

**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 6, 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 <i>joined late</i>	Assistant Secretary
John Lambert	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. This is time for members of the public if they wish to make a comment to the Board. We just ask that you state your name and address and then try to keep it within three minutes.

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): I've seen some discussions around the school entrance, the Bella Citta and Oasis Club Road, you put the signs up and it doesn't seem

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to help at all. I wondered if you could work with the school to finish the fencing along the gate there to avoid the kids from coming in from the side.

Mr. LeBrun: That'll be Stoneybrook South CDD.

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): This is not Stoneybrook South?

Mr. LeBrun: This is Stoneybrook South at Champions Gate. Stoneybrook South is at 10:00 a.m. But if you want to leave something or I can give you my email, I can make sure I get it to them. They've also been working on some school related items too.

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): I have your email. I guess you wouldn't control the sidewalk along Westside then either.

Mr. LeBrun: It depends where we're looking at.

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): It's the exit from the K Tract.

Mr. LeBrun: I'll have to pull it up. Either the plat or the property appraiser.

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): Well, I guess the other comment I'll make then. I'll send you an email, but the power company installed some lines over there by the exit on the K Tract on this side of the road, and they destroyed the sidewalk over there.

Mr. Scheerer: I'll be happy to take a look at that. You're saying it's outside the gate? Or is it inside the gate?

Resident (Hugh Duxbury, 9030 Azalea Sands Lane): It's outside. It's along Westside. The power boxes they installed destroyed the sidewalks over there.

Mr. Scheerer: The sidewalks would be county, but we'll take a look at it. We don't own the roads. We don't own Westside Boulevard, and the right of way would follow the county, I would imagine. We'll take a look at it. I can send that information over to road and bridge.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 2, 2026 Board of Supervisors Meeting

Mr. LeBrun: We'll go down to item number three. This is the approval of the minutes of the February 2, 2026 Board of Supervisors meeting.

Mr. Morgan: Everybody good with the minutes?

Mr. Lambert: I will recuse myself. I was not here during that meeting.

Ms. Trucco: No, you can't recuse yourself. You have to vote. You're present unless you have a voting conflict.

Mr. Lambert: Okay, no problem.

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**Supervisor Campbell McAnally joined the meeting in person at this time.*

Mr. McAnally: I apologize for my lateness.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the February 2, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. LeBrun: Item number four is the consideration of Resolution 2026-02, approving the proposed Fiscal Year 2027. What that resolution is doing is setting the public hearing to adopt the budget for your August meeting. That's August 3, 2026, at 11:00 a.m. at this location, Oasis Club. Today we're looking to approve the proposed budget. This essentially sets the high-water mark for the budget for that hearing to adopt the budget. The budget starts on page 30 of your electronic agendas. This budget contemplates no assessment increase. All the homeowners, the lot owners, their assessments will stay the same. No increase, which is good news. We keep assessments level without increasing any assessments. In your general fund, you'll see there the different line items listed out. Staff has went through, we've looked at actuals up to this point, recent trends, we've added any new contracts. For example, we have on here the lake addendum to add those stormwater ponds for treatment. Those are already factored in. Any other increases that we're aware of, capital projects that the Board has authorized or contemplated, those are in there as well. If you look at page 31 on your agenda, you'll see there it shows no assessment increase. You guys also have that cost share with Stoneybrook South where you guys share a proportion of the cost. Starting on page 32, is the narrative. This is a really good tool for new residents; it tells you what each of the line items in the budget is allocated to and list the different accounts that the District has with utility providers. That narrative will pretty much tell you everything you need to know about that budget. Page 41 is your capital reserve fund. That's the fund there for any capital projects, any capital repairs. A very healthy capital reserve fund is listed there; it's generating a significant amount of interest each year plus the transfer in that the District is doing as part of that for any capital projects. You'll see noted there, the only capital project we have listed for Fiscal Year 2027 is the monument painting for those three monuments, that's on your proposed 2027 budget. If you keep scrolling down, page 42, you'll see your various bond levies there, your debt

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service funds are all listed for each of the bond issuances that the District has had, and that takes you through the end of the budget. The Board has seen this before. It was in your agenda packages. Happy to take any questions on it. You can still make changes through the August meeting; you just can't raise the assessment level but you can adjust line items here or there as we go through August.

Mr. Lambert: Does this account for pressure washing of the entrances and so forth for the big monuments?

Mr. Scheerer: Yes. There is a general fund item in there that we would take that out of for monument repairs and maintenance.

Mr. Lambert: Okay. I see here on 26, it was the fountain installation for Fallen Oak and Downswing. I don't think that's been completed.

Mr. Scheerer: It has not. Actually, I brought a proposal today. I meant to get it into the agenda, but I have hard copies today. It is allocated in your budget for this year. We just need to let you all take a look at it. I'll present that in a minute.

Mr. Lambert: Okay.

Mr. LeBrun: That should get finished before the end of the fiscal year.

Mr. Scheerer: Hopefully in a couple months.

Ms. Chambers: Just a quick question as far as caution signs on the golf course. I know we spoke; we'll get the Board an update on that item with the HOA and the golf courses there. The engineers are looking at the bulkhead issue, but we asked the HOA if they have any objection to us putting caution signs next to some of the bulkheads just to prevent a public safety risk and reduce the CDD's liability as much as possible. We asked them if they were willing to do that or if we had permission to do that. They said their Board doesn't have an objection to that.

Mr. Morgan: Good.

Ms. Chambers: Just curious, do we have enough for a few signs?

Mr. LeBrun: Yes, absolutely.

Mr. Scheerer: We'll talk about some additional signs later on today, too. We had a request from the previous Board, but I'll address that with them.

Mr. Lambert: One other question I do have in regards to the landscaping along Whistling Straits over where the entrance is into Falling Oak. Is that CDD responsibility? And the reason why I'm asking is when the previous CDD Board was here, they were talking about people blowing

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through that stop sign right at that entrance. Yesterday I had two people blow through it as I was trying to go through, and today I had two more just on my way here. They're either just ignoring the stop sign or the trees are covering it to where they're not seeing it. That's why I was asking if we do the landscaping there, if they can trim up the branches so it becomes visible.

Ms. Chambers: What's the intersection?

Mr. Lambert: It's Fallen Oak and Westside.

Ms. Chambers: I'm going to take a look.

Mr. McAnally: Just there, opposite left.

Mr. Lambert: Yeah. Where the slippery slide is that they put in. It's right across there.

Mr. LeBrun: We have Casey here from Floralawn. He's the right person to address it if it is ours. While they're looking at that, are there any other questions, budget wise, number wise. Like I said, assessments are level. Everything new is accounted for.

Mr. Morgan: Remember, we can make changes. We just can't change assessments. But this is the proposed budget. Everybody good?

Mr. McAnally: It looks good.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Resolution 2026-02 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.
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Mr. LeBrun: We will set that public hearing and advertise it per state statute, and we'll get that proposed budget up on the website.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Aquatic Maintenance and Pond Bank Maintenance on CDD Owned Golf Course Ponds

Mr. LeBrun: Item five is the consideration of the addendum to aquatic maintenance and pond bank maintenance on CDD owned golf course ponds. Just to refresh the Board's memory, our engineer looked at some of the ponds that are on the golf course that were brought to our attention that the golf course did not want to maintain those. The engineer looked at it. They are stormwater ponds that the stormwater is owned by the CDD. Alan went out and got some additional quotes to add those to our already scheduled pond maintenance treatments for those

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ponds. It has a map as well, I believe. That's what you see on that addendum. Alan, feel free to fill in anything.

Mr. Scheerer: I think you gave a great overview. We've been asked to add these ponds to the CDD's lake maintenance contract. I reached out to our current provider, which is Lake Doctors, and they provided the proposal that's in your agenda. The ponds that are affected by that are in the map I just handed out.

Mr. Morgan: they're going to do all four ponds for \$425 a month additional?

Mr. Scheerer: That's what it says.

Mr. Morgan: That's a deal.

Mr. Lambert: It sure is.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Addendum to Aquatic Maintenance and Pond Bank Maintenance on CDD Owned Golf Course Ponds, was approved.

Mr. Scheerer: The last Board meeting, the Stoneybrook South CDD, they had some issues with fishing on some of the ponds, and that Board had asked us as the management team to add some no fishing signs to specific ponds. They wanted us to ask the Board if you had any in particular other than the ones we did at Bella Citta and Westside Boulevard that needed no fishing signs so we could go ahead and make that happen.

Mr. Morgan: Don't they have to trespass across golf course property to get to these ponds to fish in them in the first place?

Mr. Scheerer: Typically.

Mr. McAnally: Not necessarily.

Mr. Lambert: No.

Mr. Morgan: On the golf course ponds?

Mr. McAnally: Yeah. But what would happen is they would come in through from Bella Citta and through Whistling Straits, the main gate there.

Mr. Lambert: Yeah. Come right through the gate.

Mr. McAnally: And there's a pond just there.

Mr. Morgan: Yes.

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Mr. McAnally: Which is the golf course. Now, they don't actually go on the golf course property, it's all CDD property.

Mr. Morgan: Right around the edge.

Mr. McAnally: So, they walk around the edge, but they're still in the firing lane of golfers.

Mr. Scheerer: That's one of the ponds that was identified.

Mr. Morgan: Yeah, I thought that was.

Mr. Scheerer: Whistling Straits, which is not a problem for us to pick up a handful of signs and install them between the pond and Whistling Straits Boulevard.

Mr. McAnally: Yeah, it would be. It would be a problem.

Mr. Scheerer: What about your par three?

Mr. McAnally: Nobody seems to fish in it.

Mr. Scheerer: Well, it's pretty busy with golfers.

Mr. McAnally: Yeah, so it's never a problem. The other problem one is the one behind the building on Whistling Straits with the new building, the new recreational building. There's signs up, but they seem to ignore those, and they just walk right around the far side. We do have a problem there with people and their dogs in the area as well.

Mr. Morgan: That's that par three, isn't it? No, par four.

Mr. McAnally: No, par four. It's the opposite of par four. People go in there, walk their dogs, never pick up and everything else, so that was something.

Mr. Morgan: That's this pond right here, right?

Mr. McAnally: Yeah.

Mr. Scheerer: Which one, Adam?

Mr. McAnally: The one at the very top.

Mr. Morgan: It would be the back side. This side and the back side of this pond right here.

Mr. Scheerer: Is that the amenity one?

Mr. Morgan: Yeah. That's the new building.

Mr. McAnally: That's the amenity one.

Mr. LeBrun: If the Board's amenable, the other District wanted to add signs, but they want us to check with you guys and see if you already have signs that are up.

Mr. McAnally: Some signs, but I think that one at the Whistling Straits, Bella Citta.

Mr. Morgan: Can we just make a motion to let Alan handle it?

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Mr. LeBrun: Sure.

Ms. Trucco: Do you want it in conjunction with that?

Mr. Morgan: Because Alan knows what's going on with the other Board.

Mr. Lambert: I do want to point out that yesterday I was driving by the one on Whistling Straits and there were kids on the side of the pond pulling an alligator out of the pond by the tail, and they were playing with it.

Mr. Scheerer: Somebody needs to call FWC immediately.

Mr. Lambert: I got down to the gate and I told Curtis and they called their people, but I don't know if they called anybody else. You need to do something.

Mr. Morgan: We already have alligator signs up, don't we?

Ms. Chambers: Not on some of the older properties.

Mr. Scheerer: We can certainly add the signs, generic signs, beware of alligator, snakes and whatever? And add those as well.

Mr. Morgan: Are we going to put a no trespassing sign and an alligator sign.

Mr. Scheerer: We'll put a no trespassing, no fishing sign above that. And then we can put the beware of alligators because Karly and I had an interesting experience at a property last week.

Mr. Morgan: Can we just make a motion to let Alan, since he deals with both Boards, to handle it?

Mr. LeBrun: Sure, to add signage.

Mr. Morgan: Whatever he needs to do, he can do.

Mr. Scheerer: Kristen wanted us, once we identify bulkhead repairs, to add caution signs, which we can certainly do.

Mr. Morgan: Okay.

Mr. Scheerer: We can try to do it in a tasteful way that doesn't interfere with the golfers. It will work with the golf pro or something and see how he wants that to work out, but we can certainly do that.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Authorizing Alan Scheerer to Add Signage, was approved.
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SIXTH ORDER OF BUSINESS

Ratification of Temporary License Agreement

Mr. LeBrun: That brings us down to item number six, ratification of temporary license agreement.

Ms. Trucco: We received a request from a resident for access through the CDD's parcel in order to install a pool in the back, in the rear of their yard. We have just a form temporary license agreement that we use for all of our CDDs. It has full indemnification, so any damages, costs, repairs, anything related to anything that CDD incurs as a result of the resident using the CDD property. The CDD will be reimbursed by the resident for that. Then there's a restoration requirement or something they have to restore to the original condition. There's pre and post work inspection rates too, we have the right to go out and inspect it prior to the work being done and after making sure there's no damage there. It's just a safeguard protection for the CDD. It's a form we use. I just take a quick look at it after Jeremy inserts all the key information. That's what happened here. We're just looking for a motion to ratify this temporary license agreement with the resident.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, the Temporary License Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition 9

Mr. LeBrun: Next we have ratification of Series 2023 Requisition 9. This has already been transmitted by the trustee. We're just bringing it back to the Board to ratify that action.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Series 2023 Requisition 9, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing new to report from me. We did have a call with GMS and the CDD's engineer and the Stoneybrook South lawyer as well, and we just heard from the engineer. He looked through the bulkheads and is determining which needs repairs, which do not need repairs. That's where the caution signs came up, you know. I just want to talk to the Board about those caution signs, which we've already done. I think the engineer will probably provide an update at

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some point, either this meeting or in the future, on the extent of the repairs and his recommendation there. That's all I have for today. Thank you.

B. Engineer

Mr. LeBrun: Jason, do we still have you on? The current Board we have in front of us, they were not in the last meeting, but I can just give a brief summary and if you want to fill in any of the information about the bulkheads.

Mr. Alligood: This is Jason Alligood from Kimley-Horn. I've been on site a couple times looking at the bulkheads, and I've met with a specialty contractor the last time, a little bit over a week ago. And at the end of last week, late last week, I got proposals broken out by locations. I'm going to provide a better summary and exhibit of what's being proposed. In the end, relative to ChampionsGate, it would include number two green and tee, nine blue tee and the blue tee and the white tee on nine. And the elements that we're looking at are those that would be supporting relative to the District's requirements for maintaining the ponds. The primary elements looking at replacement or repair are the top caps, which are in pretty bad disrepair for most locations. Some of the vertical piles that are exhibiting significant rot deep into the pile that gets close to the deadman anchors that are tied to those piles and then areas of depressions that we've observed, and they've broken those out that work out by location, by task. I will provide a full summary and memo with those exhibits. You can see what we're doing. But effectively what we're trying to do is replace those top caps with material that's a much longer lasting material that doesn't require frequent maintenance that's also slip resistant. And then certain piles potentially being replaced and then all piles being capped with a cap that will help protect those as that's one of the locations where it seems that they get most deterioration happening. The total for the Championsgate CDD portion is a little over \$83,000 for that. I'll put that together and I can address any questions now that you have.

Mr. LeBrun: Any questions for Jason on that?

Mr. McAnally: No, I'll just be looking for the summary.

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C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings us down to our District manager's report. A couple items under here, we have the approval of the check register that's on page 85 of your electronic agendas. I

Mr. Morgan: Refresh my memory on the personal injury claim or laws memorandum. What was that? It says personal injury claim \$1,135.

Ms. Trucco: That might be accidental bill to that.

Mr. Morgan: Because I don't recall talking about a personal injury against the CDD.

Ms. Trucco: I don't either.

Mr. Morgan: Can we approve based on review by staff?

Mr. LeBrun: Yeah, I'll double check because there was a call, but I'll have to double check on that one and make sure it was not cost share split.

Mr. Morgan: Okay, I just do not recall any discussion about a personal injury against a CDD. Other than that, everybody good?

Mr. McAnally: Yes.

Mr. Lambert: Yes.

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

Ms. Trucco: Just quick update, I see Fallen Oak, I'm looking at the property appraiser website here, it looks like the portion of Fallen Oak that abuts Westside Boulevard is owned by Country Club at ChampionsGate Community Association. So, if there's a stop sign there that you were concerned about people blowing through.

Mr. Morgan: That's HOA?

Ms. Trucco: I see that this portion of Fallen Oak is the, it looks like, yeah, country club, so I guess HOA.

Mr. Scheerer: There's a four way stop there.

Ms. Trucco: I do see a four.

Mr. Lambert: Well, no, it's coming out of the community.

Mr. Scheerer: Coming out of Fallen Oak?

Mr. Lambert: Coming out of Fallen Oak, right out of that gate there.

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Mr. Scheerer: Yeah.

Mr. Lambert: There's the stop sign on our side. Obviously coming out both sides of the street, it's actually a four way, yes. It's the one that's going this way, that's going down Westside. People are just blowing through. So, you're saying that's the.

Mr. McAnally: North side?

Ms. Trucco: I guess it would be west side. I think that's the county. The county owns Westside.

Mr. Lambert: It's the county that we need to get out there to do something?

Ms. Trucco: The county?

Mr. Scheerer: No, we do the landscaping along Westside Boulevard. If the tree is blocking the stop sign, we'll take care of that.

Mr. Lambert: Okay.

Mr. Scheerer: I've already talked to Casey. If we get done today, we'll take a look at it. If it's truly something that's blocking the sign, we'll take care of that.

Mr. Lambert: Okay. I appreciate it.

Mr. Scheerer: Even if we have to remove the tree. Hopefully it's not that bad.

Mr. Lambert: Hopefully you don't have to do that.

Mr. Scheerer: Yeah, that's what I just said. Yes, sir. Don't want to remove any trees. No, but we want to make sure they have a clear line of sight and be able to see the signs.

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind your check register, you have your balance sheet and income statements. No action required by the Board on those. Those are your unaudited financials through the end of February. Like I said, no action required on the Board's part for those. This is an election year, so I'm just going to announce the general election qualifying period for 2026. This is through the Supervisor of Elections. The CDD does not run the elections, it's through the county Supervisor of Elections. The qualifying period begins on Monday, June 8 at noon and then it ends on June 12, which is a Friday at noon. Essentially Monday to Friday noon to noon, June 8 through June 12. Those are for the seats that will be up for election that expire in November 2026. Those are seats number three, which is Rob Bonin in the carryover capacity, John Lambert's seat, and Adam Morgan's seat, still in a carryover capacity. The process for qualifying is in the agenda packet. If

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you can't find or have questions, feel free to email me. I can help direct you to the right person over there. Essentially, there's two ways to qualify. You can pay the \$25 qualifying fee, or you can go through the signature petition process that's a little more lengthy, has some earlier deadlines. Most people just pay the \$25, but that's all in there as well. You just need to qualify during that week if you intend to keep your seat for the upcoming term. I just wanted to kind of announce that for.

Mr. Morgan: If you know anybody else that wants to be on the Board, let them know.

Mr. Lambert: Okay.

NINTH ORDER OF BUISNESS

Other Business

Mr. LeBrun: Other than that, any other business or Supervisor requests?

Mr. Scheerer: I handed out and I apologize this did not make the agenda, in our capital items we have for this year, there's a fountain scheduled to go in over by the Downswing and Fluffy Lie area. Included in your agenda pack is a proposal for a seven and a half horsepower fountain that's extremely similar to the ones that have already been installed throughout the community. This was contemplated in your budget for this year. The overall cost is \$38,764.75. And a majority of that is because they're going to come off of between two homes over by 8947 Downswing. They got a directional bore underneath the driveway. Get it over into our easement and then it's approximately 400ft back to the backside of the fountain or the pond where this fountains going to go. There's like two bowls. I think there's one on Downswing, there's one on Fluffy Lie. This will go on the Downswing side. That's the deepest part of the pond that we can. I'll try to answer any questions, but it's no different than the other 10, 11 fountains that's been installed over the past couple three years. And it's the same company.

Mr. LeBrun: And that was already included in this year's budget.

Mr. Scheerer: Yeah, it's included. It's not an extra. We knew this was coming this year.

Mr. McAnally: Will this be the last?

Mr. Scheerer: It's up to you guys. You have other fountains. There's other ponds in the neighborhood. I believe the whole purpose of the project was to put them by golf course.

Mr. Morgan: Stagger also.

Mr. Scheerer: By the golf courses so people would see them. Everybody could see them when they're playing. Playing golf and driving by them.

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Mr. Morgan: The residents requested that we put them in every single pond, and of course that was too expensive. Then, we decided to put them in ponds that were on the golf course that were more visible, and that we would stagger them and put one or two in each year because obviously the District couldn't afford to put them all in at once. I think you guys might even been included in those conversations, so thanks, Alan. We've already got this in the budget.

Mr. LeBrun: It's already been budgeted.

On MOTION by Mr. McAnally, seconded by Mr. Morgan, with all in favor, Adding Fountain as Proposed, was approved.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH 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. Lambert, 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