

**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, **June 1, 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
Cindy Hendricksen	Assistant Secretary
John Lambert	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel
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. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. Are there any members of the public wish to make a statement for the Board? I just ask that you state your name and address and keep it within three minutes.

Resident (Neil Roberts): Vice President of the Country Club Board. I just want to hear again what the survey report is for the bulkheads on the golf course and the next steps.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 6, 2026 Board of Supervisors Meeting

Mr. LeBrun: Item 3 is the approval of the minutes of the April 6, 2026 Board meeting. Happy to take any corrections. If not, I just need a motion to approve.

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

On MOTION by Mr. Morgan, seconded by Ms. Hendricksen, with all in favor, the Minutes of the April 6, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Bulkhead Repair

Mr. LeBrun: This brings us down to item number four. This is consideration of proposals for bulkhead repair. I do not have the engineer on the line. He called in last meeting, so I don't have him on the line yet. This was prepared by the District engineer. The details of the inspection he did and also the proposals from the contractor. I know the Board discussed this at their last meeting. This is the most recent report with the cost estimates that are on there. Page 28 shows you the proposed budget for the repair and the details of the recommended repairs. Stoneybrook South met prior and that Board did authorize to move ahead with the repairs and delegated authority to the Chair, Vice Chair, and engineer to go through that. I just wanted to update the Board on their decision prior. Happy to take any questions on it. Like I said, the engineer is not on the line right now, but I can share anything you shared in the previous meeting if the Board has any questions.

Mr. Morgan: This is going to be a shared expense between the two?

Mr. LeBrun: Correct. This is broken out. You'll see they broke it out into the paired repairs. This only reflects the Stoneybrook South a ChampionsGate repairs are on this memo.

Mr. Morgan: Okay.

Mr. LeBrun: You'll see there's a total amount and you have a contingency built in with your proposed budget. Then, expense wise, this District has a very healthy capital reserve fund. Currently, there's \$706,000 in the capital reserve fund for expenses similar to this.

Mr. Morgan: Is it really going to cost \$21,000 to do water around the bulkheads?

Mr. Bonin: Probably. If this was done in December. Hole two gets pretty dry, but hole nine, it stays wet.

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Mr. Morgan: It stays wet. Yes.

Mr. LeBrun: And I will mention too in the previous meeting, we were notified that the golf course is scheduled to close August 24 through 28, I believe. The Board looked at that as a possible time to proceed with the repairs. The golf course will be shut down.

Mr. Morgan: It's going to take longer than four days. It looks pretty reasonable to me.

Mr. Bonin: Yes.

Mr. LeBrun: I don't know if there is any more discussion, but the previous Board did a not to exceed amount. They did \$185,000, I believe. That way if there's any additional vertical posts or anything that needed replaced that come along the way, there's that flexibility. That's just what they did. The Board doesn't have to go that route, but I just want to make sure you have that information as well. Then they delegated authority to Chair and Vice Chair to execute agreements and the engineer to sign off of any additional.

Mr. Bonin: What's the 185 number?

Mr. LeBrun: That's to stay below the public bid amount.

Mr. Morgan: Their proposal is different from this one.

Mr. Bonin: So, ours is two and nine. What was theirs? What holes were theirs?

Mr. Scheerer: 15 and 18.

Mr. Morgan: And on that 18, are they going to fix the one that's below the green? Is that included in that?

Mr. Scheerer: Yeah, that's the bulkhead that's around the green. That's for 18. That's the work they're doing.

Mr. Morgan: John. Cindy. Any inputs? Ideas?

Mr. Lambert: No. I think it's definitely something that needs to be done for sure. I'm all for it, to be honest.

Mr. Morgan: Okay. You good?

Mr. Bonin: Yes. I'm good.

Mr. LeBrun: Do you want to do a not to exceed in case there are other repairs.

Mr. Morgan: Yeah. Let's just add \$30,000 to it. Let's just say not to exceed \$140,000.

Mr. LeBrun: Okay. Then also would you be okay with delegating authority to Chair and/or Vice Chair to execute agreements.

Mr. Morgan: Yes.

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Mr. LeBrun: The motion would be setting a not to exceed of \$140,000 with authority delegated to the Chair and/or Vice Chair to sign off an agreement. Counsel would write up an agreement. We likely also have to have an access agreement with the golf course to traverse those lands. That'll all be done outside of the meeting to get the project going. Hopefully that August date.

Mr. Morgan: That access agreement would be through the HOA actually.

Mr. LeBrun: Yes. CDD and HOA.

Mr. Morgan: Okay.

Ms. Trucco: We'll draft up a license agreement that just acknowledges our CDD's permission to go through this, the HOA's property.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, the Proposals for Bulkhead Repair NTE \$140,000 and Delegating Authority to Chair and/or Vice Chair to Execute Agreements, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. LeBrun: That brings us down to item number five. This is the presentation of the arbitrage reports. Essentially, you do a calculation each year to make sure you're not able to earn more interest on the bonds than you're paying. If you do, there's tax liability. There's a vendor that does these calculations for the District. If you look on page 58, you'll see this says that there's no rebate liability, which is good news. No action required on the CDD's part relating to potential tax liability. Happy to take any questions on these, but if not, just need a motion to accept those arbitrage rebate.

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

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. LeBrun: Next, we have review and acceptance of the Fiscal Year 2025 audit report. As the Board is aware, each year the District must undergo an independent third party audit. I'll start off with the good news. It was a clean audit. No findings. The auditor writes a letter to the

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Board of Supervisors, just kind of summarizing. That's on page 124. The Board may already know this, but on the top right of your iPad screen, there's a bookmark icon. Click on that, it'll bring a drop down menu that you can skip around pretty quick. But on page 124, the auditor states, *"In our opinion, the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2025."* So, a clean audit. I am happy to take any questions on it. If not, I just need a motion to accept that report and allow us to transmit it to the state.

Mr. Morgan: It was different this year than others.

Mr. LeBrun: Was it?

Mr. Morgan: Normally they just send me an email asking me if I know of any violations or problems. They called me this year.

Mr. LeBrun: Yeah.

Mr. Morgan: They've never called me before. It's usually just an email.

On MOTION by Mr. Morgan, seconded by Mr. Lambert, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to staff reports. We'll start with District counsel.

Ms. Trucco: Good morning, Board. I don't have anything new to update for you today, so no news is good news for me. That's it. Thank you.

B. Engineer

Mr. LeBrun: I don't believe we have our engineer on.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings us to District manager's report. I have a couple items under here. The first is the approval of the check register. That's on page 130. You'll see that listed there. For your general funds, we have checks 1041 through 1070. The total there is \$165,870. The capital reserve, you have check number 10 for \$19,382.38. Then, your payroll, you have checks 50131 through 50134. The total there is \$738.80. Then, your total for your check register from March 30

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through May 26 is \$185,996.27. Behind that, you have your register that details those checks. If there's not any questions, I just need a motion to approve.

Mr. Morgan: Is everybody good with the check register?

Mr. Lambert: Yeah.

Mr. Morgan: I make a motion.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you have our unaudited financials through April 30. No action required on the Board's part. Just there for your review. It looks like we are at 97% collected for the assessments. Those last 3% usually get paid in April, May, June. Those will trickle in. It's looking really good on that.

iii. Presentation of Registered Voters – 665

Mr. LeBrun: The presentation of the number of registered voters. Each year, the District's required to announce the number of registered voters within the District. As of April 15, there is 665 registered voters that live within the District.

Mr. Morgan: There seems like there would be more registered voters in here than that.

Mr. LeBrun: Nope. That's it.

iv. Form 1 Filing Reminder – Deadline July 1st

Mr. LeBrun: And just a reminder for our Board members, your Form 1. This is the form that you file electronically through the Commission of Ethics. Last year was the first year you did it electronically. If you forgot the password on their website, they have like a forgotten password link. Click on that. For some reason you're having trouble, just shoot me an email and we can get you unlocked or get you set up with their help desk. That's due July 1. Our office will run a report towards the end of June and anyone that's on there will say, "*Hey, don't forget to do this.*" There's a grace period after they give you a little bit of time afterwards to knock it out, but we always recommend trying to hit that July 1 deadline. That's all I have. Then we'll go to Alan.

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Mr. Scheerer: Yeah, just really quick. GMS is in a transition period right now. Karly Chambers, who's with GMS now, is going to be eventually taken over as your field manager for this community as well as the other CDD. Karly brings a wealth of experience and knowledge from her assessment project manager background. I'm going to be working with her during that transition, probably over the course of the next 60 days, but I'll always be available. I'm not going anywhere. Y' all have my cell phone, my email. Any questions, you can reach out to me. And I just know that Karly's going to do you a great job in the future. And we got about six of those we're going to be giving to her moving forward as she goes through her training period.

Mr. Morgan: Very good.

Mr. Scheerer: The other thing is, I know we put the deposit in for the fountain on pond four by Fluffy Lie, and we're going through the application process with the utility contractor, and hopefully we get that going relatively quickly. That's all I have.

Mr. Morgan: Cool.

EIGHTH ORDER OF BUSINESS

Other Business

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

Mr. Morgan: Do you have any other people that want to be on the Board at this time?

Mr. Lambert: No, but I'll check around.

Mr. Morgan: Yeah, please do. We're getting pressure to get off this Board from our management. Obviously, we're here until you need us, but if you can find some other folks.

Mr. Lambert: Okay.

Mr. Morgan: I mean enough so you can have a quorum. You have to have more than three.

Mr. Lambert: Okay.

Mr. Morgan: But yeah, that'd be helpful.

Mr. Lambert: Okay. I'll look into it.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Signed by:

Jeremy Lambert

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman