that is in the book was \$35,000 and it should've been \$32,500. I've handed out a revised Exhibit A with a lower Management fee. This Resolution and the exhibit with it are being contemplated to be funded through Developer Funding Agreement and the Board approved that at your Organizational meeting. This is just the public hearing to consider the final adoption that you have already approved and signed. Are there any questions?

Mr. Cipollone: What telephone expenses are there? Is there a physical telephone number?

Mr. Flint: No this is for if we have any long distance calls and it is reimbursable. It is likely that there will be minimal expense to that. Since this is a Developer Funding Agreement basis the developer would only fund the actual expenses. The engineer and the attorney are estimates.

On MOTION by Mr. Cipollone, seconded by Mr. Ray, with all in favor, Resolution 2017-22 adopting the Fiscal Year 2017 budget and relating to the annual appropriations was approved.

**SIXTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Mr. Flint: We received one response and that is from your current interim District Engineer Franklin, Hart & Reid. They are familiar with the project and the history of the project.

On MOTION by Mr. McDonald, seconded by Mr. Cipollone, with all in favor, Franklin, Hart & Reid was selected to serve as District Engineer.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion of Joint Use Agreement with Stoneybrook South CDD Related to Pond PK1**

Mr. d'Adesky: It will look like a Joint Use Agreement for the pond so both can use it for drainage purposes. In terms of the parcel if the issue comes up whether or not we are going to transfer the permits for Stoneybrook South at ChampionsGate to those permits but we will leave that up to the District Engineer.

Mr. Reid: This was originally designed for Westside Boulevard because Westside was in the Stoneybrook South CDD. That pond was needed for the roadway and so that pond is in the Stoneybrook South CDD. It was always assumed in the engineering design that it could be used for drainage from K also. There is capacity in the pond and we can adjust slopes and things like that to effectively use it for tract K also. At the time it was designed the second CDD wasn't part of the thinking and it wasn't designed to be in one CDD or the other. It would be serving the County roadway in Stoneybrook South CDD and it would be providing the drainage of tract K and Stoneybrook South at ChampionsGate CDD.

Mr. Cipollone: Even though the roadway is dedicated to the County, the storm system for that roadway is still CDD?

Mr. Reid: The CDD is maintaining the ponds throughout the whole development.

Mr. Cipollone: Is there any possibility that we could just transfer this maintenance requirement and this pond to the Stoneybrook South at ChampionsGate CDD and just take the other CDD out of it completely? Why does it have to be joint use? If the County has already been given the road then the pond only needs to be maintained by one entity and if it makes more sense since the original District doesn't own Westside Boulevard anymore, why should it care about the drainage and storm water attenuation and maintenance for a road that they do not own anymore? It almost seems easier and cleaner if we put this into the new District.

Mr. Reid: The reason why it was included and kept in the original Stoneybrook South CDD was the bond funds for construction and they paid for the construction. That is why it was

in the CDD and I don't know if that restricts who can maintain it in the future. You're right it doesn't need to be a joint use if tract K is going to drain into then it is serving tract K. To me it would make sense to keep one entity responsible for maintenance of it.

Mr. d'Adesky: If the engineer signs off on behalf of that CDD saying that this is no longer within the boundaries of the District and it has no use to the District and it would be better served by this other public entity then we can transfer the parcel. If it is private-public then there needs to be an appraisal and a value analysis but if it is public-public and you are transferring it from one to another for a public purpose then that is the difference.

Mr. Flint: That is just like you building water and sewer lines and then you turn it over to Toho. You can do that with bond funds but if you are turning it over to a private entity then it is different.

On MOTION by Mr. McDonald, seconded by Mr. Ray, with all in favor, to delegate authority to the Chairman to negotiate terms for the Joint Use Agreement with Stoneybrook South CDD related to pond PK1 was approved.

**ii. Discussion of Transfer of Skink Preserve Parcel to Stoneybrook South CDD**

Mr. Reid: The Skink Preserve is in yellow on all of the maps and it is in the north end of the property. It was permitted as a conservation preserve for the impact of the skinks on the Stoneybrook development. That was permitted with the original South Florida Water Management permit as a preserve and it is about an acre. The Stoneybrook South CDD owns it so it resides now in the new CDD. I do have to research the permits and see if there is a permit transfer or if the Stoneybrook South at ChampionsGate needs to be added in but I do not have that answer yet. I think the issue is for long-term maintenance and ownership.

Mr. d'Adesky: The ownership will be transferred regardless the issue is the permits. Once you finish your research and figure out what to do with the permit situation then we would effectuate the transfer and the permits at the same time.

Mr. Cipollone: Can the transfer of the asset from one CDD to the other happen prior to the permit being resolved?

Mr. d'Adesky: Then we would also need to execute an easement so they can maintain it.

Mr. Cipollone: Other than cleaning up the issue is there anything time sensitive that is forcing us to do this sooner than later?

Mr. Reid: Other than recording of the plat for the north and you would have Stoneybrook South CDD having to join in the plat recording. You want to create a tract with the plat so that would be the issue is keeping your plat simple.

Mr. Cipollone: Any risk of contest in the District to transfer this permit or add Stoneybrook South at ChampionsGate CDD?

Mr. Reid: No it is already permitted and it has been executed. I don't think there is any issue other than if the ownership changes then you have to either add a co-permittee or transfer the ownership. There is a separate deed that was recorded for this and a separate conservation easement and I'm not sure if there is anything in there that has to be done in addition to whether it is a co-permittee.

Mr. Flint: The permit is in compliance and they are not inheriting any regulatory problems. Is there an environmental consultant that is handling this?

Mr. Reid: Yes that is Bill Griffey and he is working on an adjacent parcel right there.

Mr. Flint: Have him provide a letter stating that it is in compliance with all permits.

On MOTION by Mr. Cipollone, seconded by Mr. McDonald, with all in favor, to authorize staff and the Chairman to work on any permits or deed necessary to transfer of Skink Preserve parcel to Stoneybrook South CDD was approved.

**B. Engineer**

There not being any, the next item followed.

**C. District Manager's Report**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cipollone, seconded by Mr. Ray, with all in favor, the meeting was adjourned at 11:52 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman