

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, November 1, 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
Rob Bonin	Assistant Secretary
Daniel La Rosa	Assistant Secretary

Also present were:

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 do not have any members of the public present to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 4, 2021 Meeting**

Mr. Flint: We will move onto the minutes from October 4, 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. La Rosa, with all in favor, the Minutes of the October 4, 2021 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with American Ecosystems, Inc. to Provide Aquatic Management Services**

Mr. Scheerer: As the Board is aware, there was a permit for cutting grass maintenance that was in the name of the Stoneybrook South CDD. That permit has either been transferred or is in the process of being transferred to the Stoneybrook South at Champions CDD. This is David Reid, he wanted to make sure we stay on top of these wetland buffer areas with the grass. This is the same company that provided for the Stoneybrook South CDD. They went ahead and amended it and it started on October 1, 2021 and will expire September 30, 2022. I handed out an updated map. The one that was in the agenda did not show the areas but it is the exact same wetland buffer areas that was in the original agreement with this company. I believe they started at the end of 2015-2016. David recommends that we continue that grass treatment moving forward. Since the permit has been transferred, we had them provide us a proposal in the name of the new permit holder.

Mr. Flint: It is east of Parcel K and then north of Bella Citta.

Mr. Morgan: It has been a few months since I have gone out and looked, have you been observing that they have been spraying it monthly?

Mr. Scheerer: Yes. We didn't spray last month because we did not have the agreement in place and we missed that. You can drive by any of these and you will see that they are smoked right now. I would suggest we continue.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Agreement with American Ecosystems, Inc. to Provide Aquatic Management Services, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Proposals for Installation of Fountains**

Mr. Flint: In your budget you had some fountains to be installed. Alan?

Mr. Scheerer: During the budget process last year if the Board recalls, we were asked to add around 10 fountains throughout the Stoneybrook South at ChampionsGate CDD and the Board elected to go ahead and approve funding for three. One is at the Bella Citta location. It is actually at the corner of Westside Boulevard and Bella Citta. The other one I believe is located at Black Wolf Run, which would be number 1, and then number 3 which is the large pond on North Whistling Straights on the golf course. Included in your agenda package are the proposals from

Lake Fountains, who has done all of the other fountains here. A little backup with the electricians estimates for all three of these fountains, they have all been contemplated in the budget. The electrician said there may be some minor changes in his cost depending on the materials which is why I wanted to bring it to you in advance with as long as it has taken to get things done anymore. This is the same agreement that you saw when we did the budgets back in May and August.

Mr. Flint: So each proposal from Lake Fountains has the subcontractor of the electrical at \$9,800, and then you have the estimate of \$9,800 attached to each and those actual costs may vary for the electrical.

Mr. Scheerer: Lake Fountains said their costs are firm. They are not changing. He said there may be a 5-10% increase for the material for the electrical for the conduit and the copper and wiring materials.

Mr. La Rosa: How many lakes is this on?

Mr. Scheerer: Three.

Mr. Morgan: It is \$24,000 for two of them, and \$28,000 for the third one. Fountains have gotten expensive.

Mr. Flint: Yes, they average about \$25,000 a piece.

Mr. Scheerer: Most of it is the electrical work and trying to get the electrical from the transformer to the pedestal in the different locations.

Mr. La Rosa: Which are the three ponds?

Mr. Scheerer: There is a map there with the three ponds. Ponds 1 and 3. There is a separate map in there for Bella Citta, which is basically the one from Westside Boulevard and Bella Citta Boulevard as you are going into Fox. Those are the three locations that the Board approved in their budget adoption here this past August.

Mr. Flint: Are there any other questions on the proposal? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal from Lake Fountains & Aeration, Inc. for the Installation of Fountains, was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: This is a standing item discussion. Dave, are you there?

Mr. Reid: Yes.

Mr. Flint: We are going over anything related to conveyances or plats that are pending at this time. Kristen, are you aware of any?

Ms. Trucco: I am not aware of any. Dave, are you aware of anything in your queue that needs to be conveyed to the District?

Mr. Reid: We have North plat that is being reviewed by the county and Tract X is also being reviewed so there are conveyances in those proposed plats. They are not finished with review nor are they recorded yet.

Ms. Trucco: Are construction on those tracts completed?

Mr. Bonin: What is the nature of the question here?

Mr. Flint: We are asking if there are any pending plats or conveyances we need to discuss or be aware of that need to be on the agenda.

Mr. Bonin: There is no urgency for it. The plats are in or about to be approved for Tract X and North, we are going to get started on Fox North, but we are 5 to 6 months away from having roads built and all of that.

Mr. Morgan: So there is nothing to convey at this time?

Mr. Bonin: When would be the ideal time to convey?

Mr. Flint: Doesn't Osceola county require the District to join on the plat? We need to make sure it is circulated to Jan, Kristen, and myself.

Mr. Bonin: Has it not been, Dave?

Mr. Reid: Yes, I sent in Fox. I sent Fox to you, George. I don't remember if X was sent in.

Mr. Bonin: They are both at the same stage of the review process. X is maybe 30 days behind, but I thought you guys had seen both of those plats.

Mr. Reid: I will resend them. It has been a while. Fox was sent pretty early on. Maybe I sent it too early. I will resend both Fox and X.

Mr. Flint: Okay, then we need to get resolutions on an agenda authorizing the chair to sign. Dave, we also have \$7 million in the construction account, are you working on a requisition?

Mr. Reid: Not on Stoneybrook South, no.

Mr. Flint: Okay.

Mr. Reid: I think that is all for the Fox South work. We never did 100% of Fox South, but that development was going slow on the townhomes. The rest of that would be for Fox and X, I think.

Mr. Bonin: What was the intention? Was there a cap on what was going to be requisitioned for Fox South?

Mr. Flint: I think it was all master infrastructures.

Mr. Bonin: Meaning if Fox South bled out the construction fund, that would be fine?

Mr. Flint: Yes.

Mr. Bonin: It probably is not going to quite bleed it out, but it is going to come close. So Dave, they are basically through the final phase of Fox South, there is quite a bit of money to requisition for Fox South.

Mr. Reid: Someone can post that stuff on the box. I haven't seen anything recently on that. Is America still doing that?

Mr. Bonin: America is out indefinitely. Lewis and Josh in our office, and I will put you on an email with them Dave.

Mr. Reid: Yes, send me an email so I can get that stuff.

Mr. Flint: I had sent Mark a spreadsheet with all of the construction accounts for all of the Districts with the balances. I am sure you are already aware.

Mr. Bonin: Was I on that email? Yes, please forward me that.

Mr. Flint: The other big one is Shingle Creek at Bronson, there is a fair amount sitting in that construction account.

Mr. Bonin: Usually America helps get all of the pay apps and everything like that. Are you talking about Shingle Creek at Bronson?

Mr. Flint: Yeah. I want to say there is \$2 million in that account.

Mr. Reid: Yeah, and I am working on that one, I am about ready to wrap that up.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Presentation of Memorandum Regarding New Statutory Requirement**

Mr. Flint: Okay, staff reports. Kristen?

Ms. Trucco: My only update is this memorandum that is included in your agenda package. It is regarding a new law that legislature passed. It became effect July 1 and requires all cities, municipalities, and Special Districts, which the CDD qualifies as a Special District, to compile and submit a 20-year trajectory needs analysis report of its stormwater and wastewater systems. The criteria are on the second page there for what we need to include in the report. We have spoken to

a few District engineer's and they have indicated that they have several of these items already so we are recommending that the Board direct their District Engineer to work in conjunction with George and his team to come forward with a proposal stating how much of an additional cost it would be to prepare that report. It needs to be submitted to the county by June 30, 2022. We are not in a rush but are trying to stay ahead of the deadline and have Dave and George review the criteria to see if need an outside vendor, again to stay ahead of the deadline. We are hoping to have something within the first 2 to 3 months from the engineer if he is in agreement regarding the cost and whether they can prepare the report.

Mr. Flint: Obviously with us it would just be the stormwater piece since we don't own the wastewater system. Our goal would be to have a proposal back from Dave for the Board to consider by the end of January and the report would need to be done by the end of June.

Mr. Morgan: So that is a 20 year needs analysis for maintenance? Obviously, it is already paid for and installed.

Mr. Flint: The information is evolving because this is brand new. They have provided some guidance and spreadsheets to use for this report so we are all kind of still trying to forget about what this means.

Ms. Trucco: Like George said, this is sort of the first go around that we have. A lot of engineering firms are coming together with a form report.

Mr. Flint: That is just information for the Board, there is no action for you to take.

## **B. Engineer**

Mr. Flint: Dave, anything else from you?

Mr. Reid: I have a question regarding this report I have to do. I will do a work authorization by January or earlier, but what budget does all of this come out of?

Mr. Flint: Once we get your proposal, we are going to have to figure that out. We don't have a budget for it right now. Ideally it would be able to be accommodated under your general consulting budget.

Mr. Reid: It is all new and the scope seems kind of broad, I will have to study that a little to see. Fortunately, it is just stormwater and maybe we have to increase the maintenance budget or something. Maybe we have to have a specific maintenance budget for that to satisfy those requirements. I will do some work on that proposal.

Mr. Flint: Sounds good.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register from September 27<sup>th</sup> through October 25<sup>th</sup>. This totals \$8,210.30 and the detail is behind the summary. Does the Board have any questions on the check register?

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Check Register totaling \$8,210.30, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through September 30<sup>th</sup>. There is no action required, if the Board has any questions, we can discuss those. Are there any questions on the financial statements?

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Morgan: What are we looking at as an estimated timeline to install those fountains we approved?

Mr. Scheerer: We are probably 60 to 90 days out. That is why I wanted to start a little early, we will have to put a deposit down and that is about it. Permitting is always the fun part. Probably January.

Mr. La Rosa: Do you have power sources?

Mr. Scheerer: Yes. They found transformers based on the information from the utility provider that put our electrical meter in and the fountain boxes will need to go in each location.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

**TENTH 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