

**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, December 5, 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 <i>joined late</i>	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. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2022 Landowners' Meeting

Mr. Flint: Next is approval of minutes from the November 7, 2022 Board of Supervisors Meeting and the November 7, 2022 Landowners' Meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: It all looks good. 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 Minutes of the November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2022 Landowners' Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Series 2020 Requisition #8

Mr. Flint: This is for Hamilton Engineering for \$975. Are there any questions on the requisition? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Series 2020 Requisition #8, was ratified.

FIFTH ORDER OF BUSINESS

Discussion of RFP for Landscape Maintenance

Mr. Flint: At the last meeting you approved the agreement with Down To Earth and authorized us to issue an RFP. We've been working on developing the maps and the cost tables for the RFP. We've also been communicating with the other entities that have landscape contracts. It doesn't look like we will be able to do a joint RFP with any of the associations, but the Stoneybrook South CDD did approve, just prior to this meeting, an issuing of an RFP jointly with this District. We will be working on a joint RFP with Stoneybrook South and Stoneybrook South at Championsgate CDDs.

Mr. Morgan: So we will have the same company over both entities.

Mr. Flint: Yes, over both CDDs. The HOAs, we can't really control what they're doing. And the country club HOA has already issued an RFP and are ready to make a selection on who they're going to use. We've got a pretty good handle on the map for Stoneybrook South, and we are working on the Stoneybrook South at Championsgate map. Once we get that map completed, then we can go ahead and get it on the street.

**Mr. Bonin joined the meeting at this time.*

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

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

Ms. Trucco: We just got signature pages back for the Phase 5 conveyances from Lennar, and it is partially from Lennar Homes and partially from Len-CG South. The Board has already approved it, and the Chairman has already signed those. We are just waiting for the District Engineer to sign the certificate, and then those Phase 5 conveyances will be recorded.

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SEVENTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: The only other thing that we've been working on is requisition 5 for the Series 2020 bonds in the amount of \$7 million. The conveyances for Phase 5 of Lennar and Len-CG are associated with that requisition. We are just waiting for the District Engineer to sign off on the certificates, and once we get that we will record the documents once they are signed off. That should be in the next few days, it should be done before the next meeting.

B. Engineer

Mr. Flint: Amanda, anything?

Ms. Udstad: No.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from November 1st through the 28th for \$32,097.36.

Any questions on the check register?

Mr. Morgan: Alan, we are paying the Lake Doctors and American Ecosystems?

Mr. Scheerer: Yes, Lake Doctors does the wet ponds and American Ecosystems does the grass.

Mr. Flint: Is there 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 October 31st. This is the first month in the new Fiscal Year 2023. If there are any questions, we can discuss those.

EIGHTH ORDER OF BUISNESS

Other Business

Mr. Flint: Any other business or Supervisor's request? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

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TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was readjourned.

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman