

**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, **April 7, 2025**, at 11:10 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 <i>by phone</i>	Assistant Secretary
Barry Richard <i>joined late</i>	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 11:10 a.m. and called roll. Three Supervisors were present constituting a quorum. Mr. Lambert joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: This is the time for the members of the public to make a statement to the Board. We just ask that you state your name and address and try to keep it under three minutes. I believe we have a resident on the call in line.

Neal Roberts (8867 Backspin Ln.): I am calling in as a representative of Board of Directors as VP for the Country Club. As you are probably aware, we are going through a lawsuit with the developer, a 558-construction defect lawsuit. Part of that lawsuit embraces the bulkheads in the

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ponds on the golf course. What I am thinking is the indication of the Stoneybrook South at ChampionsGate CDDs ownership of those bulkheads and palms and the responsibility for the maintenance of those bulkheads. The reason why is obviously there is deterioration within the bulkheads. The Country Club has been unable to locate any specific agreement with the CDD with regards to the maintenance of those bulkheads. It has always been verbally communicated that the country club is responsible but we can find no legal agreement that would require a lawsuit against the developer. I reached out to the golf superintendent, Ethan Caldwell, who has been the superintendent for many, many years and he confirmed that we have not undertaken any maintenance responsibility for all of those bulkheads. My ask here of the CDD is to provide that evidence to the Country Club Board of Directors.

Mr. Morgan: Can we direct staff to do a records search and see what agreements may or may not exist?

Ms. Trucco: If the Board wants to direct legal counsel to engage with the CDDs staff, we can look into the questions that you are asking and then circle back with you sir with a response on those specifics. It is not something that we would be able to confirm for you right now at this meeting but the Board could certainly direct us to take a closer look at the questions so we can try to assist you in getting answers for that. Is that just direction from the Board? Does the field manager for the CDD, Alan Scheerer, have your contact information?

Mr. Scheerer: Yes.

Neal Roberts: Alan does because I raised this question with the previous CDD.

Ms. Trucco: Alright, understood. My name is Kristen Trucco. I serve as District Counsel for the CDD so Alan will forward me that information. Did you already send him your specific questions?

Neal Roberts: I have not sent my specific questions. I did it on the call earlier with the other CDD, but I can.

Ms. Trucco: Do you mind just sending him specific questions that you are looking into in an email then he can forward that to me and we can work together on seeing if we can get some answers for you?

Neal Roberts: Yes, I can do that.

Ms. Trucco: Do I have direction from the Board on that?

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Mr. Bonin: Let me ask. What is the management protocol in place for the bulkheads right now, nothing?

Mr. Morgan: We don't know that is why we have to do the research.

Mr. Scheerer: The CDD is not doing any maintenance or management of any bulkheads on the golf course.

Ms. Trucco: That we are aware of right now. We will need to look into that.

Mr. Morgan: That is what we are trying to find, what the agreements were in writing.

Mr. Bonin: The agreements between who?

Mr. Morgan: Between the CDD and Lennar, the CDD and the golf course, Lennar and the golf course whatever may exist that we have knowledge of or have it in our records.

Mr. Bonin: Okay.

Ms. Trucco: If you can just send your specific questions to Alan, we will work with the CDD and try to get some responses for you.

Mr. Scheerer: Yes, you can send one because we have legal representation from two different firms, one for Stoneybrook South and one for Stoneybrook South at ChampionsGate. If you address them that way then I will forward those to Jeremy and the proper legal counsel for the research and comment.

Neal Roberts: Okay.

Mr. Scheerer: Okay sir, thank you.

Mr. Morgan: Rob, were you aware of this?

Mr. Bonin: Aware of what?

Mr. Morgan: The lawsuit for the bulkheads.

Mr. Bonin: No.

Mr. Morgan: I wasn't either.

Mr. Bonin: Who is suing who?

Mr. Morgan: Lennar and the CDD are trying to get the bulkheads fixed.

Mr. McAnally: It is not against the CDD.

Mr. Morgan: Against Lennar?

Mr. McAnally: It is against the developer.

Mr. Morgan: That is the first I have heard of it was this morning.

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Mr. LeBrun: Do any other members of the public wish to comment? Hearing none, we will move on.

*\*Barry Bichard joined the meeting at this time.*

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the February 3, 2025 Meeting**

Mr. LeBrun: This is approval of the minutes of the February 3, 2025 Board of Supervisors meeting. I can take any questions or comments on those. If not, just a motion to approve those minutes.

Mr. Morgan: They all look good.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the February 3, 2025 Meeting, were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. LeBrun: Similar to previous years the Board has seen these budgets before. This is the first step in our budgeting process. What the Board will consider today is approving a proposed Fiscal Year 2026 budget and then will also be setting a public hearing for our August 4<sup>th</sup> meeting at which time after that public hearing is conducted, the Board can move to adopt the Fiscal Year 2026 budget. That is what that resolution is doing. If you scroll down a little bit on your electronic agendas, it starts on page 15 of the pdf. I am just looking at the general fund. I know the Board is very familiar with these budgets so I will just kind of go through it. The good news right off the bat, no assessment increase. We are keeping all of the assessment levels steady so no increase for residents. That is good news. On the far-right column, that is the proposed Fiscal Year 2026 budget. The far-left column is the adopted 2025 budget. You can see the comparison there, back and forth. Like I mentioned earlier, no assessment increase for this fiscal year which is good so the residents will pay the same amount that they paid the previous year. This proposed budget sets the highwater mark for the assessment levels so all the way up through August, we can still make adjustments as needed on the different line items. Nothing is set in stone at this point.

Mr. Morgan: How does everything go up except for power? Power goes down by \$4,000.

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Mr. LeBrun: When building the budget they will look at the actuals and do an average over the years so if we have overbudgeted something they can take it back a little bit if something else is higher. It is kind of looking at trends over time. You have your administrative cost and below that is your operations and maintenance. You see the various line items there, what the CDD oversees and maintains. If you go down to page 16, you will see the assessment chart. This basically shows you by product type the assessment levels. Like I said no change from the current year. Also, on the bottom of page 16 you will see the shared cost breakdown. As the Board recalls, there is a cost sharing agreement between the two CDDs, Stoneybrook South and Stoneybrook South at ChampionsGate. That just helps lower costs and using vendors working together. You will see the cost share there. Behind that you will see the narrative that just explains what each of the line items cover. That way if a person isn't familiar with the budget and wants to know what a certain line item is about, it is there to kind of give a short narrative of what that cost goes towards. If you go down towards the bottom past the narrative, you will see your different funds. You will see your capital reserve fund which is very healthy at the current moment so that is for any capital projects or capital repairs that may be needed. Below that you will see your debt service fund then you will see the various series amortization schedule there. That just continues through the end of the budget. Happy to take any questions on it. Like I said no assessment increase so pretty straight forward which is good news.

Mr. Morgan: Campbell, are you good with everything? Everybody else good with the budget?

Mr. McAnally: Yes.

Mr. LeBrun: If there are no questions, we would just need a motion to approve Resolution 2025-03 approving the proposed fiscal year budget and setting that public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 4, 2025, was approved.

## **FIFTH ORDER OF BUISNESS**

## **Staff Reports**

### **A. Attorney**

Ms. Trucco: Good morning, Board. I don't have any specific updates for you today but I am here if you have any questions for me.

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**B. Engineer**

Mr. Alligood: Good Morning, Jason Alligood with Kimley-Horn. Nothing to report but happy to take any questions for me.

Mr. Morgan: Not today, not yet. We might have a lot in a little while.

**C. District Manager's Report**

Mr. LeBrun: I do have one item. I passed out a resume that is in front of you. I was contacted a couple of days ago by a resident that is interested in one of the general electors' seats that is currently being held in a holdover position. Barry Bichard's seat is one of the ones that is a general elector's seat. This person expressed interest in wanting to serve on the Board so that resume is there in front of you. I am not aware of anyone else that has asked formally for this position. Since it is a general elector's seat, usually the Board is encouraged to appoint an elector to that seat. The resume is in front of you for consideration for the Board to review. If the Board did want to move forward, what would happen is Barry would have to resign his seat, the Board would accept that resignation and then move to appoint. If they wanted to go that route.

Mr. Morgan: I would like for Ms. Hendrickson to be present before we make those adjustments.

Mr. LeBrun: Sure.

Mr. Morgan: Mr. Campbell are you familiar with Cindy?

Mr. McAnally: I don't know her at all.

Mr. LeBrun: John is on the phone. I think he knows her and referred her. I think she is a neighbor to him. John did you have any input?

Mr. Lambert: I do know Ms. Hendrickson. I have known her for at least a year and a half or so. She has a really good strong desire to serve. She also wants to get on the HOA whenever possible but I think she would be a good asset.

Mr. Morgan: She has a great resume. As long as she is present at one of our meetings, then we will make the transition.

Mr. Lambert: I will be happy to inform her.

Mr. Morgan: Alright great, thank you John.

Mr. LeBrun: I will let her know by email as well.

Mr. Bonin: Are we scheduled to have a meeting next month?

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Mr. LeBrun: We meet every other month so the next meeting would be in June.

Mr. LeBrun: I made a note for the next agenda to add that on there and then in the meantime Barry, not right now but eventually, send me an email saying you resign from your seat.

**i. Approval of Check Register**

Mr. LeBrun: Next is the check register which is also included in your agenda starting on page 38 of your agenda package. This is the check register from January 28, 2025 through March 31, 2025. From your general fund you have checks 866 – 891. The total there is \$368,627.41. In the payroll fund you have checks 50109-50113 that number is \$923.50. The total for your check register is \$369,550.91.

Mr. Morgan: Everybody good? 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. LeBrun: Behind that, you have your unaudited financials. No action is required by the Board. It is just your unaudited financials through February 28, 2025. You guys are at 92.5% collected on your assessments. We will get the remaining ones in the next several months.

Mr. Morgan: Do we have \$70,000 in the capital reserve budget? Looks like \$70,000 reserves on page 50. Am I reading that right?

Mr. LeBrun: The actual fund balance for the capital reserve is \$647,359. That is currently invested in an interest-bearing account. It could be used for capital projects or capital repairs. It is a healthy account. You don't have to dip into that at all for anything currently this fiscal year which is good. Assessments are level so you are in good shape there.

**SIXTH ORDER OF BUISNESS**

**Other Business**

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

Mr. Morgan: John, are you good?

Mr. Lambert: I am good.

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**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH 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

DocuSigned by:

*Adam Morgan*

Chairman/Vice Chairman