

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, May 3, 2021 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Dan La Rosa	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
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 constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfil the Board Vacancy with a Term Ending in November 2024

Mr. Flint: Next is Organizational matters. We do have a Board vacancy with a term ending in November 2024. Are there any nominations to fill that vacant seat at this time?

Mr. Morgan: We'd like to nominate Dan La Rosa.

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

Mr. Flint: Mr. LaRosa, as a citizen of the State of Florida and of the United States of America and as an Officer of the Stoneybrook South at ChampionsGate Community Development District, do you hear by solemnly swear or affirm you'll support the constitution of the United States and the state of Florida?

Mr. LaRosa: I do.

Mr. Flint: If you wouldn't mind printing your name at the top and then signing where it says, 'Board Supervisor.' You're on at least one other CDD so you're familiar with the backup information that is included. You don't need to file another Form 1 just for this District, but when they send it to you in June for your annual update, you'll just need to include this on the list.

Mr. LaRosa: Okay.

C. Consideration of Resolution 2021-13 Electing Assistant Secretary

Mr. Flint: Tim was an Assistant Secretary on the Board, so we have included a resolution in the event you want to make Mr. LaRosa an Assistant Secretary, you could approve that resolution or if you want to change offices you can do that as well.

Mr. Morgan: I just say keep it the same.

Mr. Flint: Is there a motion then to approve Resolution 2021-13?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-13 Electing Mr. Dan La Rosa as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes from the March 1, 2021 Meeting

Mr. Flint: Next are the minutes from your March 1, 2021 meeting. Were there any comments or corrections to those minutes?

Mr. Morgan: They look good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes from the March 1, 2021 Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-11
Accepting the Conveyance of Real
Property and Improvements Relating to
the Fox South Assessment Area**

Mr. Flint: Next is Resolution 2021-11 accepting the conveyance of real property and improvements related to the Fox South assessment area. Kristen.

Ms. Trucco: The Board will probably remember they approved a requisition at the last Board meeting. These are the conveyance documents that go along with the real property improvements that were part of that requisition. They include three storm water retention tracts and two wetland tracts. These were included in the plat as designated to go from the developer to the District, these conveyance documents in fact show you that consideration. We've got the same ones from the last Board meeting; a special warranty deed which transfers the real property from the developer to the District. A Bill of Sale will transfer the improvements on the tracts from the developer to the District. We've got an agreement regarding taxes. There are no outstanding taxes owed on the property improvements and also an owner's affidavit. We also have a certificate of the District engineer which has already been signed. This is basically the District engineer certifying that real property and improvements were constructed in accordance with the engineer's report and it is acceptable for the District. Dave, I don't know if you have anything to add on these tracts.

Mr. Reid: No.

Ms. Trucco: If you have any question, we can take them now, otherwise we're just looking for a motion to approve this resolution.

Mr. Morgan: I can see the developer has already approved and signed off on everything.

Mr. Trucco: That's right.

Mr. Flint: And the requisition has been submitted to the trustee at this point because we did get the executed documents back from the developer.

Mr. Morgan: Everything look good to you Rob?

Ms. Trucco: So, I guess technically this is a ratification.

Mr. Morgan: Okay, I make a motion to approve then.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-11 Accepting the Conveyance of Real Property and Improvements Relating to the Fox South Assessments, was approved.
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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-12
Approving the Proposed Fiscal Year 2022
Budget and Setting a Public Hearing**

Mr. Flint: Each year the Board is required to approve a proposed budget by June 15th and set the date, place, and time of the public hearing at least 60 days from the date you approve a proposed budget. Resolution 2021-12 has a proposed budget attached and it contemplates the public hearing would be at your August 2, 2021 meeting at 11:30 a.m. at this location. Exhibit 'A' shows the starting point for the budget. The actual adoption of the budget would take place in August at the public hearing. This is a preliminary budget and what we have done in this budget, one is we have transferred anything above our operating reserve into a capital reserve fund. You'll see next year there is a transfer out of \$447,000 that is basically moving those funds into a capital reserve budget which is reflected on page 8. Those funds would be tracked separately. If anyone asks, "How much do we have in the reserve?" This way those funds are moved into a separate account and can be monitored and tracked that way versus on the balance sheet and not being appropriated.

Mr. Morgan: I'm looking, and it says it has \$163,900 in capital outlay. Is that what has already been planned or is that what is excess?

Mr. Flint: Where are you looking? At the capital reserve fund?

Mr. Morgan: Yes, page 8.

Mr. Flint: That was the next item I was getting to. Previously, you will recall that we've had a request that fountains be installed in all the District ponds. I think last year during the budget process it was brought up and the Board differed action to this year to discuss during the budget process. We did go out and get pricing, just so the Board has a feel for what the potential cost will be. You can see the fountains average anywhere from \$21,000 to \$25,000 each. We've listed pond 1, 2, 3, 4, 5, 6, and 10. That total is \$163,900 and you see the list at the bottom of page 8. In addition, there is an impact to the general fund, an ongoing impact primarily on electrical costs. You'll see under electric at the top of page 5, we are estimating about \$38,000 a year in additional electrical costs as a result of those fountains. That would be an ongoing annual impact to the budget. The fountains would be a onetime capital cost.

Mr. Morgan: I see that Alex provided us a map and I am looking at ponds 1 and 3, they are visual public locations. The rest of them seem to be within the development, and then we have a

new pond in the Fox tract, so we could consider doing those three on this budget year. That would be \$75,000 for purchase and install and then that would leave us with roughly \$12,000 a year in operations cost for electricity. Is my math right?

Mr. Flint: Probably would be a little more than that, but whatever that number is divided by seven.

Mr. Morgan: We could do those three, and then we can pass on the rest of the fountains for later consideration if the Board is good with that? I would be comfortable with doing three George, if the Board is comfortable with that.

Mr. Flint: Okay. And again, you're not approving a final today, that would be in August. You can make changes between now and then. There will be a public hearing at the August meeting as well where you can receive public input.

Mr. Morgan: So, we are going to give direction to get formal bids and everything on the three?

Mr. Scheerer: We do, they do change. They are only good for 30 days. We'll update everything by the August adoption meeting.

Mr. Morgan: So, we'll get those three in a package and see what it looks like? Okay, let's do that and move forward with that. I am comfortable with that.

Mr. Flint: So, we will reduce the capital budget down to the three. The Fox tract will be Black Wolf Run and the other one would be Whistling Street. The other ones can be considered at future budgets. Again, this is not a final adoption, this is just your proposed budget. You could make changes at your public hearing in August. I know we have a couple residents on the phone. This isn't really a public comment period, but since you are on the phone do you have any public comment on the issue of the fountains?

Resident (Neil Roberts): I guess my concern from what I'm hearing is you're only approving three that are visible from roads. It's not just the aesthetic that we are looking at here, there is also the issue of the bugs and mosquitos within the community. The reason for the fountains is for health reasons which is why we want fountains in all of the ponds whether they are visible from the roads or not.

Mr. Flint: Okay. The Board has heard your request and they are looking at probably doing this in phases. Right now, the discussion would be that the initial three would be in the next year's

budget if it is adopted in August with that and then in future years it could be phased in if future Boards decided they wanted to continue with the installation of those fountains.

Resident (Neil Roberts): There is money available, what's the rush now for not having them done now?

Mr. Flint: Well, that money in the capital reserve is not necessarily to put fountains in, it's reserving for future repaving of the roads, repairs to the storm water system, replacement of landscape, etc. There's other competing interests for that money.

Resident (Neil Roberts): I understand that. That will also come out of future contributions from residents as the reserve goes up. The roads and the storm drains won't need repairing all ten years. To eliminate six of these ponds at this stage for future consideration I don't think is the way you should be doing it with this community. We should be looking at protecting the community from the prospective of the mosquitos and the bugs that these ponds create to everybody who is a resident here.

Mr. Flint: We appreciate your input. Are we ready to move on then? Is the Board ready to approve Resolution 2021-12 with those changes?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-12 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing for August 2, 2021, was approved as amended.

SEVENTH ORDER OF BUISNESS

Consideration of Series 2020 Requisition #2

Mr. Flint: Next is Requisition #2. This is for \$6,870 and it's to come out of the construction account and the bond funds. This is for engineering services. Any question on the requisition? If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2020 Requisition #2, was approved.

EIGHTH ORDER OF BUISNESS

Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services

Mr. Flint: Item 8 is the arbitrage rebate proposal. This is with Amtec, and this a calculation required by the IRS. It's a fee of \$450 a year and it is a five year agreement. Any questions on the agreement? Is there a motion to approve the agreement with Amtec?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Amtec to Provide Arbitrage Rebate Calculation Services, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Next is staff reports. Anything else Kristin?

Ms. Trucco: No, I have nothing else for the Board.

B. Engineer

i. Presentation of Increased Rate Schedule

Mr. Flint: This is a proposed revised fee schedule that would be effective on October 1st. We would ask if you're going to approve this, that counsel will prepare an amendment to the agreement to revise the rate schedule. Are there any question on the revised rate schedule?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Revised Rate Schedule, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the summary of checks from March 29th through April 26th totaling \$52,684.52. Are there any questions or comments on the check register?

Mr. Morgan: It looks good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$52,684.52, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: Next is the unaudited financials through March 31st. There is no action required, if the Board has any questions, we can discuss those.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

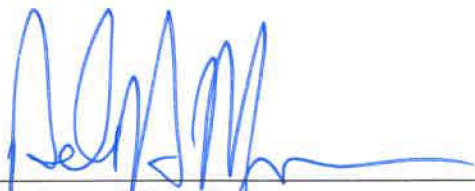
TWELTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman