

**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, **August 4, 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
Rob Bonin *joined late*
Campbell McAnally
John Lambert

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Alan Scheerer
Jason Alligood *by phone*

District Manager, GMS
District Counsel
Field Manager
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:33 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 a time for members of the public, if they wish to make a comment, we just ask you to state your name and address and try to keep it under three minutes. Are there any public comments? Hearing none, we'll move down to item number three.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 7, 2025 Meeting

Mr. LeBrun: This is the approval of the minutes from the April 7, 2025 Board meeting. I'll take any corrections. If not, I just need a motion to approve those.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Minutes of the April 7, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Election of Officers**
- D. Consideration of Resolution 2025-04 Electing Officers**

Mr. LeBrun: Just for the record, Rob Bonin has joined the meeting. That brings us to item number four. The Board previously had discussed appointing a Board member. You have a resident who is interested, Ms. Hendrickson. The Board had asked her to come in to come in person, so that we could appoint her. She wasn't able to make today's meeting, but she said she'll be at the next one. I'll make a note to continue this item to the next meeting.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun: That brings us down to item number five. This is our public hearing section. If I could just get a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun: We actually have two public hearings. They will be on Resolution 2025-05 and also on Resolution 2025-06. If the Board is okay, I can walk us through the resolutions, we can go to the public, and if there is no comment bring it back to the Board.

Mr. Morgan: That sounds good.

- A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

August 4, 2025

Stoneybrook South at ChampionsGate CDD

Mr. LeBrun: Resolution 2025-05 is adopting the Fiscal Year 2026 budget. If the Board recalls, you previously approved a proposed budget back a few meetings ago. What you are doing today is adopting the Fiscal Year 2026 budget. The budget has not changed much since the Board last approved the proposed. We just updated the actuals. Alan has worked to finetune any other changes that he was aware of. Just for the record, there is no assessment increase, so it keeps the assessments level. Owners won't notice any change in their assessment levels; I want to make sure the Board remembers that. If you go to page 24 of your electronic agendas, this is where the budget starts. Like I said, very little change. On page 24, you have your revenue sections. You'll see the assessments are listed. Our interest is also calculated there as well. The estimated interest for next year. You have your administration costs, the cost of running the District. Below that you have your operations and maintenance. That is for the operations and maintenance of District owned infrastructure. Those have been updated with any new contracts or information of forecasted expenses. Alan does a great job of getting those dialed in accurately. On page 25, you'll see your assessment chart. As you note there, no change in assessment level and on the bottom of there on page 25 you'll see the cost split. This have been split between the two Districts; there is a cost share agreement that helps with economy of scale mobilization. It helps keep the costs lower and the Districts share those expenses for operations and maintenance. Behind that, you have your narrative section. This explains the budget line by line. The different account service for streetlights, electric, and all of that is listed there. This is helpful for new residents trying to get a feel for the budget. On page 35, you have your capital reserve fund. You will see it there for any capital improvements, repairs, a very healthy capital reserve. The Board has done a great job allocating those expenses for future capital needs. After that, you have your debt service funds and your amortization schedules for the various bond series that are listed there as well. Like I said, very similar to the proposed budget the Board approved previously. If the Board is okay, I'll just ask for any public comments. I hear none. I'll bring it back to the Board. Does the Board have any questions on the 26 budget?

Mr. Morgan: Is everybody good? We hashed this out earlier, so we should be good.

Mr. LeBrun: If there are no questions, we just need a motion to adopt Resolution 2025-05.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.
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August 4, 2025

Stoneybrook South at ChampionsGate CDD

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: Five B, this is the other portion of the public hearing. This is consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll. The budget you just adopted, this resolution is the mechanism to fund that budget. So, you are approving imposing those special assessments and then certifying the assessment roll that will be used for those assessments. Once again, I will ask any members of the public comments here. Okay, we will bring it back to the Board. Any questions on that Resolution 2025-06?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun: I just need a motion to close both hearings.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Proposal from Tigris

Mr. LeBrun: This brings us down to item number six. This is consideration of landscape proposal from Tigris. Alan, did you want to present this to the Board?

Mr. Scheerer: Yeah. So, if the Board recalls, for the number of years we've been treating cone grass in the various wetland upland areas, the company that did it was known as American Ecosystems. They were purchased by Tigris. That's why you see this new agreement with you. This agreement actually started in April, and it lasts through September 30th of 2026. So, what we like to do with our contracts is try to get them all on the same cycle as our budget. So, when we come back in for the 27 budget, you'll see one that will start October 1 of 26 and expires September 30th of 27. So, they continue to perform these services on a monthly basis as needed. We do meet with them about once a quarter just to kind of take a look at all the wetland upland buffer areas. They're doing a pretty good job. And I think the original owner of American Ecosystems is still

August 4, 2025

Stoneybrook South at ChampionsGate CDD

around for a little bit longer. So, I talked to him from time to time. But we're just looking to get this official and approved by the Board today. These numbers have been accounted for in your 2025 and your 2026 budget.

Mr. Mogan: Is everybody good? I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Landscape Proposal from Tigris, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. LeBrun: All right, item number seven. We have a presentation of the arbitrage rebate reports. Essentially, the District has vendors perform these arbitrage rebate calculations. You essentially can't earn more interest on the bonds than you're actually paying. The report says there's no rebate liability. Which is good news. There's no tax liability. We just present that to the Board yearly so they can see those computations that there is no rebate liability for the bonds. Happy to take any questions on the full reports there, but that 102 is just the summary that shows that. If there are no questions, we just need a motion to accept that arbitrage rebate report.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Accepting the Arbitrage Reports, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Mr. LeBrun: Next we have the presentation of the Fiscal Year 2024 audit report. We make sure the Board's aware that each year the District is required to undergo a third-party independent audit of its finances. It was a clean audit. There were no findings. That's great news. And I typically point our Board members to the summary letter. That's on page 168. Grau & Associates, they write a letter to the Board, and on the second paragraph from the bottom is basically where they say, in our opinion, the District complied in all material respects with the requirements for the Fiscal Year ending September 30, 2024.

Mr. Morgan: Perfect.

Mr. LeBrun: To summarize, this was clean audit. Happy to take any questions on it. If not, just need a motion to approve that audit.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Accepting Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Consideration of Water Management Agreement with The Lake Doctors, Inc.

Mr. LeBrun: All right, brings us down to item number nine. This is on 172. This is a consideration of water management agreement with the Lake Doctors. Alan, did you want to do this one?

Mr. Scheerer: As you know, we've Been using Lake Doctors to maintain all the aquatics within the Stoneybrook South at ChampionsGate CDD. This agreement begins October 1 of 25 and expires September 30th of 26. And it also includes the ponds in Fox north and X Tract. We made sure those were included because we do have some cattail fun things going on right there that we're working on and all this funding has been allocated for in the 2026 Budget. We're just looking for any questions and or approval by the Board.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Water Management Agreement with the Lake Doctors, Inc, was approved.

TENTH ORDER OF BUSINESS

Consideration of Installation of “No Fishing” Signs

Mr. Scheerer: I think we've had a request from the various HOAs here at ChampionsGate to add “No Fishing” signs to the wet ponds. I think probably the biggest ones that I've heard having problems with are the one at the corner of Bella Ceda and Westside Boulevard. And apparently somebody went swimming in the Whistling Straight Pond. So, we don't have any “No Fishing” signs or something like that. We do have some alligator warning signs.

Mr. Morgan: Yeah, that's it. I think we put those up about a year ago.

Mr. Scheerer: Yeah, the developer installed a lot of those warning signs, but we're getting some requests from the various HOAs to add no fishing. Maybe boating and swimming. Apparently, somebody was fishing and swimming.

Ms. Trucco: That’s important from a liability perspective. I would absolutely recommend that.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

Mr. Scheerer: So, we want to bring that to the Board, make sure you're okay. We'll go ahead and we'll order some signs, and we'll place those signs in strategic locations around the ponds. Obviously, we don't have police powers, so it's going to be kind of difficult, but at least we'll have the warning signs and like Kristen mentioned, the liability. Having the signs there will help us with that.

Mr. Trucco: Would it be possible to reach out to the insurance carrier and just get their feedback to have something in writing.

Mr. Scheerer: We actually did.

Ms. Trucco: The language that they want on the sign just in case we have to submit a claim. That way we can say we comply with your recommendation. Okay.

Mr. LeBrun: They sent us a little flyer, we have all the information, yes.

Ms. Trucco: Perfect.

Mr. Scheerer: The problem is they want one like every 50-feet.

Ms. Trucco: Yeah, it's important to follow their recommendations because if there is an issue, you're going to submit a claim to your insurance carrier.

Mr. Scheerer: We couldn't put them on every pond, but I think the ones that we're focused on right now would be the biggest problem ponds. Unless somebody feels differently. I'll put them wherever you want them.

Ms. Trucco: I think it's probably in the best interest to put it everywhere on all the ponds.

Mr. Scheerer: That's a lot of ponds.

Mr. McAnally: It is. But what you have problems with is the three on Whistling Straits, because you have vacation renters that use those. They bring their rods with them, they go down there, they're going on to people's properties, and they're walking across the golf course. It's everything. It's a real nightmare for them. And it's dangerous, too, for some of them. Just stand on the edge. When people are teeing off. When you say to them, listen, you can't do this, they totally ignore you.

Mr. Scheerer: Yeah. So, you're looking at the Whistling Straight Pond. You're looking at the little par three and then the one further down by Ocean Course.

Mr. McAnally: Yes. But you're also talking the one behind new building on Whistling Straits. The gym on Whistling Straits. The one behind there seems to be a real popular one because they just drive the car up into the carpark and then they get out and walk right down.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

Mr. Scheerer: Let me do a quick inventory. If that's the direction the Board wants, we can make it happen.

Mr. LeBrun: We have a lot of room in our budget this year to make it happen.

Mr. Scheerer: We'll just have to maybe see if there's a logo specific to the ChampionsGate that we can use. And then we can put no boating, swimming, or trespassing. Or fishing. That's typically our language. No trespassing, boating, swimming, or fishing. And then we'll put them in. So if that's what the direction of the Board will be, we're happy to accommodate. Give me a little time, folks, because we'll have to count the ponds and how many on each pond.

Mr. LeBrun: And if we can, we'll just maybe have the Board approve that action.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, the Installation of "No Fishing" Signs, was approved.

ELEVENTH ORDER OF BUISNESS

Staff Reports

A. Attorney

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

Ms. Trucco: Good morning, Board. I don't have any specific updates for you today. Nothing has come across my desk since the last Board meeting.

Mr. McAnally: Did we get anywhere with the request from Neil Roberts?

Ms. Trucco: There was an email with the District Manager. I think I had asked for the parcel ID. I don't think that he provided them. I can follow up on that. I was keeping it on my radar. My running task list. We can follow up. I don't think he's responded.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: That brings us down to our District engineer, Jason. We still have you. Yeah.

Mr. Alligood: Hey, good morning, Jason. Just in general. We had the annual report due, and I was able to get out there and spend some time out there and still leave some sites and look like everything is in generally good condition and being well maintained. So that part looks good. Still a large area, so still kind of getting my head wrapped around all the infrastructure out there, but generally it seems like everything's getting maintained.

Mr. Morgan: Great.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

Mr. LeBrun: And then also, Jason, included in your agenda on page 177 is the presentation of the annual engineer's report. So, this is provided each year by the District engineer as part of the bond requirements. It just says basically there's no known deficiencies observed, and the operation maintenance budget is sufficient. You can ask Jason any questions. It's on page 177. Otherwise, just need a motion to accept that report.

Mr. Lambert: So moved.

On MOTION by Mr. Lambert, seconded by Mr. Morgan, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings down to our District manager's report. I just have a few things under here. If you go to page 180, you'll see our approval of the check register. This is from April 1 through July 28th. From your general fund, you have checks 892 through 938. Total there is \$384,878.37. From your payroll fund, you have checks 50114 through 50118. Total there is \$923.50. Grand total is \$385,801.87 for the check registered. Behind that, you have your line-by-line items there that detail each of those checks. Staff's happy to take any questions on those. If not, just need a motion to approve the check register.

Mr. Lambert: Motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials through June 30th. No action is required on the Board's part. It just shows you the current status of the accounts through June 30, 2025.

iii. Presentation of Registered Voters – 644

Mr. LeBrun: Next one I have is just a yearly requirement to present the annual number of registered voters. That's provided to us by the supervisor of elections. So, there is, as of April 15th,

August 4, 2025

Stoneybrook South at ChampionsGate CDD

there are 664 registered voters. So not residents, but registered voters that are within the District. So, we are just required to announce that annually.

Mr. Morgan: Wow our last meeting was in April?

Mr. LeBrun: Yes, I believe we had a quorum issue.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun: Next, item number four, page 209, we have our proposed fiscal year 2026 meeting schedule. So, it's listed there. Pretty much the same schedule the Board's used. Seems to work well with the other meetings.

Mr. Morgan: Jeremy, just a quick question. In some of my other CDD meetings that George runs, when we did our schedules, we ran it so that all the meetings that occur on that day can occur concurrently. So, they're all scheduled to start at 11.

Mr. LeBrun: Okay.

Mr. Morgan: And that way, if this meeting only lasts 10 minutes, we can go right into the next meeting instead of having to wait the half hour. Is there any reason why we can't do that with these meetings?

Mr. LeBrun: So the only difference I would say is the one before this one is an all-resident Board, and sometimes those take a little longer.

Mr. Morgan: I'm just saying, if we could do our three. Ours, Shingle Creek, and Shingle Creek at Bronson. If we could get them all to start at 11.

Mr. LeBrun: Okay.

Mr. Morgan: Because a lot of times those Shingle Creek and Shingle Creek at Bronson meetings literally last seven minutes. If the Board is favorable to that, I would really appreciate it, Rob. And I would.

Mr. LeBrun: This wouldn't affect this one at all. So, they'll start this one at 11.

Mr. Morgan: Then the next two would be effective. Okay, that would be much appreciated.

Mr. LeBrun: If the Board's okay with this one's already scheduled for 11 on here.

Mr. Morgan: And we're good with the dates? Is everybody good with the dates here?

Mr. LeBrun: I just need a Motion to approve the Fiscal Year 26 schedule.

Mr. McAnally: Motion to approve.

August 4, 2025

Stoneybrook South at ChampionsGate CDD

On MOTION by Mr. McAnally, seconded by Mr. Lambert, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved as amended.

v. District Goals

a. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. LeBrun: Last thing I have is our District goals and objectives. Page 214. You'll see our current fiscal year goals and objectives. The Board recalls last legislative session; they required Community Development Districts to adopt annual goals and objectives with measurements and standards. So, this just to kind of refreshes our memories on those. Then we're also just asking for authorization that once the fiscal year ends, I'll go through this. We'll check everything off. So far, we did everything. All of our goals and objectives. This is just giving authorization to the chair to sign those documents and then we'll post them on our website.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

b. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. LeBrun: And then after that, we have our Fiscal Year 26 goals and objectives. So, we were hopeful that maybe they might do away with this requirement, but it's still in place. So, this is just your fiscal year 26 goals and objectives. Same ones that we had this year. They're state statute compliant, efficient. We know, we can hit them all. So just asking to adopt those same goals for this upcoming Fiscal Year.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

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

August 4, 2025

Stoneybrook South at ChampionsGate CDD

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Mr. McAnally, 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