

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, October 4, 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**

Mr. Flint: We only have staff and Board members here.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes from the August 2, 2021 Meeting**

Mr. Flint: We will move onto the minutes from August 2, 2021. Did the Board have any comments or corrections to the minutes?

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

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| On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes from the August 2, 2021 Meeting, were approved. |
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**FOURTH ORDER OF BUSINESS**

**Consideration of Extension to Landscape Maintenance Agreement with Down to Earth**

Mr. Flint: We want to extend the existing agreement for a period of 12 months and keep the costs the same as they currently are.

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

**FIFTH ORDER OF BUSINESS**

**Ratification of Easement with Duke Energy Florida**

Mr. Morgan: Didn't we already approve this?

Mr. Flint: Yes, you are just ratifying it. It has already been executed.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Easement with Duke Energy Florida, was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021**

Mr. Flint: You previously selected Berger Toombs as the independent auditor and this is for a not-to-exceed of \$450.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: This item is a standing general item that Mark McDonald asked to be placed on all agendas just to keep everyone focused on the issue of plats and conveyances. I don't believe there is anything at this point that requires any action but this would be an opportunity if anyone is aware of anything. Dave or Kristen?

Ms. Trucco: I am not aware of any right now but I can take a look.

Mr. Morgan: All of our plats are good?

Mr. Reid: I did send a copy of the Fox North plat to the CDD and I don't know who looks at that. I think I sent it to you George.

Ms. Trucco: I can take a look at it. We would just be looking for if we have already conveyed the tracts that were supposed to go to the CDD by separate instrument.

Mr. Flint: Okay, we will look at the Fox North plat and the status of that. What is the time factor on that? How sensitive is it?

Mr. Reid: It is being reviewed at the County. It will take a couple months to record.

Mr. Flint: So, at the next meeting?

Mr. Reid: Yes, I would.

Mr. Flint: It requires a joinder I am assuming and a resolution from the CDD.

Ms. Trucco: I can also look in our files just at the plats that have been recording compared to the conveyances that the Board has approved. I think that is partially what Mark was looking for as well to make sure any older plats that had dedications to the CDD were done by separate instrument.

**EIGHTH ORDER OF BUISNESS**

**Staff Reports**

**A. Attorney**

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

Ms. Trucco: No, that is it. 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: You have the check register from July 26<sup>th</sup> through September 27<sup>th</sup>. This totals \$74,131.21 and the detail is behind the summary. Does the Board have 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 \$74,131.21, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through August 31<sup>st</sup>. There is no action required, if the Board has any questions, we can discuss those. Are there any questions on the financial statements?

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH 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