

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, August 3, 2020 at 11:31 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan
Lane Register
Tim Smith

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
David Reid
Alan Scheerer

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were in attendance via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, the Governor issued an executive order that allows government entities to hold meetings electronically due to COVID. That executive order extends through the end of August. We advertised the Zoom link in our legal notice. It's in the agenda and it's also on the District's website. It does appear we have a number of members on the meeting. We have a public comment period at the beginning of the meeting and we would take comment on any thing that is on the agenda or not on the agenda that you would like to bring to the Board's attention. We will open the floor for public comment. Are there any members of the public that would like to provide comments to the Board?

Resident: Where do I get a copy of the agenda?

Mr. Flint: It is on the District's website, stoneybrooksouthatchampionsgatecdd.com.

Resident: Okay, thank you.

Mr. Flint: You're welcome, and if you ever have any issues with getting information off the website our office's contact information is also on there. You can always call us and we can email you the information.

Resident: I have a question about along Bella Citta, between Bella Citta and the golf course along hole 8, is that CDD property?

Mr. Flint: Alan, do you know where she's talking about?

Mr. Scheerer: If you are coming out of Blackwolf Run Rd on to Bella Citta and heading towards Westside Boulevard, all we do is the Blackwolf Run entrance up to the gate and the stormwater pond. I believe the rest of that would be golf or county.

Resident: I'm talking about the path between after the golf course and between the sidewalk. It's not CDD, is what you are saying?

Mr. Scheerer: I would be more than happy to meet you onsite just to make sure we are in the right spot, but if I'm hearing what you are saying correctly it's not CDD. We just do the pond, the path is golf course, and I believe that connects the cart path to that hole over there.

Resident: I'm trying to figure out what entity would be responsible for possibly putting up a barricade between the busy street and the golf course, whether it's a wall, fencing, or hedging.

Mr. Morgan: Alan, I believe that's golf course property right there. That would be a question for Ethan.

Resident: Okay, thank you.

Mr. Flint: Are there any other public comments? Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2020

Mr. Flint: You do have a vacancy on the Board. Any time there is a vacancy during the term of office, the remaining Board members appoint a replacement for that. Are there any nominations at this point to fill that vacancy? If not, we can carry that item over to the next agenda. I'm not hearing any nomination from the Board so we will go ahead.

Mr. Morgan: Hold on George, I didn't know I was muted. I nominate Patrick Hails.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Appointment of Patrick Hails to Fulfill Board Vacancy with a Term Ending in November 2020, was approved.

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

Mr. Flint: We will get Mr. Hails the Oath of Office form and information prior to the next meeting so he can participate.

C. Consideration of Resolution 2020-09 Electing Assistant Secretary

Mr. Flint: We have Resolution 2020-09 which would elect him as Assistant Secretary. If the Board wanted to keep him in the same office as his predecessor a motion to approve that resolution would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-09, Electing Patrick Hails as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 4, 2020

Mr. Flint: Did the Board have any comments, corrections, or changes to those meeting minutes?

Mr. Morgan: They look good to me George.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 4, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2019 Audit Report

Mr. Flint: The CDD as a government entity is required to have an annual independent audit performed. You bid those services out in accordance with the statutes and you selected Berger Toombs. They prepared the independent audit and it has been transmitted to the State of Florida as required. We are asking the Board to accept the audit and ratify its transmittal to the State of Florida. It is a clean audit, if you refer to the Management letter starting on page 33 you will find that there are no current for prior year findings or recommendations and we've complied with the rules of the Auditor General. Any questions on the audit report?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Acceptance of the Fiscal Year 2019 Audit Report and Transmittal to the State of Florida, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Revised Resolution 2020-05 Accepting Conveyance of Real Property Interests and Improvements

Ms. Trucco: This Resolution is accepting a requisition, Requisition #5, for the transfer and conveyance of real property and infrastructure improvements of that real property from the developer Lennar to the District. You will see the Special Warranty Deed, a Bill of Sale regarding infrastructure improvements that were completed on that property. There is an Owner's Affidavit and there is also an Engineer's Certificate in here. He's also reviewed this conveyance and is certifying that the work that was completed on the property was in accordance with the Engineer's Report, the Capital Improvement Plan, and all development requirements in the County in which the District is located in. We are looking for the Board's acceptance of this conveyance for the requisition of work that was done using bond proceeds for the District.

Mr. Flint: Any questions from the Board on the resolution? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Revised Resolution 2020-05 Accepting Conveyance of Real Property Interests and Improvements, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2019 Requisitions #7

A. Consideration of Resolution 2020-06 Accepting Conveyance of Real Property Interests and Improvements

Mr. Flint: This is in your agenda package. There's also Resolution 2020-06 Accepting Conveyance of Real Property Interests and Improvements. Requisition #7 has been executed and signed by the Engineer certifying that the improvements are in accordance with the Engineer's Report. It was also signed by a responsible officer of the District, which was the Chairman. It was transmitted to the Trustee back in April. It's in the amount of \$3,776,138. It is to acquire or reimburse the developer for a portions of the stormwater systems, utilities, earthwork, sanitary sewer, and road construction. Resolution 2020-06 also accepts the conveyances associated with this requisition. If there are any questions on the requisition we can discuss those, otherwise the first motion would be a motion to ratify Requisition #7.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Requisition #7, was ratified.

Mr. Flint: Next would be the resolution accepting the conveyances with that requisition. Are there any questions? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-06 Accepting Conveyances of Real Property Interests and Improvements, was approved.

EIGHTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-07 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is a Public Hearing to consider adoption of the Fiscal Year 2021 Budget. There is also a Public Hearing related to the Assessments that are associated with that Budget. The Board approved a proposed Budget back in the spring and you set the date, place, and time of the Public Hearing for today for its consideration. Resolution 2020-07 is in your agenda as well as the budget that is attached to it. It contemplates that we would be operating under Operating & Maintenance assessments, and those per unit amounts are listed at the bottom of page 1. There is no proposed increase in any of the per unit assessments amounts. They would remain at the same level as in the current and prior budget. It is a Public Hearing so we will go ahead and open the floor for any members of the public that may have comments on the proposed budget that's in the agenda. Are there any members of the public that would like to provide comment on the proposed budget?

Resident: George, this is Neil Roberts the Chair the Residents Advisory Counsel. We've been working on the fountains for other ponds within the community, similar to what's been put in on 15 and 16. If we are looking to get those, those are not included in the current 2021 budget. If those are recommended by the Board how would that reflect in terms of the budget? Would that be an extraordinary item that the Board would need to approve as an exceptional item?

Mr. Flint: You are correct, right now we don't have those fountains included. We do have some funds that are being transferred to a Capital Reserve Fund. So, the Board would have to appropriate those funds from the reserves in the event they were interested in moving forward with that.

Mr. Roberts: Okay, thank you.

Mr. Flint: If you get to the point where you have some firm recommendations for the Board you can always provide those to me and we can relay those on to the Board in a future meeting on the agenda.

Resident: Yeah, we working with Chris Russell at the moment who's pulling together the proposals and the bids that are coming in from the same company that installed 15 and 16. Once we finalize that then we will have a recommendation.

Mr. Flint: Alan Scheerer who's on the call is the field manager for that District as well, and he was involved in facilitating the fountains that were installed in the Stoneybrook South CDD.

Resident: I think Chris has been working with you Alan as well on this.

Mr. Scheerer: Yes, we've been communicating.

Resident: Okay. Thank you.

Mr. Flint: Any other comments or questions from the public on the proposed budget for Fiscal Year 2021? Hearing no other comments, we will bring it back to the Board. Does the Board have any comments or discussion on the proposed budget or the Resolution?

Mr. Morgan: Looks pretty standard to me George.

Mr. Register: I have no comments at this time.

Mr. Flint: Is there a motion to approve Resolution 2020-07?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-07 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.
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B. Consideration of Resolution 2020-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution is still a part of the Public Hearing. This imposes the assessments that were included in the budget you just approved. Those assessments are at the bottom of page 1 of the budget. Again, they are the same levels as the current budget and this resolution would have the budget attached to it as well as the Assessment Roll, listing all the properties that would be subject to those assessments. Are there any comments from the public on the resolution imposing the assessments? If not, we will bring it back to the Board. Any discussion from the Board on Resolution 2020-08? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-08 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: I will close the Public Hearings at this time and move on to the next item.

NINTH ORDER OF BUSINESS

Consideration of First Amendment and Extension to Landscape Maintenance with Down to Earth

Mr. Flint: Alan, are there any changes to extending the term?

Mr. Scheerer: Yes sir, there are some additions. The Board recalls when we did a public bid process with this a year ago. This would obviously extend that agreement for another 12 months. In the interim, we have attached to this agreement three different proposals. The Baxter Tract is being maintained by Down to Earth currently, it's in the budget this year and obviously in the budget for next year. What we would ask of the Board is to seek approval for this proposal, this estimated budget amount of \$9,750 annually. Also, we were seeking approval in advance, I've been working with Tim Smith on the Westside Boulevard Tract as well as the additional ponds. It's my understanding that these ponds are ready to go, they are ready to be maintained. In the agenda you will see a proposal for Westside Boulevard Phase 1, which we consider as Fox property Phase 1 in the amount of \$36,512.42. Then there are five additional ponds and the pond map and the map also shows landscape alongside Westside Boulevard. Those ponds are \$4,999.85 monthly. The biggest issue with that is that Pond 2 is slated to be a dry pond, which under the current scope of service dry ponds are required to be "disked" on a monthly basis.

Mr. Flint: This agreement would extend the current agreement 12 months, and in addition it would add these three areas that are reflected in Exhibit 'A'.

Mr. Scheerer: And those are all in the budget. They are in the budget for this year and then Fox was added as well for 2021.

Mr. Morgan: This is already in the budget?

Mr. Scheerer: With the exception of the Fox Tract, yes sir.

Mr. Morgan: Okay.

Mr. Sheerer: We are looking at two months of that. The ponds can be released on a pond by pond basis whenever Tim tells me they are ready to go, we can start maintaining them if the Board approves.

Mr. Flint: Any questions from the Board on the extension and amendment to the landscape contract?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the First Amendment and Extension to Landscape Maintenance Agreement with Down to Earth, was approved.

TENTH ORDER OF BUSINESS

Ratification of Street Lighting Proposals from Duke Energy

Mr. Scheerer: These are some additional streetlights the CDD will be maintaining Whistling Straits Boulevard. These numbers have been contemplated in the budget as well. Any other comment on that Tim?

Mr. Smith: No, that's all I had.

Mr. Flint: These have all been signed and are in place right now. We are just having the Board ratify the action of the Chair or Vice Chair in executing these, so that we have them in the District's records. These are the standard streetlight leases that the District pays for in all other portions of the District.

Mr. Morgan: These have already been installed?

Mr. Scheerer: Yes Adam, they have.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Street Lighting Proposals from Duke Energy, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen anything else for the Board?

Ms. Trucco: No, we've just been working with the Engineer recently to do the requisitions that you've seen today, and we've also submitted an expansion petition that we've been working on quite extensively with the Engineer. We will keep the Board up to date on that. Otherwise everything is running smoothly.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing new. Kristen has been keeping me busy.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: We have approval of the check register for the General Fund. This goes from May 8th through July 23rd. It totals \$183,011.30. The detailed register is behind the summary. If the Board has any questions we can discuss them. If not, is there a motion to ratify it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$183,011.30 was ratified.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th. There is no action required. If there any questions on the financials we can discuss them. Hearing none,

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year you approve an annual meeting schedule, so we've suggested one with the premise you would continue to meet on the first Monday of the month at 11:30 a.m. in the Oasis Club with the exception of July. There would be no meeting because with conflict with the 4th of July and then the September meeting would be a week later because of the conflict with the holiday. If the Board is okay continuing the monthly meetings at the same date, time and location a motion to approve the meeting schedule would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Smith, with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

iv. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the Arbitrage Rebate Calculation Report for the Series 2019 funds. The report indicates that there is a negative arbitrage rebate of \$410,000 so there are no arbitrage issues. If there are any questions we can discuss those, if not I'd ask for a motion to accept the report.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

TWELTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman