

**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 3, 2025**, 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	Vice Chairman
Campbell McAnally	Assistant Secretary
John Lambert	Assistant Secretary
Barry Richard <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Jay Lazarovich	District Counsel
Alan Scheerer	Field Manager
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:00 a.m. and called roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There are no members of the public present or on the phone lines.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 2, 2024 Meeting

Mr. LeBrun: The next item is approval of the minutes from the December 2, 2024 meeting. These are included in your electronic agenda books and distributed by email. If there are no questions or comments, we just look for a motion to approve those minutes.

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On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the December 2, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Report for Series 2020 Bonds

Mr. LeBrun: The next item is a presentation of the Arbitrage Report for Series 2020 bonds. I'll point the Board to page 14; this is basically the summary. You can see there is no rebate liability. Essentially you cannot earn more interest than you paid. If you do not have any questions, we need a motion to accept this report.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Arbitrage Report for Series 2020 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun: Each year the District enters into an agreement with the county property appraiser. I have already signed this on behalf of the District, I just need ratification of this Data Sharing Agreement of Osceola County. Essentially we are saying we are not going to share any confidential information that they provide or that they have. They usually don't send us the confidential information in the first place, but this is just saying we'll protect that information if we receive it or send out correspondence, or things of that nature. We do this every year with the county. I'll take any questions on it, if not I'll just look for ratification.

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: This brings us down to our staff reports, District Counsel.

Mr. Lazarovich: My name is Jay Lazarovich and I'm covering for Kristen today. I have no further information for the Board at this time, unless you have any questions for us.

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B. Engineer

Mr. LeBrun: This brings us to our District engineer. I don't believe we have him on the phone. I haven't been made aware of any information. I'll be happy to take any questions that I can relay to the engineer if the Board wishes.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: The check register is on page 34 of your agendas. You'll see there you have the summary invoices from October 1, 2024 through January 28, 2025. From the general fund you have checks 811 through 865 and you will notice the total seems a lot higher. That is just from the debt service payments that went through, and it transfers into our operating reserves account and they generate more interest. You will see those reflected in there. For general funds for checks 811-865 the total there is \$2,775,748.87. For our October payroll fund we have checks 50100-50104 for a total of \$923.50. And for our December, 2024 payroll fund we have checks 50105 - 50108. The total there is \$738.80. The grand total is \$2,777,411.17. Behind that you have a line-by-line register that shows all those expenses and transfers. I'm happy to take any questions on that, if not I'll just be looking for a motion to approve.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Check Register, was approved.
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ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind the check register you have your balance sheet and income statement. There is no action required from the Board on this document. It just shows your unaudited financials through December 31, 2024. That is all I had. I'll be happy to take any question or comments. I will note that our assessments that are roughly 87% collected and the last remaining 13% or so will come in over the next couple of months

Mr. Morgan: Very good.

Mr. LeBrun: You are in very good shape.

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SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LeBrun: Any other business or Supervisor's request?

Mr. Bichard: Just a question about landscape. It's more to do with the electoral boxes over at the ponds. Will there be any shrubs planted to cover up those electrical boxes?

Mr. Morgan: Those are the ones around the fountains?

Mr. Bichard: Yes.

Mr. Scheerer: We can certainly look at that, sir. Just need to figure out if we have a water source there or not so we can irrigate whatever we install. Maybe later on in the rainy season, as we get a little further down. But absolutely, yes sir.

Mr. Bichard: It's just that the ones here seem all grown up.

Mr. Scheerer: They all have irrigation so it's a big difference. Although this is Casey Hallman, and he is our Account Manager with Floralawn. He attended the meeting earlier, a later meeting, and this one as well. He does everything for the CDD out here. So, I'll be happy to get with Casey and we can look at those box locations and see about putting up a hedge, as long as we feel comfortable that we can keep it alive. As long as there is a water source. Yes, sir.

Mr. LeBrun: Any other supervisor's request?

Hearing none, 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