

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, February 7, 2022 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

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| Adam Morgan | Chairman |
| Rob Bonin | Assistant Secretary |
| Daniel La Rosa | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Kristen Trucco | LLEB |
| 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. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have the Board and staff here.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 1, 2021 Meeting

Mr. Flint: We will move onto the approval of the minutes from November 1, 2021. Did the Board have any comments or corrections to those?

Mr. Morgan: They all looked appropriate. I make a motion to accept.

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| On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the November 1, 2021 Meeting, were approved. |
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FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Flint: Next is ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. This is an agreement that you enter into annually with the property appraiser as part of their requirements for us to use the tax bill as the collection method for your assessments. I did execute this, it's the same form of agreement the Board has approved in the past and I am just asking the Board to ratify my actions in doing that.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Authorizing Execution of the Public Depositor's Report

Mr. Flint: Next is Resolution 2022-01, authorizing execution of the Public Depositor's Report. You've adopted a resolution previously authorizing the execution of the report, this resolution just adds the Assistant Treasurer as one of the entities that is authorized to sign the report. It's really an administrative matter that allows the District accountant to execute the report and transmit it.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-01 Authorizing Execution of the Public Depositor's Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Declaring the Series 2017 Project Complete

Mr. Flint: Item six is Resolution 2022-02 declaring the Series 2017 project complete. The indenture for the bonds requires that once the project, the improvements, and the engineer's report are complete, the District is required to certify those complete and that allows the trustee to close out the construction and acquisition account. You have the resolution doing that and then you have the form of the engineer's certificate which is attached. Anything else Kristen that you want to hit on?

Ms. Trucco: I think you covered it. The District Engineer is required to certify that the project was constructed in accordance with the original plans. Quoting his engineer's report, he

has done that. We have the certificate attached to the resolution. He has actually signed both of these and sent them to us. They didn't make it into the agenda, but he certified them.

Mr. Flint: And both construction accounts are basically zero. They may have a few dollars in them, but there are no funds remaining for payment.

Mr. Morgan: So, the \$4,710,000, that's all zeroed out?

Mr. Flint: Yes.

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

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-02 Declaring the Series 2017 Project Complete, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Declaring the Series 2019 Project
Complete**

Mr. Flint: We have the same resolution for the Series 2019 project and those certificates have also been executed by the Engineer.

Ms. Trucco: There is one typo on the second page for the 2019 project. Paragraph four should read; instead of \$4,710,000, it should read \$14,735,000 the requirements that the assessments exceeded the project cost and 2017 should say 2019 there. Those typos will be cleaned up in the final version. We're just looking a motion to approve subject to those changes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-03 Declaring the Series 2019 Project Complete, was approved as amended.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any plats or conveyances that we need to discuss for Stoneybrook South at ChampionsGate that are pending?

Ms. Trucco: Not that I am aware of.

NINTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No updates for the Board, thanks.

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater Management System Report

Mr. Flint: Engineer, you've got a proposal for what we discussed previously, the requirement for the stormwater system reporting. We asked your District Engineer to provide a proposal to prepare that report which is due by June 30th. There have been some discussions in prior meetings, I think the District Engineer is willing to amend the fees in his report. Dave, do you want to present the proposal?

Mr. Reid: Yes, the fee I had in there, George said is higher than some of the other ones. I am willing to do a not to exceed for \$15,000 to cover that, as opposed to a lump sum.

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

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Preparation of Stormwater Management System Report with a Not to Exceed Amount of \$15,000, was approved.

Mr. Flint: Anything else Dave? We received two emails from the new HOA Board president, I guess they have retained an engineering firm and they are going through all of the properties and making sure that anything that is indicated that they own, that they should own, anything that may still be in Lennar's name if it needs to be conveyed to them or the CDD that there be some discussion. They are looking at if there is anything in the CDDs name that shouldn't be ours. As a result of those emails there are a combination of items between the Stoneybrook South CDD and Stoneybrook South at ChampionsGate. As far as Stoneybrook South at ChampionsGate, Parcel K, there were some retaining walls that they asked about ownership and maintenance responsibility and our response is going to be that those are the golf course's responsibility.

Mr. Reid: Part of the golf course, yes. Hole two and nine.

Mr. Flint: And then north of Bella Citta, there are some medians, do you want to go through those Dave?

Mr. Reid: There are two recreation tracts in the Fox South on the eastside. It's off Westside Blvd, so north of Bella Citta, to me that's all HOA benefits homeowners and it's all private gated too.

Mr. Morgan: Those are the recreation tracts, not the street tracts.

Mr. Reid: The landscape tracts within the roadway in front of the gates could be CDD.

Mr. Morgan: I agree with that.

Mr. Flint: And I think that's consistent, right? With elsewhere in the District. To formalize that, is there a motion then that the response on the retaining walls in parcel K would not be CDD, the two recreation tracts would not be CDD, and the median tracts would be CDD. Is there a motion and a second?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Responding to the HOA that Retaining Walls in Parcel K are not CDD Property, the Two Recreation Tracts are not CDD Property, and the Medians Tracts are CDD Property, was approved.

Mr. Reid: I have one more. There is a question on the Westside Blvd, north of Fox South. The medians on the westside, down here at Fox South the landscaping is maintained by the CDD under an agreement with the County. It's county right-of-way but the CDD is maintaining the landscape of the median. As you go north, you have the CDD on the eastside, but you've got KB on the westside. So, they are building half the road and we're building half the road.

Mr. Bonin: So, let's talk Baxter first. Baxter is already in, the County owns it, CDD maintaining. KB just built their two lanes that will turn over to the County, but it won't turn over to the CDD ever, right? So, what is your question related to that section?

Mr. Scheerer: Between the sidewalk between the curb on the KB Homes side?

Mr. Flint: They can maintain that.

Mr. Bonin: The sidewalk and the curb on the KB side.

Mr. Scheerer: Correct, on the west side will stay with KB? That's my question. And then there is a median that's going in.

Mr. Bonin: No, why would it? Between the sidewalk and the curb that would be county. The County is going to all the way to the back of the sidewalk.

Mr. Flint: But the CDD is maintaining it.

Mr. Bonin: Which side of the street?

Mr. Scheerer: West side of the street. The KB Home side.

Mr. Bonin: The CDD is not maintaining that.

Mr. Morgan: Our CDD should not be maintaining that.

Mr. Bonin: Our CDD currently right now is maintaining our side curb between the sidewalk and the median.

Mr. Scheerer: Correct.

Mr. Flint: Technically that median cost should be split, but I don't know that you're going to get KB to pay half of it.

Mr. Scheerer: I am assuming that median as we continue north will stay with the CDD under the interlocal agreement. Because they are putting in unirrigated bahia and everything that they are doing right now. Whereas we have St. Augustine, MP rotators heavily landscaped median.

Mr. Bonin: Hang on a second, before they showed up, there was nothing. There was no median.

Mr. Scheerer: It was dirt. It was nothing.

Mr. Bonin: And now they've installed all this stuff, so my suggestion is we don't have anything to do with the median. Because they installed it. I guess this is something we can monitor or pay attention to, but the County is going to accept that median as now part of their construction of their two lanes and then they'll probably strike some deal with the county like we'll have our HOA maintain or something.

Mr. Morgan: Does KB not have an HOA that can maintain it?

Mr. Scheerer: They probably do. They have the same style of dry ponds as we have.

Mr. Flint: I think we just need to make sure the County is on notice that it's not in our CDD. The license agreement that we have with the County that authorizes us to maintain it, is it automatically amending like our others? We need to check and see if our license agreement needs to be amended to add that area.

Ms. Trucco: I look for it right now and see.

Mr. Bonin: I think it's something I can reach out to the county and find out what agreement they have in place. Kind of to ensure it's getting taken care. I imagine they are going to because they installed it.

Mr. Scheerer: Because we're looking at it from a budgetary standpoint, so if I need to make some changes with Down to Earth, we don't want any surprises.

Mr. Flint: And we don't want the county on autopilot thinking we're going to maintain that and then they are not negotiating an agreement.

Mr. Bonin: Here's the weird part about it. And it's a good question to bring up and get to the bottom of. But on the north side, so you go to Fox North, they are building their two lanes first and we're going to come in behind them, so theoretically they're not going to finish out that median.

Mr. Morgan: So, you're saying the situation is going to flip?

Mr. Bonin: It's going to flip. They're going first, we're coming in second and so maybe they've already bid out that median or something like that, but they are not going to install it knowing we're building right up to it. I'll get to the bottom of what their plan is there. If they are already bidding and planning to install the median there, we ought to let them do it.

Mr. La Rosa: Who has the landscape plan in their plans for the median?

Mr. Bonin: We both do. It's a conversation I need to have with KB.

Mr. Scheerer: With budgets coming up like I said, Barry and I are going to try to hook up and try to hash out some of that stuff. But from a budgetary standpoint I need to get Down to Earth involved. Landscape irrigation plans, what do we need to add? That's where I'm at.

Mr. Bonin: That's a good point, I just need to talk to the county about what they have in place with KB for the southern part and I'll talk to KB about what they are doing on the Fox North part.

Mr. Scheerer: Do you want to give me a holler when you're done and then maybe we can meet up out there and just kind of tie up all these loose ends for 2023?

Mr. Bonin: Definitely.

Mr. Flint: Anything else, Dave?

Mr. Reid: No, I'm good.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from October 25th through January 31st for \$2,118,879. A significant amount of that is Debt Service assessment revenue being transmitted to the Trustee. Any questions on the check register? Is there a motion to approve it?

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| On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$2,118,879, was approved. |
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ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through December 31st. If you have any questions, we can discuss those. Did we process the requisition for Stoneybrook at ChampionsGate? There is \$7.15 million in the construction account as of December 31st.

Ms. Trucco: Not that I am aware of, do you have one queued up for Stoneybrook South at ChampionsGate?

Mr. La Rosa: I need to get information from Lennar.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: Then you have the arbitrage rebate calculation report. This is something required by the IRS to demonstrate that we are not earning more interest than we're paying. The report shows a negative rebate arbitrage of \$397,210.68 so there is no arbitrage issue. Any questions on the report? If not, is there a motion to accept?

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

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: That's all we had on the agenda, is there anything else the Board wanted to discuss that was not on the agenda?

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. Bonin, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman