

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 4, 2023 at 11:00 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:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll.

Mr. LeBrun: We have five Supervisors present, so we have our quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next item on the agenda is the public comment period, just for the record there are no members of the public present at the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fulfill Vacancies in Seats #3 & #4**
- B. Administration of Oaths of Office to Newly Appointed Board Members**
- C. Election of Officers**
- D. Consideration of Resolution 2023-13 Electing Officers**

Mr. LeBrun: That brings us down to organizational matters. I don't believe there is anybody that you were made aware that is interested in seats, so we can continue to defer those until qualify electors.

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Mr. Morgan: I make a motion to defer.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Items 3A-D were Deferred to a Later Meeting, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 2, 2023 Board of Supervisors Meeting

Mr. LeBrun: Item number four is the approval of the minutes of the October 2, 2023 meeting. This is on page nine of your electronic agenda.

Mr. Morgan: They all look accurate; I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the October 2, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit Report

Mr. LeBrun: Item number five is the review and acceptance of the Fiscal Year 2022 audit report. This begins on page 19 of your electronic agenda. IF you go down to page 57, that is the letter to management which details the audit outcome. There are no findings which is what is referred to as a clean audit. That is for Fiscal Year 2022. I am happy to take any questions on the full audit, but like I said, there are no findings for that fiscal year which is a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Acceptance of Fiscal Year 2022 Audit Report was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023

Mr. LeBrun: Next is the consideration of the agreement with Grau & Associates to provide auditing services for the Fiscal Year 2023. That is the year that just ended. That is on page 59 of your electronic agenda.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Transfer of Environmental Permit Applications (2)

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Mr. LeBrun: Item number seven which is on page 65 is the ratification of transfer of environmental permit applications. There are two of those on there.

Mr. Morgan: Are these the final ones?

Mr. Scheerer: Should be.

Mr. Morgan: These are the final transfers?

Mr. Scheerer: There are only two ponds, I believe, that were left.

Mr. LeBrun: And George has them, you signed off on these so this is just for ratification.

Mr. Morgan: Okay. I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Transfer of Environmental Permit Applications (2), were ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun: Item number eight is on page 68 of your agendas, and it is the consideration of data sharing and usage agreement with Osceola County. This is an agreement that we enter into every year with Osceola County, and it basically states that we won't share any confidential information that is protected within the property appraiser's database. It's confidential addresses or names. We just agree to not share those and this is entered into every year in Osceola Count. I'm happy to take any questions on it. If not, we are just looking for a motion to enter into that agreement.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was approved.

NINTH ORDER OF BUSINESS

Ratification of Series 2023 Requisitions #4

Mr. LeBrun: Item number nine is the ratification of the series 2023 requisition #4. This is on page 70 of your electronic agenda. All of the information is there as needed. As I said, this is for ratification, it has already been approved and signed by all the necessary signatories. Counsel, do you have anything that you want to add?

Ms. Trucco: Sure. The Board has actually already approved the conveyance documents. Roughly new to this requestion there was a minor change that was approved by Lennar signer< Mark McDonald, and they were signed of my Adam as well. So, we've just made a minor edit to

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the conveyance documents to make sure we're transferring everything by bill of sale that is subject to the requisition. This was, you can see the amount, it's the \$4,002,255.23. Again, I've already signed off on this. So has the District Engineer. So, we are just recommending ratification of this requisition.

Mr. Morgan: I think the money has already been transferred.

Ms. Trucco: Yeah. We still have to ask for a ratification of the action by the Board.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Series 2023 Requisition #4, was ratified.

TENTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to staff reports. We will start with District Counsel.

Ms. Trucco: Since the last meeting, we've just been working on finalizing those conveyance documents for the requestion. That is it, actually for this district. It's been very light. No new updates for you all today.

Mr. LeBrun: Any questions for Counsel?

B. Engineer

Mr. LeBrun: Okay, we will move down to our engineer, Dave are you still able to hear us?

Mr. Reid: I am here, and I don't have anything new today.

Mr. LeBrun: Do we have any questions for our District Engineer?

Mr. Morgan: He said they have nothing, so we are good.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: Under that we have our District Manager's report. The only item we have listed is on page 93 and this is the approval of the check register. You have checks from your general fund. Checks number 640-663 with a total of \$103,965.89. From the payroll fund we have checks 570-574 for a total of \$923.50. A grand total for the check register of \$104,880.39. Behind that you have the line-by-line register. I am happy to take any questions. If not, we are just looking for a motion to approve.

Mr. Morgan: Alan, remind me why we have one contract with Lake Doctors and one contract with American Ecosystems?

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Mr. Scheerer: American Eco does the Coban gras spraying. Lake Doctors does the actual aquatic maintenance.

Mr. Morgan: That’s right. I remember now. I just needed to be reminded. Thank you. I make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that your balance sheet and income statement can be found. These are your unaudited financials through October 31. This is the first month of the Fiscal Year. No action is required on your part, but I am happy to take any questions that you have.

Mr. Morgan: Do we have anything left in the construction fund? That’s always the question. It looks like we do. Oof, one says \$3 million, and one says \$33,000. So, which one is it? It looks like on the last sheet through 10/31, 3 million. But I don’t see where the 4 million was paid out.

Mr. LeBrun: I’ll have to follow-up and see. That’s from the same one. Because this is through the 31st of October. So that might not have gone through here yet because that was at the end of November. So that’s probably why you are still seeing that.

Mr. Morgan: So, this really isn’t reflective of what our true balance is?

Mr. LeBrun: No this is through the 31st.

Mr. Morgan: Okay, disregard that comment then, we’ll wait until next month.

ELEVENTH ORDER OF BUISNESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. LeBrun: That leads us down to other business. This is a standing monthly item that for discussion of any pending plat conveyances and or permit transfers.

Mr. Morgan: I think we’re good with everything from here, aren’t we? We’re about done.

Ms. Trucco: I am actually finalizing the inventory for all of the Lennar districts. So, outstanding conveyances and an inventory of every plat that we have in our file. And then the date and when and what was conveyed to the CDD already.

Mr. LeBrun: That brings us down to Supervisor’s request. Do any Supervisors have any special requests?

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TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LeBrun: That brings us down to Supervisor's request. Do any Supervisors have any special requests?

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: Hearing none, we are just looking for a motion to adjourn.

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