

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, February 5, 2024, at 11:02 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Jarred Cornell	Assistant Secretary
Barry Bichard	Assistant Secretary
Logan Lantrip <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>joined late by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

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.

**The third order of business, organizational matters, was moved to be discussed after staff reports.*

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 4, 2023 Meeting

Mr. LeBrun: Item number four is the approval of the minutes of the December 4, 2023, meeting. These are included in your electronic agenda.

Mr. Morgan: They all look correct; I 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 December 4, 2023, Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Quotations from Lake Fountains and Aeration for Installation of Fountains in Ponds #6 & #10

Mr. LeBrun: Item #4 the consideration of quotations from Lake Fountains and Aeration for installation of fountains in ponds #6 & #10.

**Logan Lantrip joined the meeting at this time.*

Mr. Scheerer: I did not put these in the agenda package, but I did hand out just now a couple of maps. Some of you may recall we've been putting fountains in the Stoneybrook South at ChampionsGate CDD for the past 3 years. There were 10 originally presented to us many years ago. The Board had been generous enough to put in 2-3 a year. There are the final 2 ponds that were requested by the Homeowners Association. I just handed you out this map, Pond #6 is located at the back side of Blackwolf. It's right here on the front of this map. It actually has a cart path that comes off of one of the holes. Right? And you drive right by it. Later on in the agenda, we'll talk about pond #10, which is the lone pond in Tract A, which is on the other map that I handed out to you. Included in your agenda are proposals for the same company that's been installing all the fountains here for the past 3 years. These are all budgeted in the 2024 budget, and it will close out the initial ponds as we spoke about that were requested 3 years ago. So, pond #6 is a total of \$29,405 and the other one, Pond #10 is \$31,022. There's a breakdown of everything that is in here, what they are going to be doing, where it's going to be going. Pond #10 in Tract K is all by itself. So, it's just surrounded by homes, there is no golf there, and again Pond #6 is the pond off of Blackwolf.

Mr. Morgan: Does Pond #10 have power available for what you need to do?

Mr. Scheerer: That's always the driving factor as to where we get the power, so we're going to be pulling it from a transformer as we have everywhere else in the community. Usually there is a transformer in the front yard. And we find out, we get with the utility, and we find out which one has available tap so we can run the power, the meter can, the breakers and all the controls. And those will be placed, hopefully in a spot where we try to keep it out of line of sight of the resident's homes and then we usually come in with something to shield it.

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So, I can answer any questions you might have regarding these. And I know there will possibly be some in the 2025 budget for the North Tract and the Champions Point. They have a couple of ponds there and we will be looking at that for the 2025 budgets.

Mr. Morgan: Champions Point is on dry ponds.

Mr. Sheerer: No, there's a wet one.

Mr. Morgan: Oh, the one in the very back.

Mr. Morgan: Yeah.

Mr. Sheerer: Well, there's one in between that and, there's a wet pond back there and you can see off of Whistling Streets.

Mr. Morgan: That's the one that's in Retreat and Fox North.

Mr. Sheerer: Yes.

Mr. Morgan: Oh, the one in the back corner there.

Mr. Sheerer: So, we will be looking at those for 2025, but these are the 2 remaining fountains that we allocated funding for the 2024 budget. I'll try to answer any questions you may have.

Mr. Morgan: We've already discussed this previously, so this is all good. Everybody good?

Mr. Cornell: Do we need to do a pond, or a fountain in Pond #6, or is it a request?

Mr. Sheerer: You didn't have to do a fountain in any of them.

Mr. Morgan: Yeah.

Mr. Sheerer: Yeah, these are all requests and originally the HOA and the old owner of the golf course went out and looked at all the ponds. They provided us 10 fountains for hundreds of thousands of dollars. We decided to bring it down based on recommendations of previous Board meetings and select 3 a year. So, we've done, we did 2, we did 3, we did 3, and these are the final 2. These are just requests there is no obligation to do this whatsoever.

Mr. Morgan: Got it.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Quote from Lake Fountains, and Aeration for Installation of Fountains in Ponds #6 & #10, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisitions #6 & #7 and Consideration of Requisition #8

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

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Mr. LeBrun: This brings us to item #6, which is the ratification of Series 2023 Requisitions #6 & #7 and also Consideration of Requisition #8. These start on page 27 of your electronic agenda packages. I will be happy to answer any questions on those, if not, we will just look for a motion to ratify #6 and #7, and approval of #8.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2023 Requisition #6 & #7, was ratified, and #8 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

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

Ms. Trucco: Okay, great. So, I have been going through all the plats that we have in our file, and all the deed too. There are few tracts that still need to be transferred over to the CDD. So, that's in the Stoneybrook South North Parcel replat as well as the Stoneybrook South North Parcel Phase 5 Plat. There's a few there. And then, the other plat is the Stoneybrook South North Parcel Phase 6 Plat. There are 2 drainage tracts that need to come over too. I will print the resolution on the next agenda with these tracts and will order Title work. And then I will send this inventory to Lennar just to confirm that I've got all the plats in my file that you all must make sure we are transferring everything that needs to come over to the CDD. So that's what I've worked on since the last meeting. If you have any questions, I'm happy to try and answer them. Otherwise, that's it. That's all I have.

Mr. Morgan: Thank you.

B. Engineer

Mr. LeBrun: Okay, we will move down to our District Engineer, Dave, we have you now.

Mr. Reid: Yes, in relation to the tracts for a permit, I just got the approval of the Engineer's Certification for Fox North this morning. And tract X was already approved, so I need to follow up on the south Florida transfers now that they've approved the Engineer's Certifications. I submitted them all at the same time, but they held them up until the certifications were approved. So, they should be coming. That's all I got.

Mr. Morgan: Very good.

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Mr. LeBrun: Any further questions for Dave?

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun: Alright we are down to our District Manager’s report. Two items under this. The first one is on page 41. This is the approval of the check register. It’s on page 41 of your electronic agenda packages. In the general fund, you have check 6, 164-697. The total amount is \$2,695,698.27. You will note that is higher than usual. This is reflecting the debt service payments for this various bond series under the detail in the register below. That’s why that number is higher than you usually see. And you also have your payroll fund for your supervisor, or Supervisor payments as allowed by state statute. Those are checks 5075-5079. A total of the check register is \$2,696,621.78. I’ll be happy to take any questions, if not we are just looking for a motion to approve.

Mr. Morgan: Do we normally have that much, I don’t remember having that much debt service in one month. Is that normal?

Mr. LeBrun: When I went through it, it looks like the series.

Mr. Morgan: Excess revenue SPA Operator, capital reserve, and then 3 debt service payments.

Mr. Morgan: Oh, you know what? I was just looking at FY24. I didn’t see the Series at the end.

Mr. LeBrun: Yes, the series.

Mr. Morgan: I was like FY24, all those payments are coming up.

Mr. LeBrun: And the Series 2020, all add together.

Mr. Morgan: Yeah, I didn’t see the end piece. Okay good. No problem.

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. LeBrun: Behind that your balance sheet and income statement can be found. These are your unaudited financials through December 31, 2023. No action is required on your part, those are just here for your review. That’s all I have for my report. Any questions?

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THIRD ORDER OF BUSINESS

Organizational Matters

A. Letter(s) of Interest/Resume(s) for Vacant Seats

**This item was taken out of order.*

Mr. LeBrun: As I discussed earlier, we moved Item #3 Organizational Matters to this part of the meeting. As the Board saw on the agenda, this is a result of one of the general electors expressed interest in one of the open seats that's currently held as hold over seat. They have provided their letter of interest. That's on page #7 of your electronic agenda package. So back at the beginning. You can see their name and qualifications there. They are a qualified elector living within the District. So, you know, we would recommend they be appointed to one of the 2 seats that we have open.

Mr. Morgan: Do we have to?

Mr. LeBrun: Yes, that is correct. Yes.

Mr. Morgan: So, this is not a choice? We have to appoint them, so.

Mr. LeBrun: So just for the awareness of the seat. So, the current seats that are for consideration for the Board to appoint this person to is seat #4, which is held by Logan Lantrip. And that term expires 11.20.26. We also have seat #3, which is for Rob's seat. Which also expires in 2026.

Mr. Morgan: So, I want Rob to be on until all the construction is complete. So, unless there's an argument, looks like you got the short straw.

Mr. LeBrun: As such, we would just need a resignation from Logan Lantrip and do that publicly at this meeting. And then the Board would accept his resignation and then we can move to appoint Mr. Lambert to that open seat. He's not here today, but he expressed interest in writing, and he will also plan on attending the next meeting. Counsel feel free to add any comments.

Ms. Trucco: No, that's perfect.

Mr. Lantrip: So, would this be my last one?

Mr. LeBrun: So, yes, you can resign effective immediately. You can resign now, that would open up the seat, and then the Board would appoint Mr. Lambert to Logan's seat.

Mr. Lantrip: Well, I resign.

B. Appointment of Individuals to Fulfill Vacancies in Seat #4

Mr. LeBrun: So, we have a resignation declared by Mr. Logan Lantrip. We just need a motion by someone to accept that resignation and then the Board can move to fill the seat.

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On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Resignation of Mr. Logan Lantrip, was approved.

Mr. LeBrun: Now the next step in the process would be for the Board to consider candidate John Lambert. He has the background summary detailed and bio there for your review. He is the only one that has expressed interest up until now. So, we recommend the Board make a motion to appoint Mr. Lambert to Logan Lantrip’s previously held seat.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Appointment of Mr. Lambert to Seat #4, was approved.

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

Mr. LeBrun: Also, as a part of that, we will administer the oath of office to Mr. Lambert prior to serving on the Board. We can do that outside of a Board meeting.

D. Election of Officers

Mr. LeBrun: Any time there is a new Board member appointed we also have the option the Board can elect to change officers around. They can keep everything as is. Previously Logan Lantrip served as Assistant Secretary. So, if the Board wishes, they can just put Mr. Lambert as Assistant Secretary.

Mr. Morgan: Let’s do that for now.

E. Consideration of Resolution 2024-01 Electing Officers

Mr. LeBrun: So that would be consideration of Resolution 2024-01, replacing Mr. Lantrip with Mr. Lambert as Assistant Secretary. So, we need a motion to approve that resolution.

On MOTION by Mr. Morgan, seconded by Mr. Cornwell, with all in favor, the Resolution 2024-01 Electing Officers by Adding Mr. Lambert as Assistant Secretary, was approved.

EIGHTH ORDER OF BUISNESS

Other Business

Mr. LeBrun: That leads us down to other business. Any Supervisors’ have any business to discuss?

NINTH ORDER OF BUSINESS

Supervisor’s Requests

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

TENTH 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:
Jeremy LeBrun
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman