

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, September 14, 2020 at 11:30 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Tim Smith	Assistant Secretary
Patrick Hails	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Engineer
David Reid	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: It does appear we have a number of members of the public 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. Now is the time for you to provide that input. We will open the floor for public comment. 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. Are there any members of the public that want to provide input? I'm not hearing any, so we will go ahead and move on to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 3, 2020 Meeting**

Mr. Flint: Did the Board have any comments, corrections, or changes to the August 3, 2020 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 August 3, 2020 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Installation of Fountains in District Ponds**

Mr. Flint: We were contacted by Neil Roberts, who is the Chair of the Resident Advisory Committee for the Homeowners Association and he has been working on a project to try and get additional fountains installed in the various ponds within the CDD. He has supplied us with a map and some proposals. There are individual proposals for ponds 1, 2, 3, 4, 5, 6, and two for pond 10. They all appear to range from \$25,000 per pond. Alan, you have reviewed the maps and proposal, do you want to provide input? Mr. Roberts is also on and he can provide input since he is the one that's asked for this to be added to the agenda.

Mr. Roberts: Hi George, this is Neil Roberts and I want to thank you for adding this to the agenda. I think it's an important aspect that the community is looking for the CDD to review. Not only does it provide aesthetically an improvement to the view of the community, but also adds value to the overall community by having the fountains. It also controls stagnation and controls a lot of the bugs that we get around the ponds, mosquitos, etc. That's a health risk and also a health reason for asking for these particular ponds to be put in place around the community. So, thanks for your consideration. I did provide the information on the maps. On the second map, the practice facility and the hole 18 are not part of the CDD's responsibilities. So that's not being considered, but it is the ponds on the 1<sup>st</sup> map and the pond number 10 on the 2<sup>nd</sup> map which is up for consideration for Stoneybrook South at ChampionsGate. We did get these quotes which we submitted as well for the cost that are appropriate for installation of these ponds. Alan, I'll hand it over to you.

Mr. Scheerer: I think you hit the nail on the head. On the 1<sup>st</sup> map marked 1, 2, 3, 4, 5, and 6 are all at Stoneybrook South at ChampionsGate CDD, along with that Tract A pond labeled 10 on the 2<sup>nd</sup> map. Those all fall within the Stoneybrook South at ChampionsGate CDD. I know that there were no funds allocated in the 2021 budget for fountains. We didn't have any of this

information or numbers for the request at that time. So, I can try to answer any questions that the Board may have at this time.

Mr. Flint: Does the Board have any questions or comments on the proposals? I will just reiterate what Alan indicated. The fiscal year starts on October 1<sup>st</sup>. The budget has already been adopted for the Fiscal Year 2021. There is no funds appropriated either for the capital or the ongoing operating budgets for the fountains within Stoneybrook South at ChampionsGate. The Stoneybrook South CDD is in a different situation. It installed 2 fountains, I think last fiscal year, and those funds to install and maintain that are obviously separate from the Stoneybrook South at ChampionsGate. That's an established District that has adequate reserves and a fund for capital expenses such as that. So, does the Board have any comments or questions on the proposal?

Mr. Morgan: Alan, I don't think the complete map came through on my agenda. How many ponds are on the CDD and how many are on the golf course?

Mr. Scheerer: There are 7 that are CDD for Stoneybrook South at ChampionsGate, and 1 which would actually be golf. On the map that is indicated as number 9. As George eluded to the 18<sup>th</sup> tee and the 18<sup>th</sup> fairway pond would fall to the Stoneybrook South CDD, not this CDD. So, we are looking at a total of 7 ponds.

Mr. Flint: The only proposals included in your agenda were related to those 7 ponds. I'm just rounding. It's a total capital expense of about \$160,000.

Mr. Morgan: Well, I can't speak directly for the golf course itself, or Icon, but I can speak on behalf of Lennar who is still deficit funding the golf course. The golf course is yet to make a profit, so it's still deficit funding. I'd be very doubtful if Icon or the golf course would be willing to fund it at this point. However, we could bring it up with them.

Mr. Flint: Adam what we are considering here is the 7 proposed fountains and CDD ponds.

Mr. Morgan: Correct, but we don't have it in the budget for this year, I was just referring to the one golf course pond for the record.

Mr. Flint: Okay. I think what I'm hearing is it's a timing issue on request and then going forward in the next budget process, we would have to determine whether or not they were able to appropriate these funds to be able to construct these fountains. I think it's good the Board has this information at this point, but I'm not sure there's any action the Board can take. Looks like Dominick is just joining.

Mr. Morgan: George, is there a way we can make sure that this get put in for consideration for the 2022 budget?

Mr. Flint: Yes, we can make a note to incorporate this and then the Board can decide at that point.

Mr. Roberts: Are there no funds available to do that sooner? As an exception to the budget? I think 15 and 16 when they were put in, I'm not sure they were included in the 2020 budget. I think they were exceptions. I may be wrong, but is there not something available for us to put those in sooner?

Mr. Flint: Mr. Roberts the difference is that the Stoneybrook South CDD has over \$1,000,000 dollars in there Capital Reserve. So, they had funds that where that Board could appropriate to install those fountains. In the case of Stoneybrook South at ChampionsGate CDD, we don't have that. This is a developing community, and so it's not capitalized like the Stoneybrook South CDD is. That District is significantly older and established and had funds in place already. At this point, Lennar is paying the shortfall due to the funding agreement, so anything not paid through assessments that homeowners pay, would be the responsibility of the Developer. Being that it's not appropriated and not in the budget, it would be something that under that Developer Funding agreement, they would be obligated to provide any funding for it. I don't know that there is much more than the Board can do at this point, other than accept the information and put it in the planning process for the next fiscal year.

Mr. Roberts: The deficit funding is not for the CDD that's for the community.

Mr. Flint: It's for both.

Mr. Roberts: It's for the CDD as well?

Mr. Flint: Yes, because they've got north of Bellacita that is not all fully platted. There's on-going operating expenses that are not on the tax roll so they are deficit funding and any short fall between what the assessments generated and what the actual costs are. So, this would be through that funding agreement something that the Developer would have to pay at this point because there's no Capital Reserve to pay \$160,000 of unplanned expenses.

Mr. Roberts: All I can ask then is that it is planned for the next round of budget discussions.

Mr. Flint: Okay.

Mr. Morgan: I think that's fair George, so just put it on for the consideration for next year's budget.

Mr. Flint: Okay, and that's Adam Morgan speaking, he's the Chair of the CDD. We will incorporate this, the budget process for the next fiscal year starts in May. There will be a proposed budget adoption for 2021, and the final adoption will be in August of 2021. Thank you for bringing that to the Board Mr. Roberts.

Mr. Roberts: Thank you.

## **FIFTH ORDER OF BUSINESS**

### **Ratification of Temporary Access Easement Agreement**

Mr. Flint: This agreement was executed by myself. This is a homeowner that wanted to install a pool and they needed to cross a portion of a CDD pond. We executed this Access Agreement allowing them to do that providing restoration clauses, liability provisions, time frames for when they could use it, etc. This has already been executed by the Chair and we are asking the Board to ratify the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Temporary Access Easement Agreement, was ratified.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Kristen, anything else for the Board?

Ms. Trucco: We are pretty quiet here; we have nothing new to report to the Board today.

#### **B. Engineer**

Mr. Flint: Dave, do you have anything?

Mr. Reid: Nothing new.

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

##### **i. Approval of Check Register**

Mr. Flint: We have a summary from the checks from July 27<sup>th</sup> through September 8<sup>th</sup>. It totals \$36,235.66. The detailed register is behind the summary. If the Board has any questions we can discuss them. If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$36,235.66 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through August 31<sup>st</sup>. This is the first 11 months of Fiscal Year 2020. There is no action required. If there any questions on the financials we can discuss them. Hearing none,

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Alan do you have anything for Field Manager.

Mr. Scheerer: Yes, just for everybody's benefit last Friday myself, Down to Earth, Tim Smith, and the install contractor, Cherry Lake walked the Westside Boulevard portion of Fox. That was reviewed with some minor changes. Cherry Lake has agreed to go ahead and perform maintenance this week. They will go ahead and get everything mowed, cleaned up, edged, and trimmed. Then the following week Down to Earth will go ahead and start maintenance. So, we will have all of Westside Boulevard and the ponds associated with the Fox Tract. The Board did approve that agreement in the meeting in August, so we are good to go.

Mr. Morgan: You can thank me later for cleaning the street. Cherry Lake did a horrible job keeping their job site clean.

Mr. Scheerer: Yes sir. Thank you too. I didn't know who had cleaned the street, but it looked better than it did the week before. Thank you.

Mr. Flint: Is there anything else from the Board?

Mr. Morgan: George and Tim, really quick. If we enter into these landscaping contracts, we need to make sure we put in the contract that they keep the streets clean.

Mr. Smith: I agree Adam. I've been on them about it they just don't get it done.

Mr. Morgan: If it's in their contract we can hold them to it. If it's not in the contract they just laugh at us.

Mr. Flint: I think that's on the install side, so I think those contracts are between the contractor.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary  
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Chairman/Vice Chairman