

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, August 2, 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
Daniel 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**

**Approval of the Minutes from the May 3, 2021 Meeting**

Mr. Flint: You have the minutes from May 3, 2021. Did the Board have any comments or corrections to the 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 May 3, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2020 Audit Report**

Mr. Flint: Next is acceptance of the Fiscal Year 2020 audit and ratification of its transmittal to the State of Florida. The audit was prepared in accordance with the statute. You selected Berger Toombs to be the independent auditor. It is a clean audit. There are no findings or recommendations in their management letter for the current year or the prior year. Are there any questions from the Board on the audit?

Mr. Morgan: No questions.

Mr. Flint: I would ask for a motion to accept the report.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

**FIFTH ORDER OF BUSINESS**

**Ratification of Resolution 2021-14 Approving the Execution of the South North Parcel – Phase 7 Plat**

Mr. Flint: Next is Resolution 2021-14. Kristen, do you want to present this?

Ms. Trucco: Sure. This is just a requirement by the county that this Board has a resolution approving the Phase 7 plat so we can move forward with all the approvals from the county. We’ve got a copy of the plat attached to the resolution. I’ll try to answer any questions, otherwise we’re just looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-14 Approving the Execution of the South North Parcel-Phase 7 Plat, was ratified.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2021-15 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Flint: Next is the public hearing to consider adoption of the budget and imposing O&M special assessments. Is there a motion to open the public hearing?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was Opened.

Mr. Flint: The hearing is opened and for the record there are no members of the public here to provide comment, so we will close the public portion of the hearing and bring it back to the

Board for consideration of Resolution 2021-15. Attached to the resolution is the proposed budget that you approved previously and set today as the date, place, and time of the public hearing for final consideration. The per unit assessment amounts are remaining the same as indicated at the bottom of page one. We are creating a capital reserve account and we're proposing to transfer out anything above a three-month operating reserve, so you will see a \$449,000 transfer out from the general fund into a capital reserve fund. In the capital reserve fund, as previously discussed by the Board, we included funds to install three fountains. One in pond one, one in pond three, and one in the Bellacita pond for a total of \$77,075. Any questions or comments on the resolution or the budget? Hearing none,

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2021-15 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The next part of the public hearing is imposing the O&M assessments and authorizing staff to certify the assessment roll. Resolution 2021-16 is in your agenda. Exhibit 'A' is the budget you just approved, and Exhibit 'B' is the assessment roll that would be certified to the county for inclusion on the tax bill. We will be direct billing the unplatted portions of the project and the platted lots would be on the tax bill. Any questions on the resolution or the exhibits? For the record, there are no members of the public here to provide comment. Is there a motion to approve Resolution 2021-16?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was Closed.

**SEVENTH ORDER OF BUISNESS**

**Ratification of Agreement with Bio-Tech Consulting, Inc. for Environmental Services**

Mr. Flint: Next is ratification of an agreement with Bio-Tech Consulting for environmental services. Alan?

Mr. Scheerer: As the Board is aware, we received a letter from the Water Management District about submitting the first annual report that it was late, so we reached out to Bio-Tech. They responded with a proposal to do the work which was approved. They also did the first annual report and submitted that to the Water Management District within the 30 days from the date of the letter that we received, and I know that they are going to be out to start the quarterly maintenance beginning this month and August.

Mr. Morgan: Did we put them on notice that it's their responsibility to keep up with the maintenance required by the permit and not us?

Mr. Scheerer: It's my understanding from them that they were only asked to do the initial cleanup and reporting of it and that no agreement was ever entered into for them to move forward. I don't have any other knowledge other than that. They said they got the letter too, because when I asked them about the letter, he said that they got the same letter.

Mr. Flint: This is just to ratify, because of the timeline it was already signed.

Mr. Morgan: We're just ratifying it?

Mr. Flint: Yes, we're ratifying the execution of the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Bio-Tech Consulting, Inc. for Environmental Services, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Presentation of 1<sup>st</sup> Annual Monitoring Report from Bio-Tech Consulting**

Mr. Flint: Next is the first annual monitoring report that was prepared as the result of the agreement that you just ratified. Alan, any highlights here?

Mr. Scheerer: No. The biggest thing is to get the first report in, get it to the Water Management District, and the maintenance will start this month. I have asked them to please notify me. I'll want to come out and see what they are doing and where they are at within that location, but there is work to be done.

Mr. Flint: Any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the 1<sup>st</sup> Annual Monitoring Report from Pio-Tech Consulting, was approved.

**NINTH ORDER OF BUISNESS**

**Consideration of Resolution 2021-17  
Accepting Conveyance of Real Property**

Mr. Flint: Next is Resolution 2021-17 accepting conveyance of real property. Kristen?

Ms. Trucco: This is the conveyance of wetland tracts in Phases 4 and 5. It's a conveyance from LEN-CG South, LLC to the District. This was contemplated by the original development plans for the community. These documents are just going to effectuate this conveyance. The special warranty deed attached to the resolution and the bill of sale are going to convey the real property and the improvements to the District. With that agreement regarding taxes and an owner's affidavit, those are promises from the developer to the District that there are no outstanding encumbrances or taxes on the property tracts or improvements that would hinder the ability of the District to maintain those. Lastly, we have a District engineer's certificate. David has already provided me with the original signed certificate. It's required under the initial bond acquisition agreement that the District engineer review the conveyance and certify that the real property and improvements are up to the District's standards for acceptance. If you have any questions, we can try to answer them right now. Otherwise, like I said, this conveyance was contemplated in the original development plans including the reported plat, so we're just looking for approval for this resolution.

Mr. Morgan: Everything looks good, David?

Mr. Reid: Yes. I have a question on that. Who's the consultant?

Mr. Flint: We'll have to work on that.

Mr. Morgan: I know Bill Griffey was, that's why I was kind of surprised when we got that Bio-Tech, because I thought Bill Griffy did everything for the Districts here. Is this a permit maintenance or just general maintenance for the wetlands?

Mr. Reid: I think it's part of the permit.

Mr. Morgan: So, we should probably just scope in Bio-Tech under that, since we already have an agreement. That's something we can look at.

Mr. Scheerer: American Ecosystems agreement expires at the end of this year. So, this is the year.

Mr. Morgan: It will probably be easier to just expand Bio-Tech’s agreement than it would be to put out for bid for additional services, right?

Mr. Flint: Yes, it’s hard to change once they do the motoring reports and everything.

Mr. Morgan: Okay. That can be brought up under the next meeting. So, what do we need now?

Mr. Flint: At this point we just need the resolution approved.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-17 Accepting Conveyance of Real Property, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Okay, staff reports. Anything else Kristen?

Ms. Trucco: No, nothing new. Thank you.

**B. Engineer**

Mr. Flint: Dave, anything?

Mr. Reid: I have nothing new.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: District manager’s report; you have the check register totaling \$196,713.41 and the details behind the summary. Any questions on the check register? 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 \$196,731.41, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through June 30<sup>th</sup>. There is no action required, if the Board has any questions, we can discuss those. It looks like we still have \$7,000,000 in the construction account for the 2020 project.

**iii. Presentation of Number of Registered Voters – 472**

Mr. Flint: Next is number of registered voters. There are 472 registered voters as of April 15<sup>th</sup>. The District was created in 2016 so in 2024 the first two seats on this Board will transition to general election.

**iv. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: Next is the arbitrage rebate calculation report; this is for the Series 2019 bonds. It indicates a negative arbitrage rebate requirement of \$444,000 so there are no arbitrage issues. Is there 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.

**v. Approval of Fiscal Year 2022 Meeting Schedule**

Mr. Flint: The annual meeting schedule contemplates that you would continue to meet on the first Monday of the month in this location at 11:30 a.m. If the Board is okay with that is there a motion to approve the annual meeting schedule?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Fiscal Year 2022 Meeting Schedule, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisor's Requests**


There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman