

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, April 3, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Logan Lantrip	Assistant Secretary
Jarred Cornell <i>by phone</i>	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.

Mr. Flint: We have four Board members here and one on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board members and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4

Mr. Flint: You did have two seats that transitioned to general election. Currently the incumbents in those seats are serving in a carry-over capacity. I do not have anybody who has come forward who is a general elector that is expressing interest in those seats at this point. I think we will defer action on 3A, B, C&D.

B. Administration of Oaths of Office to Newly Appointed Board Members

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C. Election of Officers

D. Consideration of Resolution 2023-08 Electing Officers

Items 3A-D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 6, 2023 Board of Supervisors Meeting

Mr. Flint: Next item is approval of your March 6, 2023 meeting minutes. Did the Board have any comments or corrections?

Mr. Morgan: They all look good.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the March 6, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint: Each year the Board is required to approve what is called a proposed budget and set the date, place, and time of the public hearing for its final consideration. The proposed budget is not binding on the Board and is really the start of the process. You have the resolution in your agenda and we are recommending you hold the public hearing on August 7th at 11:30 a.m. in this location. Attached as exhibit ‘A’ to the resolution is the proposed budget, again this is not binding. It is pretty consistent with the current year. We are asking for an increase in the management fee and assessment administration in the admin section but overall the administrative expenses have increased by about \$5,000. The operating has stayed about the same, some have gone up and some have gone down. We are in the process of bidding out the landscaping. Our goal is that we will have those bids back in advance of your June 5th meeting then the Board can consider those and we can make any adjustments that we need to make to the proposed budget at that point and amend the proposed budget if needed. The other discussion point, in regards to the budget, is that we have had some conversations with Stoneybrook South CDD and also with representatives of Lennar about the possibility of doing an interlocal agreement between both CDD’s and combining the operational expenses and then allocating them back out to the CDD’s based on platted lots. That way the per unit assessment ends up being consistent between both CDDs and it is a more equitable way of allocating the expenses. Right now, Stoneybrook South at ChampionsGate has been subsidizing their assessments with cash to keep them where they have been. When the new District

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was created, a decision was made to have the same assessments as the original District so there was consistency across both CDD's. At this point, Stoneybrook South if it stays the way it is because their expenses are higher and their units are smaller, they are looking at having to increase assessments. Stoneybrook South at ChampionsGate right now could potentially decrease theirs if you look at the revenue and expenses as they currently stand. One approach would be to combine all of the operating expenses and then allocate them back out based on planned units.

Mr. Bonin: Who is proposing this?

Mr. Flint: I am suggesting it as something that the Board may want to consider. It is really one large community even though it is spread across two CDD's.

Mr. Bonin: Is there precedent for this?

Mr. Flint: Yes, we have done it elsewhere. We do it at Reunion.

Mr. Bonin: You have got multiple Districts that all of the infrastructure really is managed by the CDD but just different technical CDD names for different offerings and all of that.

Mr. Flint: You are combining all of the expenses. You put all of the street lights together, put all of the landscaping together and all of the lake maintenance together and then you have an interlocal agreement basically saying you will prorate those expenses to each CDD based on platted lots.

Mr. Morgan: Once both CDD's are fully resident controlled, then we will combine them and there will be one CDD. We do not want to combine them because we still have too much to do on this one.

Mr. Bonin: Will we combine them before they take control of the second Board?

Mr. Flint: It can be done later or it doesn't have to be done at all.

Mr. Bonin: Who is to say they agree to do that? You are saying that would be the ideal thing.

Mr. Morgan: They would have to decide at that point.

Ms. Trucco: You would have to go to the county to get that done. It would have to be passed by ordinance. If you wanted to combine two CDD's, there are some things involved in that step. I represent Reunion East and West and it works fine with sharing them.

Mr. Bonin: That is the intention, to ultimately combine the Districts so this is really just jump starting the maintenance part of it.

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Mr. Flint: That could be down the road, it doesn't have to be done but this can be done regardless of that. This way whether you live South of Bella Citta or North of Bella Citta, you are really using the same roadways that access to the Oasis Club and golf course. It probably makes sense to treat all of those as master expenses and then allocate them to everybody. It is a more equitable way.

Mr. Bonin: What is the mechanism that makes that happen?

Mr. Flint: My suggestion would be today that you approve the proposed budget as we have it which does not include that but then between now and the June 5th meeting, we work with District Counsel and District Counsel of Stoneybrook South to draft an interlocal agreement and we will also be bidding out landscaping. We are doing a joint RFP for that. We will bring those revised costs back, an interlocal agreement, and then amended budgets.

Mr. Bonin: Is the interlocal agreement between the CDD's and not the county?

Mr. Flint: Correct. It is just between the CDD's.

Mr. Bonin: Their CDD Board would have to agree to it.

Mr. Flint: They are obviously in favor of it because they are looking at an increase. I have not run the numbers yet because we just started preparing this last week. It may end up being a revenue neutral situation where there does not have to be any change.

Mr. Morgan: Are you looking for just approval of Resolution 2023-07?

Mr. Flint: Yes, that would be the first action and then I would ask for a second motion directing staff to prepare an interlocal agreement to be brought back to the Board at the June 5th meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 10:00 AM at the Oasis Club at ChampionsGate, was approved.

Mr. Flint: Is there a motion to direct staff to prepare an interlocal?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Directing Staff to Prepare an Interlocal Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2020 Requisition #9

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Mr. Flint: This requisition was already transmitted to the Trustee. We are just asking the Board to ratify it for \$190.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2020 Requisition #9, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Water Management Agreement with The Lake Doctors, Inc.

Mr. Flint: This is an agreement with The Lake Doctors for aquatic maintenance.

Mr. Scheerer: The current agreement with Lake Doctors is getting ready to expire so before you is a renewal with Lake Doctors for the seven ponds that they are currently maintaining within the District. This agreement would start April 1st and would expire September 30, 2024. We put this on the Fiscal Year calendar as opposed to this April to May just so when we are getting ready to do our budgets if we need to renew this agreement any changes to their agreement and their services reflected by cost can also be included in the budget and in advance to the budget adoption meeting. They are doing a good job. I think the ponds look great. I can answer any questions that you might have.

Mr. Morgan: When they are out there treating, are they doing trash pickup as well?

Mr. Scheerer: No, that is a separate item for trash but typically the landscaper will take anything around the edge of the pond. They are very reasonable in their pricing for trash collection. We just have to reach out to their branch manager and say we would like you to do trash. They do it for us at another CDD at a really good rate.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Water Management Agreement with The Lake Doctors, Inc., was approved.

EIGHTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. Flint: Anything, Kristen?

Ms. Trucco: No updates for the Board this month.

B. Engineer

Mr. Flint: Anything from the engineer?

Ms. Udstad: No.

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Mr. Flint: The Engineer is helping with the landscape maintenance map. We are going to have that done this week and get that RFP out. We had a conference call last Friday and HOA and Mark were also on there.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 28th through March 27th for \$57,175.89. Are there are any questions, if not is there a motion to approve it?

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 February. There is no action required but if the Board has any questions, we can discuss those.

Mr. Morgan: There is nothing left in the construction account?

Mr. Flint: Correct, this is as of the end of February.

NINTH ORDER OF BUISNESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business, plats, conveyances or permit transfers that we need to talk about?

Mr. Lantrip: Everything is platted. Tract X will be part of the CDD? That is a future conveyance to the CDD.

Mr. Bonin: We talked about this the last time. The lift station has got to be conveyed. We need to start that process.

Mr. Lantrip: We have already started on it but we have got to have the bill of sale once it is complete.

Mr. Bonin: I know that but they need to review everything else. There is no reason not to turn everything in because the conveyance in the meeting is what takes so long. The last thing to do is the lift station startup and then the sewer plants.

Mr. Lantrip: Do we have to have the bill of sale to convey it to the CDD?

Ms. Trucco: The lift station, to Toho?

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Mr. Lantrip: It is going to go from us to the CDD then the CDD to Toho.

Ms. Trucco: Alright, we need to get the wheels in motion on that then.

Mr. Bonin: The plats already identified to the CCD where it is assigned. We just need to build the thing and start the deeding transfer part and have Toho reviewing all of that and pretty much sitting on the shelf when we have the startup.

Ms. Trucco: Let's talk about the meeting on where that is. Is it completed?

Ms. Bonin: The lift is under construction but I want to turn in all of the paperwork now, the legal description, the title. I want that in Toho's hands now because Toho will take six months to review it. Do it now while we are finishing up the lift station. It is 60 days away from being finished so I would rather have all of the paperwork and deeding transfer part already reviewed and commented on and just be waiting for the startup.

Ms. Trucco: I think that is part of the 2023 bond issuance too so Lennar can start requisitioning that money now that those bonds have closed, once the construction is complete there.

Mr. Bonin: When does that hit the fund account, those bonds?

Mr. Flint: We have the money. It closed last week on the 24th.

Mr. Bonin: So that is for Fox North and X? Does Dave have a requisition ready to go?

Ms. Ustad: We are working on that. He is reviewing it. I finished that a week ago and it is in his hands now.

Mr. Morgan: Tee it up for the next meeting.

Ms. Trucco: There is construction completed and we can discuss after the meeting the status of that. If it is done, the CDD can take it and it can be requisitioned at the next meeting so that they can requisition it.

Mr. Flint: We can do it before the next meeting.

Mr. Morgan: Fox North is ready.

Mr. Bonin: Fox North is caved out and tract X is 60% done.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman