

**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 2, 2024**, at 11:00 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 <i>joined late by phone</i>	Vice Chairman
Barry Bichard	Assistant Secretary
Campbell McAnally	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco <i>by phone</i>	District Counsel
Alan Scheerer	Field Manager
Jason Alligood <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:01 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There are no members of the public present, just Board and staff. There are no members of the public on the call in line.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #1 and #2

Mr. LeBrun: This item is for the appointment of individuals who fill the vacancies in seats #1 and #2. As the Board will recall, no one qualified through the Supervisor of Elections for those two seats. We do have current Board members in those seats. Since no one qualified for those

December 2, 2024

Stoneybrook South at ChampionsGate CDD

seats, the Board can choose to appoint members into those seats, seat #1 & #2 which is Campbell and Barry's. Kristen, do you need to add anything onto that.

Ms. Trucco: No, you have covered it.

Mr. LeBrun: If the Board wishes, they can appoint Campbell and Barry to continue on in those seats for the new 4-year term.

Mr. Morgan: That is fine.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Appointment of Campbell McAnally to Seat #1 & Barry Bichard to Seat #2, was approved.
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**Jason Alligood with Kimley-Horn joined the meeting.*

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

Mr. LeBrun: Even though you are still in your current seats, we are starting a new term so we have to do a note for the new 4-year term. I will read it to you and you both can respond and affirm then sign and notarize it for you.

Mr. McAnally & Mr. Bichard: I Campbell McAnally and I Barry Bichard citizens in the State of Florida and United States of America and being employed by an officer of Stoneybrook South at ChampionsGate Community Development District and a recipient of public funds as such employee or officer, hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Bichard: I do.

Mr. McAnally: I do.

**Mr. Bonin joined the meeting by phone.*

C. Election of Officers

Mr. LeBrun: Any time there is an appointment or change in Board members, we are required to do an election of officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. LeBrun: The Board can change the Chairman, Vice Chair, or elect to keep everything as is.

December 2, 2024

Stoneybrook South at ChampionsGate CDD

Mr. Morgan: I would like to make a motion to keep everything as is for now. Just to confirm, that is Adam as Chairman and Rob as Vice Chair. Is that correct?

Mr. LeBrun: Correct. We will keep everything as is.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2025-02 Electing Officers – Keeping the Same Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 7, 2024 Meeting

Mr. LeBrun: This is approval of the minutes from the October 7, 2024 meeting. Kristen did send in some meeting corrections so we have those and will incorporate those into the final version. Happy to take any other changes the Board may have, if not, we would look for a motion to approve those.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the October 7, 2024, Meeting, were approved subject to counsel's amendments.

FIFTH ORDER OF BUSINESS

Presentation of Arbitrage Report for Series 2023 Bonds

Mr. LeBrun: This is an exercise that determines if there is any rebate liability. Essentially, you can't earn more interest on your bonds than you are paying. AMTEC provided this calculation and report. The important part is page 23 that basically says based upon their calculations, there is no rebate liability which is good news.

Mr. Morgan: Wonderful.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Arbitrage Report for Series 2023 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Good morning, I do not have any updates for you this morning but I am here if you have any questions for me.

December 2, 2024

Stoneybrook South at ChampionsGate CDD

Mr. Morgan: Thanks for sending out the reminder about the thing that is due by the end of December.

Ms. Trucco: The ethics training, as a rule of thumb, if you served as a Supervisor in 2024 we recommend that you just go ahead and complete those 4 hours of ethics training so that would be everybody sitting on this Board right now. Hopefully you got my email last week on the 4 hours of ethics training that is required now, but if you did not, please reach out to Jeremy or myself.

Mr. Morgan: Thank you.

Mr. Bichard: Got it Kristen.

B. Engineer

Mr. Alligood: Good Morning, Jason Alligood with Kimley-Horn. Nothing to report yet, I need to get out and look at the system as a whole and get familiar with the area. I am not sure, was Dave Reid also the engineer previously?

Mr. Morgan: Yes, it was Dave. He is very familiar with the area.

C. District Manager's Report

Mr. LeBrun: A couple of items under this one and as Kristen mentioned already the ethics training. Let us know if you need any assistance with those links or anything.

i. Approval of Check Register

Mr. LeBrun: Next is approval of the check register from October 1, 2024 through November 30, 2024. From the general fund checks 811-839, total there is \$343,163.17. There is also the payroll fund, checks 50100-50104, total there is \$923.50. The total check register is \$344,086.67.

Mr. Morgan: Does this go through November?

Mr. LeBrun: Correct, this is October 1 through November 30th.

Mr. Morgan: The Board didn't receive compensation in November?

Mr. LeBrun: The last you met was in October.

Mr. Morgan: That is right. Everybody else met in November but this one did not.

Mr. LeBrun: This one is every other month.

Mr. Morgan: Make a motion to approve.

December 2, 2024

Stoneybrook South at ChampionsGate CDD

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, you have your unaudited financial reports. No Board action is required on this, just there for your review for those unaudited financials.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Is there any other business or Supervisor requests? There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Signed by:

Jeremy LeBrun

Secretary/Assistant Secretary

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Adam Morgan

Chairman/Vice Chairman