

**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, September 12, 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:

| | |
|----------------|---|
| Adam Morgan | Chairman |
| Lane Register | Vice Chairman (Resigned during meeting) |
| Rob Bonin | Assistant Secretary (Appointed as Vice Chairman during meeting) |
| Logan Lantrip | Assistant Secretary (Appointed) |
| Jarred Cornell | Assistant Secretary (Appointed) |
| Barry Bichard | Assistant Secretary (Appointed) |

Also present were:

| | |
|----------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Alan Scheerer | Field Manager |
| Amanda Udstad | District Engineer |

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 staff and Board members here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)

Mr. Flint: I have a resignation from Dominick English, which I received this morning via email. Is there a motion to accept his resignation?

Mr. Morgan: I will make a motion.

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On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Accepting the Resignation from Dominick English, was approved.

Mr. Flint: Are there any nominations to fill that seat?

Mr. Morgan: I nominate Logan Lantrip.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Appointing Logan Lantrip to the Board of Supervisors, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member (s)

Mr. Flint: Logan, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and as a recipient of public funds as such an officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Lantrip: Yes.

Mr. Flint: If you wouldn't mind signing the oath, I can notarize that for you. We should be able to use your other payroll forms. You only need to file the Form 1 once, but just make sure you write this District on that form. Mr. Chairman, I also believe we have a resignation from Mr. La Rosa.

Mr. Morgan: That's correct. I will make a motion to accept his resignation.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Accepting the Resignation from Daniel La Rosa, was approved.

Mr. Flint: Are there any nominations to fill that vacancy?

Mr. Morgan: I would like to nominate Barry Bichard, please.

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Appointing Barry Bichard to the Board of Supervisors, was approved.

Mr. Flint: Barry, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and

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a recipient of public funds as such officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Bichard: Yes, I do.

Mr. Flint: If you can sign that, I can notarize it for you. I know you are on another Board, so when they mail out the update of the Form 1 next year, you will just want to make sure you write this District on there as well. Mr. Register, did you intend to resign from the Board.

Mr. Register: I do.

Mr. Flint: Is there a motion to accept Mr. Register's resignation?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Bichard, with all in favor, Accepting the Resignation from Lane Register, was approved.

Mr. Flint: Any nominations to fill that vacant seat?

Mr. Morgan: I will nominate Jarred Cornell, is that correct?

Mr. Cornell: Yes sir.

On MOTION by Mr. Morgan seconded by Mr. Bichard, with all in favor, Appointing Jarred Cornell to the Board of Supervisors, was approved.

Mr. Flint: Jarred, as a citizen of the State of Florida and the United States of America and as an officer of the Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such officer, do you hereby solemnly swear or affirm that you will support the constitution of the United States in the State of Florida.

Mr. Cornell: I do.

Mr. Flint: Thank you. I think Counsel has spoken to you about the financial disclosure form. There is also the W-4 and I-9 form.

C. Consideration of Resolution 2022-13 Electing Officers

Mr. Flint: Resolution 2022-13 which elects officer is in your agenda. It names a Chair, Vice Chair, Secretary, Treasurer and Assistant Secretaries and Assistant Treasurer. Currently Adam is the Chair, Lane was the Vice Chair, the other three Board members were Assistant Secretaries, I was the Secretary and Jill Burns Treasurer and Teresa Viscarra Assistant Treasurer.

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Mr. Morgan: I would like to have me remain as Chair, I would like to appoint Rob Bonin as Vice Chair and everybody else as Assistant Secretaries.

Mr. Flint: Keep me as Secretary, Jill as Treasurer and Katie Costa as Assistant Treasurer?

Mr. Morgan: Absolutely.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Resolution 2022-13 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 1, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the August 1, 2022 meeting minutes?

Mr. Morgan: The only thing I had was just to follow up with Kristen really quick because there was a discussion about disclosure for the bonds with FMS. Did we handle that?

Ms. Trucco: Yes, there were no issues.

Mr. Morgan: That was all taken care of?

Ms. Trucco: That is correct.

Mr. Morgan: Okay, I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the August 1, 2022 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement

Mr. Flint: Is this pool construction?

Mr. Scheerer: Yes, this was a resident that requested access through the stormwater easement in between a couple of houses in order to construct a pool. All of the documentation was approved by the ARB. It was forwarded to us for our approval. That was granted and we are just looking for ratification.

Mr. Trucco: I think this was a form from our firm. It has our standard identifications, so if there is ever any issues or damages arising.

Mr. Morgan: I will make a motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Temporary Access Easement Agreement, was ratified.

Ms. Trucco: I will add that the term is only 90 days.

Mr. Morgan: Okay, very good. Thank you, Kristen.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-14
Declaring Vacancies in Certain Seats on
the Board of Supervisors**

Mr. Flint: There are two seats, seat #3 and seat #4, which are transitioning to general election. Rob is in seat #3 and Dominick is in #4.

Mr. Morgan: Who was in seat #4?

Mr. Flint: Dominick was in seat #4.

Mr. Morgan: It is now Logan in seat #4.

Mr. Flint: We will update the resolution since it's being approved after.

Mr. Morgan: Okay.

Mr. Flint: No one qualified. There were no residents to qualify to run for those seats. What this resolution does is it declares those seats vacant as of the second Tuesday after the election in November. Then the incumbents in these seats can remain in the seats as carry overs until such time as a general elector comes forward to be appointed.

Mr. Morgan: How far in advance do they have to become qualified electors before November 8th? Now? Can someone step in a month from now and say they qualified?

Mr. Flint: No, it would have to be after the second Tuesday in November.

Mr. Morgan: Okay.

Mr. Flint: That is the earliest that you would be obligated to appoint a qualified elector to those seats. You could appoint someone before that if you chose to, but that would be up to the person in that seat and whether they wanted to resign.

Mr. Morgan: Okay. What do you need from us on this?

Mr. Flint: I just need a motion to approve the resolution.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-14 Declaring Vacancies in Certain Seats on the Board of Supervisors, was approved.

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SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any pending plats or conveyances that we need to discuss?

Mr. Morgan: Are we all good? Do we have everything platted?

Mr. Bichard: We will be needing to do the lift station conveyance.

Mr. Morgan: That is ready?

Mr. Bichard: It's platted, it's ready.

Mr. Morgan: Okay.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No updates from me. I will just work on the lift station starting today.

Mr. Morgan: Thank you.

B. Engineer

Mr. Flint: Amanda, anything from Engineer?

Ms. Udstad: No.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register through August 31st for the General Fund and payroll for \$30,012.70. Are there any questions on the check register? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of July. There is no action required. If the Board has any questions, we can discuss those. There is \$7,153,919 in the construction account for the 2020 bonds.

Mr. Bonin: We got a call with Dave last week. He has a final requisition that had like \$3,000,000 and we went through it and there were a few things he was missing, but it was not

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going to get across the goal line. We have to capture the total fees. Mark and I talked with Dave last week.

Mr. Morgan: We are working on it?

Mr. Bonin: Yes.

Ms. Udstad: We should have a rate this afternoon. I was just emailing him about it and there is a couple of more things I have to change and then we should be done this afternoon.

Mr. Morgan: Oh great. Thanks, Amanda, that's awesome.

NINTH ORDER OF BUISNESS

Other Business

Mr. Flint: Was there anything else the Board wanted to discuss that was not on the agenda?

Mr. Morgan: I will make a motion to close the meeting.

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

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman