

**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, **October 6, 2025**, at 11:18 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum:

Adam Morgan
Rob Bonin
Campbell McAnally
John Lambert *by phone*
Cindy Hendricksen

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Alan Scheerer
Casey Hallman

District Manager, GMS
District Counsel
Field Manager
Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:18 a.m. and called roll. Three Supervisors were present constituting a quorum and Mr. Lambert joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. I believe we do have one member of the public that has called into the phone line. Neil, do you still want to make a public comment?

Resident (Neil): Yes, I do. Just a couple things which I already mentioned at the previous CDD Board meeting earlier. First, I'd like to request an update on the bulkhead, the maintenance responsibility for those bulkheads on the golf course. Jeremy has already responded to me in email

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and the call at 10:00 this morning for the other CDD to say that it's still with the attorney. I just wanted to say that as soon as the attorneys have provided you with a response, we'd like to get an update on that. The second issue is around the maintenance of the ponds within the golf course. The golf course ponds are owned by the CDD, yet the maintenance or treatment of the ponds is in question in terms of whose responsibility that is. In the previous CDD meeting I agreed that the Country Club would put together a formal request of what we're asking for the CDDs in terms of the responsibility for maintaining those ponds and also the potential costs involved in that because this is not included in your 2026 budget. That would be reviewed by the CDD Board once that formal request has been submitted. That's something that the Country Club Board will look to do. The third thing was around the landscaping surrounding the golf course ponds. There have been questions by our superintendent in terms of the responsibility for that landscaping. I was advised by Alan, I believe in the earlier meeting this morning that the landscaping between the ponds and the golf course land, the buffer there, is the responsibility of the CDD and that our golf maintenance team should not be having to maintain that. I will be sitting down with our golf superintendent just to confirm that, and I'll bring a response back to that to this group at some stage in the future. Those are the three things that I wanted to make in my public comment statement today. Thank you.

Mr. LeBrun: Thank you, Neil. Any other public comments?

Mr. Scheerer: If I understood Neil correctly, I thought he had indicated that I said that the area of landscaping that borders the golf course was CDD responsibility. That's not what I said. I said the CDD is currently maintained from the backside of the houses down to the water's edge, and that's it. Chris Russell, the previous golf course superintendent, when he was here, we had an understanding that anything that bordered the course itself in the landscape buffer area, which is typically grasses, would be maintained by golf. Currently, there's no aquatic maintenance going on any of the stormwater ponds either by golf, as far as I know. Definitely not by CDD at either Stoneybrook South CDD or Stoneybrook South at ChampionsGate CDD. We do have ponds that we maintain over at the Stoneybrook South at ChampionsGate CDD. There's currently 11. We added two more for this year and those two were in, I believe, Fox North and X Tract. But none of them include maintenance of the wet ponds along the golf course.

Mr. Neil: Ok. I'm sorry. But on the golf course, you do not maintain that landscaping from the ponds to the golf course.

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Mr. Scheerer: That's correct.

Mr. Morgan: That's correct.

Mr. Scheerer: I believe our RFP, Neil, we touched base on the last two RFPs we did. The maps clearly show what the CDD is maintaining. Basically, it's just where the single-family homes are. I believe they're all single-family down to the water's edge. But again, no spraying of the pond water itself is being done by the CDD on any ponds that are on the golf course.

Mr. Neil: Is it possible to share those maps with us?

Mr. Scheerer: Yeah. You guys should have them, but we will definitely get them to you. I'll get with Jeremy, and we'll get them sent out to you guys for both CDDs.

Mr. Neil: That would be excellent. Thank you very much.

Ms. Trucco: Neil, I serve as District Counsel for the CDD. We can just flag this item as something that we'll take a closer look at too; in order to determine maybe we need to have something in writing with the HOA or the golf course owner, etc. We'll take a closer look into it. This is the Stoneybrook South at ChampionsGate CDD. I did see some reference to different CDDs and plats that appear to be part of your question. We need to take a closer look, but we're happy to work with you to iron things out in writing so that in the future there's clarity and the parties know who's maintaining what. It sounds like that may be needed here.

Mr. Neil: I think it is absolutely needed to cover the verbal conversation.

Mr. Trucco: I agree with you. It is in everybody's best interest that we have this in writing. We can work together on doing that, but it may take a little bit of time to investigate here all the different tracts and the different CDDs that are involved. We'll be back in touch with you as soon as we can.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 4, 2025 Board of Supervisors Meeting

Mr. LeBrun: That brings us down to the approval of the August 4, 2024 minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: Is everybody good with the minutes? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the August 4, 2025 Meeting, were approved.

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FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Barry Bichard

Mr. LeBrun: Let's bring it down to our organizational matters. First one we have is on page 19 of the electronic agendas. This is the acceptance of the resignation of Barry Bichard.

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Accepting the Resignation of Barry Bichard, was approved.
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B. Consideration of Resume/Letter of Interest

Mr. LeBrun: We also have the consideration of resume and letter of interest from Ms. Cindy Hendricksen is here today. I know she's expressed interest at a couple of meetings. The Board has that information in their agendas. She's here if you have any questions.

C. Appointment of Individual

Mr. LeBrun: Since Barry did resign, we have that vacant seat now and she is a resident of the District.

Mr. Morgan: I make a motion to nominate Cindy Hendricksen to the Board.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Appointing Cindy Hendricksen to Seat #2 of the Board of Supervisors, was approved.
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D. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun: I'll go ahead and swear you in and then our District Counsel can give you a quick rundown of some of the responsibilities, rules, things of that nature. We're also available after the meeting if you have other questions and I can get with you via email or on a phone call later and go through everything in detail.

Ms. Trucco: The CDD is a special purpose government in the State of Florida, which makes you now a government official, being on the Board of the CDD as a Board of Supervisor. There are some laws that apply to you now that wouldn't otherwise if you weren't a government official. We'll go into greater detail after the Board meeting. I'm going to send you a welcome packet too. The Sunshine Law now applies to you, Code of Ethics for public officials, and then the public records laws as well. The gist of this Sunshine Law is that outside of one of these Board meetings,

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which we advertise notice of each of these Board meetings in accordance with Florida statutes in the newspaper, meeting minutes are taken and properly recorded, we cannot restrict any member of the public from entering one of these meetings either, and a quorum of the Board is required. A majority of the Board is required. The Sunshine Law, the most important part, in my opinion, is that you cannot speak with another Supervisor about any CDD business or an item upon which foreseeable action will be take by the CDD Board outside of one of these meetings, because these meetings have to meet certain requirements. All CDD business has to take place in the sunshine, in the public. The Code of Ethics for public officials, basically you can't engage in any bribery activities. You can't receive or ask for anything. You also have to abstain from any measure that you have a voting conflict on. Anything that would result in a single special private gain or loss to yourself, your relative, your principal, your employer, or a business associate, you're going to have to abstain. Just let us know if you think you have a conflict of interest, and we can walk you through those steps that you have to take in order to just preserve that you're abstaining from voting on that. Then public records, any documents made or received in connection with CDD business are public record, and they're available to the public for inspection. There's a whole process that we recommend too for retaining your public record. After the Board meeting, I'll go through those in greater detail with you.

Mr. LeBrun: Then also Board members are allowed by state statute to accept compensation up to \$200 for each meeting. I think the rest of the Board accepts it. We just ask, did you want to accept the compensation?

Ms. Hendricksen: Yes.

Mr. LeBrun: Okay.

E. Election of Officers

F. Consideration of Resolution 2026-01 Electing Officers

Mr. LeBrun: Anytime there's a new appointment, we also go through an election of officers. You have in your agenda as Resolution 2026-01 Electing Officers. The Board can go through and re-elect everybody or if they want to, they can just elect Cindy as an Assistant Secretary.

Mr. Morgan: Just continue with Assistant Secretary this time.

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On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Resolution 2026-01 Electing Officers Appointing Cindy Hendricksen as Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter for Professional Audit Services from Grau & Associates

Mr. LeBrun: Next we have the consideration of the engagement letter for professional audit services from Grau & Associates. The Board selected them as your independent third party auditor. This is just allowing them to get started on the audit.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Engagement Letter for Professional Audit Services from Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS

Review of Proposal for Environmental Services from Bio-Tech Consulting

Mr. LeBrun: Next is a review of the proposal for Environmental Services from Bio-Tech Consulting.

Mr. Scheerer: We received a letter from the Water Management District that we were out of compliance for the requirement of no more than 5% of nuisance exotics in the wetland and we were missing the signs for conservation. This will get us back into compliance. Bio-Tech is the company that did a lot of the mitigation work out here. This is required by the Water Management District; we're seeking approval from the Board to move forward and this dollar amount in allocated in the 2026 budget as well.

Mr. Morgan: Is Bio-Tech currently doing our annual reporting?

Mr. Scheerer: I didn't think we had any more annual reporting.

Mr. Morgan: I thought we were past that requirement. The District just went out and did a survey.

Mr. Scheerer: They did an inspection on July 25th, I believe.

Mr. Morgan: Yeah.

Mr. Scheerer: It's been a few weeks since we received this information from Bio-Tech and Jeremy and myself, we had some conversation and the signage I think Bio-Tech agreed to install. Am I right with that?

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Mr. LeBrun: Yeah.

Mr. Scheerer: They were going to install the signage. I think that was the bigger thing that came out. The signage was missing. And then they did another evaluation and said we exceed 5%.

Mr. Morgan: Okay.

Mr. Scheerer: We have funding in the budget on wetland mitigation monitoring maintenance for 2026. There's funding available for that.

Mr. Morgan: Well, we have to get back in compliance, so I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Proposal for Environmental Services from Bio-Tech Consulting, was approved.

Mr. McAnally: Can I just ask what signage again?

Mr. Scheerer: It's conservation area.

Mr. Morgan: The conservation easement signs you see around the property, around the wetland areas.

Mr. McAnally: Okay.

Mr. Morgan: Those signs, they're required by our permits to be every 50 to 100 feet around. I guess some areas, they either went missing or were never installed properly.

Mr. McAnally: Or they were never installed because one of the Wetland area, that W1 is at the back of my house, and I know for a fact there's not a sign along there.

Mr. Scheerer: There will be.

Mr. McAnally: That's why I'm asking what signage.

Mr. Scheerer: Yeah. It's just basically a little placard that sits on a 4x4 post that you see on the edge of the wetland that lets people know you're going into a conservation area.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I don't have anything specific today to update you with.

B. Engineer

Mr. LeBrun: I don't believe we have Kimley-Horn on.

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C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings down to our District manager's report I just have the approval of the check register. It starts on page 43. In your general fund, you have checks 945-960. The total there is \$94,002.71. Then for your capital reserve, check number eight, \$21,479.52. The grand total there is \$115,482.23. Then behind that you have your line-by-line register. We can take any questions. If not, we just need a motion to approve the check register.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind the check register in the agenda package you have your unaudited financials. No action is required on the Board's part.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Next we have our other business or Supervisor's requests.

Mr. McAnally: First of all, the fishing signs. How are we getting on with the no fishing signs for the ponds?

Mr. Scheerer: We're still waiting on the vendor to provide us with the no fishing sign. Hopefully we'll see them in the next 30 days.

Mr. McAnally: Because it seemed there were some of them up and some weren't.

Mr. Scheerer: Yeah. I think what we just put some up that we had and then we had to reorder. Everything has to be ordered.

Mr. McAnally: The next thing is when we're talking about the maintenance around the ponds, one of the things that was brought up to me was Green Mile. Even though we're cutting the grass from the house to the pond, the one thing that seems to be missing is, and it's really noticeable because you have one landscape company doing it here and one landscape company doing it here and then you have the bit in the middle that we look after, and it's not being edged on the sidewalk. And what we're having is we're having a lot of the grass runners are coming across the site.

Mr. Morgan: On the CDD portion?

Mr. McAnally: On the CDD portion.

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Mr. Scheerer: Do you have an address?

Mr. McAnally: Green Mile. Just at the back.

Mr. Scheerer: Because I have Casey here with Floralawn. They handle all that. It's kind of unusual that we're not edging.

Mr. McAnally: It's not being edged.

Mr. Scheerer: If there is an easement there, that's our easement.

Mr. McAnally: Yeah, it is. Because you can see Weber are looking after one part, United are looking after the other. And then there's this bit in the middle that's not being looked after.

Mr. Scheerer: We apologize for that. We'll get on it right away.

Mr. McAnally: Okay. The other thing is sprinklers, irrigation system, especially around now that we have the kids going back to school, they're going off at inopportune moments, shall we say. And the kids are getting soaked. I'm being told this, and I haven't witnessed it myself, but what I'm being told is when they line up for their buses, sometimes their sprinklers are going off because it's that time of the morning.

Mr. Scheerer: Exactly where?

Mr. McAnally: West side.

Mr. Scheerer: West side boulevard?

Mr. McAnally: West side. Yeah. West side boulevard.

Mr. Scheerer: Okay.

Mr. Hallman: We can take a look at that.

Mr. McAnally: The fountain in the ponds, especially on west side, on either side of the rec center.

Mr. Scheerer: Off of Whistling Straits?

Mr. McAnally: Whistling Straits. Yeah.

Mr. Scheerer: Yeah. There's one on the par three and one behind the amenity.

Mr. McAnally: There is. The one behind the amenity, more than anything else, it seems that the flow on it seems there is nothing there. One day if it's really high, the next day it's really low.

Mr. Scheerer: It's probably after we have it cleaned because we're dealing with some, I don't know if there's stuff in the pond that's breaking loose and it's getting into the intake. I know

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the one behind the amenity we've done a couple times. This morning, I've looked at the one on Whistling Straight. I don't know what golf hole that is, but right by the guard house.

Mr. McAnally: Number three.

Mr. Scheerer: That one was looking really good and now this morning it was back down. But a lot of that is just the intakes getting clogged up.

Mr. McAnally: Right.

Mr. Scheerer: It's sucking water from the pond itself. Whatever debris is in there is getting sucked up into the intake, and they have to come out and clean the intake. We monitor that every week.

Mr. McAnally: Will that do the pumps themselves any harm?

Mr. Scheerer: Yeah, if we let it go and it goes from being 10 foot tall down to six inches it will create a problem. Usually when I see that, I'll go out and I'll shut the power off. This way the pumps aren't running whatsoever. But it's an ongoing maintenance. When you're dealing with aquatic vegetation, it's got to be breaking loose. It's pulling something up from that pond that's getting into the intakes.

Mr. McAnally: Is that something Lake Doctors could look at?

Mr. Scheerer: It's not Lake Doctors. No.

Mr. McAnally: No, but I'm talking about the vegetation in the pond itself breaking off.

Mr. Scheerer: Again, we're into that conversation earlier with Neil on the phone about maintenance of the ponds. Those ponds where those fountains are, most of them are not getting sprayed by the District because they're actually ponds that border the golf course. Bella Citta and Westside Boulevard, no golf course. That one really doesn't have a problem. We had a breaker trip on that. I reset it this morning. The 27 entrance, that's a little different, but that's in this CDD, not the other CDD. But there's a breaker issue that we're dealing with as well.

Mr. McAnally: The monuments themselves on our side, they're starting to look rather, I'm going to say, dull black because of the irrigation water that's being sprayed on them and everything.

Mr. Scheerer: Yeah, we'll be pressure washing later on this year. We try to get all the pressure washing going right before thanksgiving because we want everything looking sweet before the holidays and people coming down to visit families. But the archway structures on Westside Boulevard on either side, we'll be dealing with that one and the one on Whistling Straits.

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Mr. McAnally: The other thing is, I see there's a problem with the structures on Bella Citta, the monuments on Bella Citta. Will we fall into the same problems they're having?

Mr. Scheerer: I can't answer that. Just from what I saw from the contractor on the Bella Citta entrances is there's a flat portion at the top of each of the archway structures. And those they developed to holes. The water got in and rotted out a lot of the two by fours and a lot of the stucco. But it's very possible that somewhere down the road we're going to need some additional maintenance on those structures.

Mr. McAnally: I was going to say, is there any preventative maintenance we can do right now?

Mr. Scheerer: Well, the only thing we can do is try to get up and see if there's any holes in the roof. I haven't seen any damage to the stucco. I don't have any cracking. We may need to just go ahead and repaint them. Maybe use an elastomeric paint with a little bit of flexibility to it in the near future. We don't have that planned in 2026, but we can certainly look at it for next year.

Mr. McAnally: Okay. Thank you. That was it.

Mr. Scheerer: You can always call me if you have any questions.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there's nothing else, I'll ask for a motion to adjourn.

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

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman