

MINUTES OF MEETING
STONEYBROOK SOUTH AT CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Stoneybrook South at ChampionsGate Community Development District was held Monday, May 1, 2023 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. We have all five members of the Board here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here other than Board and staff. We are dialed into the public call-in line, and we don't have any members of the public on the call-in line either. I am going to go ahead and hang up the line at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. Flint: The next item is appointment of individuals for seats #3 and #4. These seats transition to general election and currently are occupied by carryover Board members until such time when a general elector comes forward and is appointed to those seats. We will keep this on the agenda. There is no action on B, C, or D at this point.

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- B. Administration of Oaths of Office to Newly Appointed Board Members**
- C. Election of Officers**
- D. Consideration of Resolution 2023-08 Electing Officers**

Items A-D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 3, 2023 Meeting

Mr. Flint: Item four is approval of your April 3, 2023 minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: I read through them. They looked good. I wanted to follow up on the conversation we had at the last meeting about the transfer of the lift station in Tract X and we're putting in the paperwork to get that ready when the lift station is ready.

Mr. Bonin: That's correct.

Mr. Morgan: We are getting all of that prepared?

Mr. Bonin: Kristen and I have already started that process, but we have to finish installing everything for there to be the bill of sale to finalize it, but we've already started it.

Mr. Morgan: I just wanted to follow up, that's all. I was out there this morning.

Mr. Bonin: The point of last month's conversation was to get it turned in.

Ms. Trucco: They have been turned in.

Mr. Bonin: To Toho?

Ms. Trucco: That's right.

Mr. Bonin: Okay.

Ms. Trucco: It's under review right now. The Board has already approved the resolution approving that conveyance and the draft conveyance documents.

Mr. Bonin: I was not aware of that. I knew we were working on the paperwork.

Ms. Trucco: Once it's near complete, he is going to work on putting it in order for a survey.

Mr. Morgan: It sounds like you all are on top of that. That is all I needed. I will make a motion to approve the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the April 3, 2023 Board of Supervisors Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

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Mr. Flint: Item five is appointment of an Audit Committee and designation of a Chairperson. We need to go through the bidding process to select an independent auditor and that includes appointing an Audit Committee. The Board has the ability to appoint themselves as the Audit Committee or you can appoint non-Board members as well. Our recommendation would be to appoint yourself as the Audit Committee and then one of the Board members as the Chair.

Mr. Morgan: I will make a motion to appoint the Board as the Audit Committee and myself as Chair.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Appointing the Board as the Audit Committee and Mr. Morgan as the Chairman, were approved.

Mr. Flint: Right after the Board meeting, we will have an Audit Committee meeting to approve the selection criteria and the bidding documents.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else from you Kristen?

Ms. Trucco: The only other update I can provide is we are working on an interlocal agreement with Stoneybrook South for their maintenance cost. George had initiated that with me and their attorney. I think the game plan is for a draft to come back to this Board at the June meeting. I am letting you know that's moving forward. Barry emailed to confirm where we were on the requisition. We reached out to Dave and Amanda and they confirmed that they have a draft of it ready, but it's not ready to be processed until they have confirmation that the infrastructure is actually completed. It's on our radar right now.

Mr. Morgan: How far out are we, Barry? Two months?

Mr. Bichard: It should be under that.

Mr. Morgan: It looks like it's plugging along.

Mr. Bichard: Yes.

Mr. Morgan: We're already building homes in the northeast corner.

Mr. Bichard: I believe we are over a 30-day count, but I don't think we will be two full months.

Ms. Trucco: How far out is the lift station?

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Mr. Bichard: It's about 40 days.

Ms. Trucco: Okay.

Mr. Bonin: What is the next step here?

Mr. Bichard: They just finished welding the liner in the wet-well. They are setting the panels and our transformer is ready. That brings power to us.

Mr. Bonin: Is the pad for the transformer set yet?

Mr. Bichard: No, not yet. We have it onsite. That's where we are waiting on Darby to set the panel. We have the left corner on and then we will finish the compound. It comes together quick from here. I am guessing about 40 days.

Mr. Morgan: Alright. Thank you, Kristen.

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 March 28th through April 24th for \$129,159.43.

Are there any questions on that?

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 March. If you have any questions, we can discuss those. We are in the process of bidding out the landscape maintenance in conjunction with the Stoneybrook South CDD, the retreat, HOA, the Master Association, and Lennar. We have the pre-bid meeting this morning, a mandatory pre-bid conference. I think we had eight bidders participating in the pre-bid conference. The bids themselves are due, is it May 19th?

Mr. Scheerer: May 19th at 2:00 p.m. at our office.

Mr. Flint: Yes. The hope is the bids will come in on the 19th and we will have those reviewed and ranked. Then at the June Board meeting we will have a recommendation for you all

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to consider as well as the interlocal agreement between both CDD’s and an amended proposed budget reflecting the landscape numbers.

Mr. Morgan: I am assuming that this is going to be a cooperative decision between the two CDDs and the HOA on who to hire?

Mr. Flint: Yes.

Mr. Morgan: Okay.

Mr. Flint: There is selection criteria that are included in the bid document on each entity. We are going to plan on having a meeting to come up with a consensus ranking, hopefully, of the responses.

Mr. Morgan: Okay.

SEVENTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Other business, anything plats or conveyances or permit transfers that we need to talk about for Stoneybrook at ChampionsGate?

Mr. Scheerer: What about the about the stormwater permit issues.

Mr. Bichard: Brian with KPM was out there Friday walking it. I don’t have the answer from what his field inspection was. We got an extension on the time, but that time is elapsing quickly.

Mr. Bonin: Didn’t I authorize KPM some survey work a month ago?

Mr. Bichard: They did. Mitch went out and did his part. Brian went out as a field engineer Friday to do a field walk. I haven’t spoken to Brian yet today to find out where we are.

Mr. Bonin: Put this on a team’s call, so we can get this resolved because I didn’t know this was still dragging on.

Mr. Flint: Okay.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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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