

**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, October 3, 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
Rob Bonin	Vice Chairman
Logan Lantrip	Assistant Secretary
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Five 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

Approval of the Minutes of the September 12, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the September 12, 2022 meeting minutes?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the September 12, 2022 Meeting, were approved.

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Stoneybrook South at ChampionsGate CDD

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01
Approving the Conveyance of Real
Property and Improvements (Lift Station
Tract)**

Ms. Trucco: This is a resolution that will approve conveyance documents to transfer the lift station in the Tract X plat from the Developer Len-CG, LLC to the District, and then from the District to Toho Water Authority. Attached to the resolution are standard conveyances for this type of transaction, along with the warranty deed and the bill of sale. Those documents transfer the real property tract and the infrastructure improvements. We also have our agreement regarding taxes, our owner's affidavit certifying that there are no outstanding taxes on the tracts, nor are there any encumbrances that would prohibit the District from owning them and transferring them to TWA. We have a District Engineer's certificate, which is a requirement under the initial bond documents, including the acquisition agreement. The District Engineer is reviewing the Engineer's Report, and he is required to sign off on it. There is also a FIRPTA document that is a requirement from Toho Water Authority, certifying that both entities are not foreign entities, which satisfy requirements under the Internal Revenue Code. This is the first step of the process, and we have ordered title work and we are also working on getting a survey from the developer. That should get us off to a good head start.

Mr. Bonin: There is one difference here, and that is that the lift station is not built yet. So, you can't survey it until it's built. We can get ahead on everything else, but we will have to do an ALTA survey once it's built. When are we setting the wet well?

Mr. Scheerer: It'll be done by mid-November. We're a little late on getting this built, but I know the plat was recorded months ago. Once it's built and surveyed, she can complete the process. You're deeding the land but also conveying the actual structure itself, and we obviously can't do that until it's built.

Ms. Trucco: We probably have ironed out most of the kinks that we want to get for TWA, so we are just trying to stay ahead of the curve. Just keep me posted so that we can keep the ball rolling on this. We are looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Lift Station Tract), was approved.

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Stoneybrook South at ChampionsGate CDD

FIFTH ORDER OF BUSINESS

Consideration of Series 2020 Requisition #6

Mr. Flint: Requisition #6 is for \$2,575 for the District Engineer, related to preparation of reimbursement #2.

Mr. Morgan: Was the reimbursement finalized?

Mr. Flint: I think it has been because this usually trails that.

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

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Series 2020 Requisition #6, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

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

Ms. Trucco: I think we are all set.

Mr. Bichard: Have the other CDD Tracts been conveyed?

Ms. Trucco: I will look and find out.

Mr. Bichard: Where do we get the legal descriptions for the tracts?

Ms. Trucco: I take it from the plat. And I will check on the other plats to see if they've been conveyed and let you know.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No updates from me.

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 from September 1st through the 26th for \$55,668. The detail is behind the summary 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.

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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 September.

EIGHTH ORDER OF BUSINESS

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.

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

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman