

**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 2, 2026**, 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
Cindy Hendricksen	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: We have the public comment period for members of the public that want to make a statement to the Board.

Resident (Neil Roberts, 8867 Backspin Lane): Here to represent the Board for the country club. I am the vice president of that Board. We have been in discussions with both CDDs for some time now with regards to the ponds on the golf course. On the 25th of January our attorney sent a draft agreement to Kristen for her review. I'm here for any questions you may have about that agreement or the way forward.

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Ms. Trucco: Perfect. We'll get into that in detail unless you want to speak about it now. But I think it's one of the first items up.

Mr. LeBrun: Yeah, we'll get there. The previous Board met and discussed as well, so we can share also what their plan was.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 6, 2025 Board of Supervisors Meeting

Mr. LeBrun: You have the approval of the minutes of the October 6, 2025 Board of Supervisors meeting. I can take any corrections.

Mr. Morgan: Anybody have any questions? I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Minutes of the October 6, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. LeBrun: Next is the ratification of the Data Sharing Usage Agreement with Osceola County. We do it every year, it's basically confirming that we're not going to share any confidential information they might share with us through the property appraiser's office. We do this every year with Osceola County; this is very standard. I already signed on behalf of the District, so I'm just looking for the Board to ratify that.

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

FIFTH ORDER OF BUSINESS

Discussion of Golf Course Pond Maintenance

Mr. LeBrun: Item five is discussion of the golf course pond maintenance. In previous Board meetings, we've discussed maintenance of the ponds that are on the golf course that weren't being treated by either entity. We had our engineer look through stormwater permits. We also have Kristen here. She was doing a ton of research as well. Essentially it was confirmed that the CDD,

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as the stormwater entity, owns that stormwater tract, the maintenance of the stormwater ponds. Nothing on the golf course but just those stormwater ponds. That part was confirmed.

Mr. Bonin: Are you saying pond or ponds?

Mr. LeBrun: Ponds. There are a few.

Mr. Bonin: Is there a map of the ponds we're specifically talking about?

Mr. Scheerer: I didn't bring a map with me that identifies that.

Ms. Trucco: We can have that at the next Board meeting. But it's the parcel IDs that are listed on page 20 of the agenda in the demand letter that we received from the association. These have been conveyed to the CDD as the CDD's obligation. My understanding is that a prior owner of the golf course had apparently maintained those. So now that the ownership has changed, the association did contact the CDD, notifying them of the obligation to maintain the pond. As Jeremy said, the CDD is the permit holder for these particular stormwater pond tracts. The CDD does have an obligation to maintain up to the requirements of the permit. I think that's worth exploring trying to get some quotes on how much that costs and then talk about how we're going to factor that into the cost of the CDDs O&M so the CDD can start doing that work.

Mr. Morgan: So, they're just looking for the basic maintenance that we already do on the other ponds.

Ms. Trucco: So, attached on page 22, their lawyer has drafted out the maintenance agreement, and you'll see in paragraph three that what they're proposing is for them to do that basic maintenance in accordance with the permit requirement. Then the CDD reimburses the association for that. I think there's a distinction between the minimum requirement under the permit versus additional beautification that the association may desire to have done. That's something I've seen before, but we can talk about all the different options. The CDD would decide they're going to maintain moving forward, find a contractor to do it up to the requirements of the permit. In the agreement we could specify that we have all those access rights. I've looked at each plat note, I think we can make it just a little bit stronger. I'd recommend that we have an agreement which acknowledges the CDD's contractor can go over the golf course to do that basic maintenance that's required under the permit. Anything in addition to that, such as the bulkheads, I'd like to hear the engineer's feedback if he's had a chance to review the bulkhead requirements under the permit. I don't know if there's any there. That might be something above the permit requirements that the CDD Board may ask the HOA if you'd like to maintain those or you'd like additional beautification

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of those tracts, then we're going to ask that you pay for that service. So different ways that we can break it up. I think we do need some feedback from the engineer on what the minimum permit requirements are. You'll see in the agreement that is in the agenda that their lawyer has prepared, it does contemplate the HOA being responsible for that routine maintenance in accordance with the permit and then being reimbursed back by the CDD, which usually because of the CDD being a government entity, would trigger something like a management service agreement.

Mr. Scheerer: We're using Floralawn for all the landscape maintenance. The areas that touch the golf course, the pond bank, they're full of muhly grass.

Mr. Morgan: Right.

Mr. Scheerer: What they're asking us to do is maintain the entire pond bank.

Mr. Morgan: The muhly grass that they installed.

Mr. Scheerer: The muhly grass that's on the pond bank on the golf course, because it's within the boundaries of the District's pond.

Mr. Morgan: So, that would go under Floralawn then.

Mr. Scheerer: I wasn't aware of that extent of it, but I had already met with Lake Doctors, and we've looked at all the ponds, and they're going to work up a number to spray the ponds. So, I'll get with Floralawn, with Casey, our manager, and we'll take a look at all the ponds, especially the ones that are itemized here, because we only have three.

Mr. Morgan: There's five, right?

Mr. Scheerer: We have three on this side, five on that side.

Mr. Morgan: Okay.

Mr. Scheerer: I don't think any of the maintenance on this side is really going to fall to us as far as the landscaping goes. Most of the bulk of the maintenance is going to be on this District. But I'll get with them we'll work up some numbers and we'll maintain it, as was stated earlier, to whatever the level of maintenance is required under the permit.

Mr. Morgan: I personally feel that the CDD should be maintaining the ponds that the CDD owns and not have the HOA maintaining it and then bill us for it.

Mr. Scheerer: I agree.

Mr. Bonin: Yeah. I agree with that.

Mr. Morgan: Let's pursue that.

Mr. Scheerer: Okay.

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Mr. Bonin: But I would also be okay with them having rights to do any other.

Mr. Morgan: If they want to enhance to beautify anything they want to do.

Mr. Bonin: Or more frequent mowing or whatever.

Mr. Morgan: Sure. I'm not against that.

Mr. Scheerer: And do it at their expense.

Mr. Morgan: Yeah.

Mr. Bonin: That's what I said.

Ms. Trucco: Neil, do you have any feedback for them?

Mr. Roberts: No, I think that's fine. I think our maintenance team currently, well we have in the past, in maintaining the golf side of the CDD properties. But going forward, I think either we maintain it, or you maintain it. As long as it's maintained. I know there are like, on hole seven, there's what they call it, the cattails are all in the pond and all of that needs treatment. We got some quotes for treating the ponds and removing all those cattails, and that was like \$11,000.

Mr. Scheerer: I don't think we're going to look at clearing anything out. I think we're just going to spray it.

Mr. Morgan: Yeah.

Mr. Scheerer: Is what we're going to do. We're not going to.

Mr. Morgan: Lake Doctors will do that.

Mr. Scheerer: We're not going to remove the biomass because the biggest expenses isn't getting it out of the pond, it's getting rid of it and where you can dump the biomass at. But I think our plan would be just like the rest of the ponds. I know there's cattail in there, we probably have some pennywort and some other things that's growing in these ponds. The cattail is the biggest thing because it prohibits people that live on the lakeside from actually seeing the lake and then maybe even the golf course. But my plan would be just do the minimum, which is to spray it and let it decompose. And over the course of the next six, eight months, it'll end up in the bottom of the lake.

Mr. Roberts: So, the spray will kill it off.

Mr. Scheerer: It'll be monthly treatment. You're not going to just spray it one time and it's just going to go away; cattail comes back very persistent. That's why we do monthly treatments. That was the direction I gave Floralawn. We walked and looked at all the ponds in anticipation of

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this and they're working up some numbers. I'll just have to get with Floralawn about the periodic maintenance of the pond banks on the golf course side.

Mr. McAnally: So you say it decays, falls to the bottom of the pond. What problems does that cause for the pumps?

Mr. Scheerer: Well, most of those ponds I don't think they're going to be affected by that. The ones I'm looking at, I can't think of the name of the street, but I think those are just going to decompose and they'll end up creating some algae. We'll have some filamentous algae, which is the floating algae. But you have that problem now. Even the ones that are being sprayed.

Mr. McAnally: It's fine at the minute, so will this make it worse?

Mr. Scheerer: I don't know that it'll make it worse because I don't think that pump being way out in the center is going to be strong enough to drag everything from the side of the pond bank into the pump. But we'll address it accordingly.

Mr. LeBrun: That aligns with what the previous Board did, which is treating them as normal. I know the other issue that's been discussed is the bulkheads. Jason is still looking into that, the ones that are needing maintenance, and whether or not the bulkheads are a function of the golf course or if they're a function of the stormwater system. They're looking to differentiate to see if the bulkheads are needed for stormwater management purposes or if they're just needed for the golf course. That would really determine our responsibility for maintaining those or replacing those or whatever may be needed in the future.

Mr. Morgan: Well, in the agreement under definitions 2, paragraph A, it says routine maintenance does not include any structural maintenance or repair of the ponds or any inlets, outlets, control structures, including bulkheads and pond linings.

Ms. Trucco: Yeah, I think what Jeremy is saying is trying to determine is that a requirement under the permit, for example, that those bulkheads remain there. Is that some requirement like can we take them out? Can we just pay a one-time expense to take those things out or is that part of the stormwater system and there's a utility in having them or was it a cosmetic thing that the association may want if the CDD is allowed to take them out? That's where I think we need the engineer's help just reviewing that permit to find out exactly what the utility is of them.

Mr. Bonin: Yeah, whatever the permitted impacts were, the bulkhead helps delineate where that line is, meaning if you didn't put the bulkhead, then you would have to grade out further into a wetland that wasn't permitted. So, you put a bulkhead there to not impact more wetlands.

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Mr. Morgan: Yeah. Hole 3 is a prime example.

Mr. Bonin: But it serves two purposes. When you do that, it does create a good golf course visual effect, subsequently.

Mr. McAnally: The only pond we have a bulkhead on is the one at the gate.

Mr. Bonin: You got 18.

Mr. McAnally: Does that come under us?

Mr. Morgan: Probably not. Two should be under there.

Mr. Scheerer: That's here.

Mr. McAnally: I'm talking just about this side. We only have one that would be hole three at the gate, isn't it, where it's more a wall than there is a bulkhead?

Mr. Roberts: No. You got hole two.

Mr. Morgan: Well, that's not us. That's the other District.

Mr. Bonin: Oh, true.

Mr. Roberts: No, it's not.

Mr. Morgan: I thought everything on this side of the road was.

Mr. Roberts: Hole two is yours. Hole nine is yours.

Mr. Morgan: Well, hole two is definitely a civil engineering bulkhead to keep us from impacting the wetlands.

Mr. Bonin: And then you also have hole nine.

Mr. Morgan: With the tee boxes.

Mr. Bonin: That has three bulkheads and the tee boxes. Same thing for the wetland issue.

Mr. Morgan: Right.

Mr. LeBrun: And we have Jason on, but he was also looking at if other modifications could be made where the bulkhead isn't needed, they could change something on the other part of the pond structure.

Mr. Allgood: I've been looking at the ones on the south side of Bella Citta. I'm just looking at that portion of golf course and that in the south. I'm not on the north side of the road. I'm not familiar where those bulkheads are. I don't know if those are somewhere and I'm just not seeing them. There were areas you could probably remove some and do some minor regrading, in which case it doesn't affect the stormwater pond. There are areas where you would make more modifications, major modifications to the golf course itself. In the end, it's sort of one of the things

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where it's like you can remove them, but you're going to make major changes to golf course, in which case you know who's responsible. I think at that point in my mind it's within the tract, stormwater, and you have to maintain that. If you had to go outside that tract, you're no longer doing that. I think most of those fell on the CDD to maintain the stormwater volume as you needed to. If that's part of the walls or removing them, that would be a decision to be made. I don't know where the other areas where you're talking about this point on the north side where you're staying out of wetlands. Certainly, that would become a much more critical element of maintaining those as is versus just removing them. I can get that from those guys or Alan who know those areas more. I still don't know the golf hole numbers, so I need to get familiar with those as well. I can look into all those different ones. But in the end, the ones we looked at on the south, to me it seems like the CDD is responsible to maintain those because it would have a greater dramatic effect on modification of the golf course and trying to maintain what was within the tract originally, if that makes sense.

Mr. Morgan: Yeah. So, we still have a permit that hasn't been transferred from Tract X or somewhere that I'm working on with Bio-Tech

Mr. Bonin: From whom to who?

Mr. Morgan: From Lennar to either the CDD or the HOA.

Mr. Bonin: In Tract X?

Mr. Morgan: I think X or somewhere over there. Where we just finished.

Mr. Bonin: Okay. X is the furthest north.

Mr. Morgan: Yeah. The furthest north piece. Did Bio-Tech help us with the initial phase of the golf course or was that somebody else or Austin.

Mr. Bonin: No. I'm pretty sure ECS. Bill Griffey.

Mr. Morgan: ECS. Bill Griffey. That's right.

Mr. Bonin: I think did all the golf course stuff.

Mr. Morgan: Based on what I'm seeing in the permit that I'm trying to get transferred right now, those bulkheads were part of our impact permit and not the ERP. They just got factored into the ERP because they became part of the stormwater structure.

Mr. Bonin: You probably should call Dave Reid he would know. Dave did all the permitting.

Mr. Morgan: Right.

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Mr. Bonin: And he would know the reason, the whys and the details of that. I think that would probably be helpful. I know he'd speak to us for a few minutes, too.

Mr. Morgan: Yeah.

Mr. Bonin: Because I can't remember the reasoning.

Mr. Morgan: Rob and I will look into this a little deeper and we'll be in touch with you, try to help you out on your end. Like Rob said, Dave Reid did all the original permitting and engineering work. He can probably help us delineate what's part of the core permit versus what's part of the ERP or if they're intertwined.

Mr. Allgood: Yeah, that would be helpful. I reached Dave several times to try and get some bulk information, but he's been busy at those times and never really got much. It's been a lot of digging on my end trying to figure out what's what. There's so many documents and so many modifications and applications. I go as we go piece by piece, and when issues come up, I research at that time. Otherwise, there's just a ton of documents to sort through.

Mr. Morgan: Yeah. Because I know about five or six years ago, I did maintenance on hole number two on behalf of Lennar. I did it for the golf course. Going in there and doing some modifications and removing cattails and stuff that was negatively impacting the visual of the golf course. I did all that work, but I had to be very careful dancing around the permit on what I could and couldn't do to negatively impact the permit and possibly have the Army Corps of Engineers coming after us or the Water Management District coming out going, *"hey, what are you doing?"* I know that there's some sensitivity in that area because I personally have worked in there, but we just need to go back and talk to Dave and get some answers and figure out exactly which way we go before we join into any formal legal agreements. So.

Mr. Trucco: Now that we know we have an obligation, I would recommend a motion to allow us to proceed with that minimum requirement that Alan has spoken about for getting a contractor out there with a not to exceed.

Mr. LeBrun: For the pond spraying and the mowing.

Mr. Scheerer: That would be a monthly expense.

Mr. Morgan: I would agree with that. If the Board is amenable, I think we should pursue that.

Mr. Scheerer: We'll just bring back an addendum.

Mr. Morgan: Okay.

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Mr. Scheerer: To the contract with Lake Doctors.

Ms. Trucco: Is it a critical issue right now? Because I want to make sure we're responsible.

Mr. Scheerer: I won't know anything until I get the numbers. We looked at the ponds a week ago. The mowing and the maintenance of the pond banks is a whole other animal.

Mr. Bonin: We'll get a couple quotes though on this.

Mr. Scheerer: I was just going to go right with Lake Doctors, which is who we're currently under contract with.

Mr. Bonin: Okay. So, the spraying is the scope you're talking about.

Mr. Scheerer: Yeah, the aquatic spraying. It's just the monthly treatments.

Mr. Morgan: So, Lake Doctors already has a contract for spraying the ponds that we currently have. Then Floralawn has the contract for doing the landscaping immediately around the pond.

Mr. Bonin: Okay.

Mr. Morgan: That's easy to do. I agree. I think we make a motion to allow Alan to move forward with the immediate needs of maintenance.

Ms. Trucco: Okay.

Mr. Scheerer: I'll bring back a proposal.

Ms. Trucco: Well, I'd like to say if we have the obligation to maintain, we currently have Lake Doctors. How much more do you think it is a month?

Mr. Scheerer: I have no idea. We got five ponds on this side. I don't know, maybe it's \$700, \$800 extra a month, if that.

Ms. Trucco: And there's a 30 day termination clause in there anyway, so just get them started. But rather than waiting, when's the next meeting?

Mr. Scheerer: Two months.

Ms. Trucco: Two months, 60 days.

Mr. McAnally: Before the growing season comes back.

Mr. Morgan: Yeah.

Ms. Trucco: It's going to be spring, more people are going to be out there, so you might as well get them started. Then if you have other proposals, bring them back to the Board and they can decide if they want to terminate Lake Doctors or just deal with that.

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Mr. Scheerer: They'll send me a proposal for Stoneybrook South at ChampionsGate and I'll just give it to the District manager and we can execute it and ratify it at another meeting, if that's the case.

Ms. Trucco: Okay. If you're comfortable with it and just as a precautionary, maybe a not to exceed like \$1,500. If he's saying probably around \$1,100.

Mr. Scheerer: I wouldn't do a not to exceed.

Mr. Morgan: No, I wouldn't either. We don't know what we're getting into.

Ms. Trucco: I like to do a not to exceed because of the Sunshine law.

Mr. Scheerer: I can't tell you what the not to exceed is sitting here today.

Ms. Trucco: Okay, then \$5,000, just to cover it entirely.

Mr. Morgan: Okay.

Ms. Trucco: Because we have to be cognizant to the Sunshine law. We try to make motions as specific as we can. So a a motion to approve retaining Lake Doctors to start work as soon as possible, as a not to exceed \$5,000.

Mr. LeBrun: And Floralawn for the mowing as well.

Mr. Scheerer: It's not mowing. It's going to be a lot of hand work.

Mr. LeBrun: Okay.

Ms. Trucco: So, we'll just start with the ponds.

Mr. McAnally: So, landscaping.

Mr. Scheerer: That's going to be a different animal because of all the grasses and other things that are along those pond banks.

Mr. Morgan: Yeah. Let's just start off with basic pond maintenance and then we'll move on from there.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Pond Maintenance Not to Exceed \$5,000, was approved.

Ms. Trucco: I think it would be beneficial just to memorialize in writing with the association's attorney that we have access rights there. There's some in the actual plats, but just as a precautionary measure, I think it would be beneficial to have that in writing, too, that our contractor has authority to go over that golf course to get back there.

Mr. Morgan: Agreed.

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Mr. McAnally: Do we need to put into that that we're going to give the HOA right of access in there when they want to maintain that to a more degree than we are?

Ms. Trucco: I think we'll have to talk with them because I don't know. I'll let their attorney know, but I think the direction that they've given us is to go out there and immediately start just maintaining the ponds at the permit requirement for right now.

Mr. Roberts: But my concern is you've only talked about treating the ponds and not the landscaping.

Mr. Morgan: Well, we got to come back.

Ms. Trucco: They're going to have their landscape vendor give a proposal, go walk the pond, and then because it's hard for them to even know right now what that all encompasses.

Mr. Morgan: That's going to be a larger line item.

Mr. Roberts: But I didn't want to, up to Campbell's Point, wait two months for that to go through because growing season is going to start. We're not doing it anymore.

Ms. Trucco: Okay, what the Board could decide is you could do a special meeting in between.

Mr. Morgan: No. We can wait until next month. We need to have a proposal from Floralawn.

Mr. McAnally: It's two months.

Mr. Scheerer: It's two months. There isn't anything growing right now anyway. It's just mostly grasses.

Mr. Morgan: Is it something that if Alan was to bring a proposal back, could we make a motion that the Chair could approve that and then have a ratification by the Board at a later date?

Ms. Trucco: You could do just like you're doing now which is just like approve not to exceed.

Mr. Morgan: But it's going to be a lot more. We don't know what. Like it's easy. We know what pond maintenance.

Ms. Trucco: It's not going to be, \$4,000 or \$5,000.

Mr. Morgan: He said it's going to be mostly hand work.

Mr. Scheerer: Well, it looks like most of those areas on the golf course side. We're not mowing the turf on the golf course.

Mr. Morgan: No.

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Mr. Scheerer: It's just pond bank maintenance. So, if it's just a bunch of muhly grass, it's just going in and cleaning out the weeds and whatever's growing in. It's going to be probably hand work, but I didn't look at it that closely until I got to this meeting, and I was told that this is the level that the attorney for the HOA is requesting. So, we'll have to get out there and take a look.

Mr. Morgan: Yeah, let's let him look and get a proposal for Floralawn. I think it's going to be a little bit more than we think.

Ms. Trucco: Okay.

Mr. McAnally: Can we then have it as a special meeting? Can we do it by video call even to agree it before.

Ms. Trucco: You have to have a physical quorum. If you wanted something earlier than 60 days from today, at this meeting you can say well let's have a special meeting 30 days from today, just one in between, or you could cancel your 60 day meeting or the meeting that's 60 days from now and just have it in 30 instead so you can take care of the Floralawn proposal. That's an idea too.

Mr. McAnally: Just because it's our obligation, I would like to get it caught up along with their pond maintenance at the same time so they're all getting done at the same time.

Ms. Trucco: I understand. So yeah, it's up to you all. Does GMS have availability for that?

Mr. LeBrun: I mean we could. There's costs with scheduling, especially meeting advertising, so that's another factor. But I mean if you did the not to exceed thing, I guess that would allow the Chair and Vice Chair to take action in between meetings.

Ms. Trucco: Right. You could also just approve. Obviously Floralawn's still going to have to go out, walk the site anyway and you could approve a not to exceed, I don't know, \$10,000 from now until two months from now.

Mr. Scheerer: Yeah, until the next Board meeting.

Ms. Trucco: And hoping that it doesn't cost that much. But that would give the Chair the authority to sign that contract and then we'll have the 30 day termination clause. If you're not happy with it, then you always have the right to take that service off of the contract, if they're willing. I don't know their availability either for Floralawn to go out and now do a walkthrough of six other tracts and then have the personnel be picking weeds and doing that work. But it's up to the Board. We've got some not to exceed delegation of authority type of powers, but.

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Mr. Morgan: Let's make a motion to delegate authority to the Chair to approve or disapprove a not to exceed amount of \$10,000. That way Alan and I can get the ball rolling and satisfy our responsibilities in that respect.

Ms. Trucco: Sooner than 60 days is what you're saying?

Mr. Morgan: Sooner than 60 days.

Ms. Trucco: Okay.

Mr. Morgan: Because as soon as it stays above 60, 70 degrees for multiple days, the weeds are going to start growing again, so. Let's do that and then at our 60 day meeting we can review everything. We'll have firmer data from Alan at that point and then we can ratify whatever Floralawn has brought to us.

Ms. Trucco: Okay.

Mr. Scheerer: We'll just get a formal agreement for the rest of the year and then make sure those numbers are anticipated because April will be our budget, our 2027 budget meeting.

Mr. Morgan: Budget. Yeah.

Ms. Trucco: Okay.

Mr. Morgan: Is that good, Jeremy?

Mr. LeBrun: Yeah, so we have the motion to delegate authority to the chair not to exceed \$10,000 to start the process of getting the lake banks serviced.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, to Delegate Authority to the Chair Not to Exceed \$10,000 for Grounds Service Ponds, was approved.
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Mr. Morgan: Yeah. I don't think the country club could take kindly to us mowing the golf course.

Mr. Scheerer: I don't want to be mowing the golf course.

Mr. McAnally: Can I just ask about the bulkheads? There are no critical things about the bulkhead at the minute. There's not a safety issue or anything like that.

Mr. Morgan: Right. They're all good.

Ms. Trucco: I don't know. Usually, we would recommend that the engineer go out and assess that and give an opinion about that. I'm not comfortable telling you one way or another at this moment.

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Mr. Morgan: If there was an issue with any of the bulkheads on the golf course, we would be hearing about it, trust me.

Ms. Trucco: You could have your engineer just do a site visit and give any recommendations he has related to the bulkheads.

Mr. McAnally: As long as there's no safety issues or anything like that.

Ms. Trucco: Well, I don't know that there is. I don't know that there is not. So maybe that is a good idea to direct your engineer to do a site visit, come back in 60 days with any recommendations he has from a safety perspective.

Mr. Morgan: Let's get the review of the permits first to him, and talk to Dave, and then we'll know better about what direction to take on that.

Ms. Trucco: Okay.

SIXTH ORDER OF BUSINESS

Discussion of Correspondence from County Club at ChampionsGate Community Association, Inc.

Mr. LeBrun: We covered this item.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to item seven, our staff reports. We'll start with counsel.

Ms. Trucco: Good morning, Board. I don't have anything additional for you today. Just what we spoke about. Thanks.

B. Engineer

Mr. LeBrun: Jason, do we still have you?

Mr. Allgood: Yes, still on.

Mr. LeBrun: Do you have anything else to report or any questions?

Mr. Allgood: Not at this time. No.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: District manager's report, a couple items under here. I have the approval of the check register. That's on page 33 of your electronic agendas. This is from September 30, 2025

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through January 26, 2026. This check register is a lot larger than usual. One, because we skipped a meeting. And two, we have the assessments, the county tax bill. The assessments are flowing through. You have your general fund checks 961 through 1016. Total there is \$2,564,517.85. Then you have your payroll checks, checks 50123 through 50126. Total there is \$738.80. And then grand total check register is \$2,565,256.65. Behind that, you have your register. Like I said, you'll see all those assessments reflected in there.

Mr. Morgan: Did we actually get the 20 no swim, no fish, no boat signs installed or just get them made?

Mr. Scheerer: Yes.

Mr. Morgan: They are installed?

Mr. Scheerer: Installed.

Mr. Morgan: Good.

Mr. McAnally: That's the ones around Bella Citta.

Mr. Scheerer: Bella Citta. The pond that you guys were asking about in the west side.

Mr. McAnally: Yeah, and we got some behind the building on hole seven. Behind on Whistling Straits. Was there some put in there?

Mr. Scheerer: No. Just everything went on that one. Are you talking about the big pond on Whistling Straits by the guardhouse.

Mr. McAnally: No, the next one up, I'm going to say at the little par three. Opposite the little par three. Hole seven. One of the ponds we were talking about here. I think there were some signs may have went up there. I saw signs. I didn't go over and read them.

Mr. Morgan: Years ago, we put up the alligator and snake signs.

Mr. Scheerer: Yeah.

Mr. McAnally: Because that's another favorite fishing spot as well.

Mr. Scheerer: I think I need a golf hole map is what I really need because everybody speaks golf hole. I have no clue on the golf holes.

Mr. McAnally: The new building they build along Whistling Straits.

Mr. Scheerer: Are you talking about the clubhouse building?

Mr. McAnally: Yes. The clubhouse building, the pond behind it.

Mr. Scheerer: Yeah. I know which one that is.

Mr. Roberts: That's the one with all the cattails in it.

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Mr. Scheerer: Well, they all have cattails. It's not the only one.

Mr. McAnally: Did we get signs for that one?

Mr. Scheerer: No, sir. I'll make sure we add a few to that one as well. And which side is that? On the clubhouse side?

Mr. McAnally: Yes, behind the clubhouse.

Mr. Scheerer: But do you want them on the clubhouse side, or you want them just around the perimeter where all the homes are? Because there's only a handful of homes on those.

Mr. McAnally: Yeah, I'm trying to think where I've seen most of the people fishing there, and it is more behind the homes than it is on the golf course side.

Mr. Scheerer: All right.

Mr. Morgan: Are these residents fishing? I'm assuming because that's a resident neighborhood.

Mr. McAnally: It's actually holidaymakers, believe it or not, down there, they park in that car park, then they get out, fish out around the side of that. But because the way the golf course is, they can't get onto the golf course side.

Mr. Morgan: Right.

Mr. McAnally: So, they go around the side behind the backs of their homes.

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

Mr. LeBrun: Behind that you have your balance sheet and income statement. There's just your unaudited financials through December 31, 2025. No action required on the Board's part.

iii. Update on Golf Course Bulkheads

Mr. LeBrun: We already discussed the golf course.

EIGHTH ORDER OF BUISNESS

Other Business

Mr. LeBrun: That brings us down to other business or supervisor requests.

Mr. Morgan: Anybody got any?

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Mr. McAnally: Just one, the large round balls. I think they're polystyrene balls on the monument.

Mr. Scheerer: Yes.

Mr. McAnally: I think it's three that are missing from the Fallen Oak. I only just saw them. From Fallen Oak there are three missing.

Mr. Scheerer: I wonder if they popped up with them storms that blew through.

Mr. McAnally: It could have been. I don't know where they were. I was looking around the ground to see if I could see them.

Mr. Morgan: I'm surprised they're not floating around a pond somewhere.

Mr. McAnally: They've just disappeared.

Mr. Scheerer: I'll check with the security across the street and just see if they've got anything that they've picked up.

Mr. Morgan: We just spent some money fixing those signs, didn't we?

Mr. Scheerer: Well, we fixed signs. So, we had a couple things. In your check register you saw Don Bell came out. We did some work on the Whistling Strait entrance. There was some lights out there. And then we tried to do some pressure washing, but for some reason, the HOA decided to put Christmas decorations up probably two weeks before Halloween. So, we had some issues with that. But if we can.

Mr. McAnally: That turned out a really good job. Whatever he did, he came out and it was more like a soft wash than a pressure wash.

Mr. Scheerer: We did a soft wash with a light application, a very small percentage of chlorine with that. We were just worried about any potential damage to the holiday decorations. We'll move it up a lot further. I'll be ready October 1 of this year. I'm not doing it after October 15.

Mr. McAnally: But it was a good job.

Mr. Scheerer: Good. I'm glad. I'm glad you liked it.

Mr. McAnally: It turned out really well.

Mr. Scheerer: Yes, sir. And I'll see if we can find the balls. If not, I'll have to figure out who can make you some new balls.

Mr. Morgan: I don't think they have those at craft stores that big.

Mr. Scheerer: They probably have them, but they're only about this big around.

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NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I'll ask for a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, 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