

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, April 2, 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
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 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 2020**

Mr. Flint: You have two vacancies. One seat has a term expiring in 2020 and another seat

has a term expiring this November of 2018. Are there any nominations for either of those seats at this time?

Mr. Morgan: I nominate Lane Register for the Board vacancy.

Mr. Flint: Do you know which seat you want to put Lane in? The 2018 or the 2020 seat?

Mr. Morgan: The 2020 seat.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Lane Register was appointed to the Board with a term ending November 2020.

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

Mr. Flint: Mr. Register let me hand you the Oath of Office form. If you could come and join the Board at the table and I will administer the Oath.

*Mr. Flint being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Register.*

Mr. Flint: If you could print your name at the top of the form and sign where it says Board Supervisor, I can notarize that for you. Attached to the Oath is an information page, we've got your business card so I believe we are good. The next form is called the Form 1 Statement of Financial Interest. This is a financial disclosure form required by the State of Florida, and it has to be filed initially within 30 days of today with the Supervisor of Elections in the County you live in. If you live in Orange County, the Supervisor of Elections is there on Kaley Avenue near I-4. If you're in another County we can help you. We always recommend that you get proof of filing it, because if you just stick it in the U.S. mail and they don't get it, it can be a problem. It has been a problem in the past, so I would either hand deliver it or mail it certified. Annually, they will mail you an update. Also, as a Board Member you are entitled to compensation of \$200 a meeting. Typically, I think the Lennar employees have waived compensation, so for the record we would just ask if you accept or waive the compensation as a Board Member.

Mr. Register: That's fine, I will waive it.

Mr. Flint: Most importantly, as a Board Member you are a Public Official similar to a County Commissioner, City Commissioner, School Board Member, etc. That means you are subject to the Government in the Sunshine Law and public records laws. The primary issue with the Sunshine Law is not talking to other Board Members outside of a publicly noticed meeting

about CDD business. You can discuss anything else, but if it's CDD business it should be discussed at a public meeting.

Mr. Register: I understand.

Mr. Flint: You can talk to me, District Counsel, District Engineer, and that is not a problem. You can't speak with the other Board Members though. That includes emails or texts.

Mr. d'Adesky: We will send you more information but just so you know any emails that you send about District business could potentially be subject to a public records request down the line.

Mr. Register: Okay, thank you.

### **C. Consideration of Resolution 2018-06 Electing Assistant Secretary**

Mr. Flint: I believe there is a desire to elect a Chairman right now. Adam is currently serving as Vice Chairman and you have no Chairman. So, we would expand that Resolution to consider Chair or Vice Chair and whatever seat you want to designate for Lane. From the existing four Board Members, you would appoint a Chairman, a Vice Chairman, and the other two as Assistant Secretaries. Is there any discussion on that?

Mr. Ray: I think we would make Lane Chairman and Adam would keep his seat.

Mr. Morgan: Or I could become Chair and Lane could be Vice Chair.

Mr. d'Adesky: Being Chairman just means you'll be signing a little bit more. Also, if you have a bond closing you'll have to be there to sign some documents.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Resolution 2018-06 Electing Mr. Morgan as Chairman, Mr. Register as Vice Chairman, and maintaining Mr. Ray and Mr. Revell as Assistant Secretaries was approved.

### **FOURTH ORDER OF BUSINESS**

### **Approval of Minutes of the March 5, 2018 Meeting**

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

Mr. Morgan: There were none that I saw.

Mr. Ray: They look good.

On MOTION by Mr. Ray, seconded by Mr. Morgan, with all in favor, the minutes of the March 5, 2018 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017 Requisition #1**

Mr. Flint: At the last meeting, you all approved the associated conveyances, and this has already been submitted and funded. We are just asking the Board to ratify the Requisition.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, the Series 2017 Requisition #1 was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-07  
Authorizing a Petition to be Filed to Expand  
the District Boundaries**

Mr. Flint: This is a resolution authorizing staff to prepare a petition, and for the petition to be filed to expand the District Boundaries to approximately 30 acres. Dave or Andrew, do you want to expand on that?

Mr. d'Adesky: Yes, I will go through the petition. Dave, if you know anything further you can follow up. This is a fairly straightforward authorization. The resolution authorizes staff to go ahead and do the preparatory work. That includes preparing the exhibits, there are about six exhibits prepared by an engineer and one is prepared by George. The one prepared by George is a Statement of Estimated Regulatory Costs which is him essentially saying that it is not going to cost the government any money to do this. This was prompted by some pushback that Mark got from the County. They needed to see authorization on the part of the Board to make sure we are moving forward with this. Lennar is an option holder at this point, but if you read the Statute it allows us to do the process as an option holder. They actually wrote that in the statute five or six years ago, to allow the process to be sped up a little. I believe they are closing on the property in June or July, and it may or may not happen before then. With advertising timelines, because whenever you do an expansion you have four weeks of advertising, if it takes us two or three weeks to put the exhibits together then you're probably already looking at that anyways. Also, Osceola County does two readings, they have a first reading where they take comments on it and then a second where it is actually adopted. We are probably looking at June or July anyways, even if we start looking at it now. This resolution also ratifies a little bit of the work that I did. Mark needed

letter to get the County moving, and it said we were going to adopt this resolution and authorize the petition to be filed. Hopefully the County is satisfied with that, but I can't predict that.

Mr. Flint: After today, we can also send the resolution.

Mr. Morgan: So, the County was pushing back on Lennar because they wanted assurance that the property was going to be developed?

Mr. d'Adesky: Not only developed but also included as part of the CDD and certain things maintained for the benefit of the public.

Mr. Morgan: By the CDD. I understand now.

Mr. d'Adesky: Yes, by the CDD.

On MOTION by Mr. Morgan, seconded by Mr. Ray, with all in favor, Resolution 2018-07 Authorizing a Petition to be Filed to Expand the District Boundaries was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: The last resolution was all I had.

**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. The detail register is behind the summary. Are there any questions?

**2. Consideration of Funding Request #6**

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

On MOTION by Mr. Ray, seconded by Mr. Revell, with all in favor, Funding Request #6 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

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


**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 11:43 a.m.

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman