

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of Stoneybrook South Community Development District was held on **Tuesday, October 18, 2016 at 10:02 a.m.** at the Oasis Club, located at 1520 Oasis Blvd., Championsgate, FL 33896.

Present and constituting a quorum:

Mark McDonald	<b>Board Supervisor, Chairman</b>
Greg Ray	<b>Board Supervisor, Vice Chairman</b>
Neal Stallings	<b>Board Supervisor, Assistant Secretary</b>
Rob Bonin	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>Straley Robin &amp; Vericker</b>
David Reid	<b>District Engineer, Franklin, Hart &amp; Reid</b>
Scott Green	<b>Field Operations Manager, Rizzetta &amp; Company, Inc.</b>
Gwendolyn Evans	<b>CAM, Icon Team</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jeancola called the meeting to order and read the roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments on agenda items.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.

C. District Manager  
No report.

D. Field Operations Manager  
Mr. Green presented the October 2016 field inspection report. Mr. Bonin requested Down to Earth to provide a detailed description as to the cause of material decline. A question was raised regarding the tree trimming that was to be performed a few months ago and whether it was completed. Mr. Green responded that it was completed.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 15, 2016**

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on August 15, 2016 as presented for Stoneybrook South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for July and August 2016**

Mr. Jeancola reviewed the expenditures for July and August 2016 with the Board of Supervisors.

On a motion by McDonald, seconded by Mr. Stallings, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for July 2016 (\$36,003.69) and August 2016 (\$68,375.18) for Stoneybrook South Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review of Down to Earth Maintenance Inspection Report(s)**

The Board reviewed the Down to Earth Maintenance Inspection Reports. There were no comments.

**SEVENTH ORDER OF BUSINESS**

**Review of American Ecosystems Report**

The Board reviewed the American Ecosystems report and there were no comments.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-01, Re-designating Assistant Treasurer and Secretary of the District**

Mr. Jeancola presented Resolution 2017-01, Re-designating Assistant Treasurer and Secretary of the District..

On Motion by Mr. McDonald,, seconded by Mr. Ray, with all in favor, the Board approved Resolution 2017-01, Re-designating Assistant Treasurer (Shawn Wildermuth) and Secretary (Eric Dailey) of the District for Stoneybrook South Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02, Amended Notice of Establishment**

Mr. Babbar presented Resolution 2017-02, Amended Notice of Establishment.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board approved Resolution 2017-02, Amended Notice of Establishment for the Stoneybrook South Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Direction to Pay – Change Order Goodman Road Force Main Extension – RW Valve Replacement**

Mr. Jeancola presented and reviewed the Consideration of Direction to Pay – Change Order Goodman Road Force Main Extension – RW Valve Replacement. The reimbursement amount is \$10,892.09. The document authorizes TOHO to issue the reimbursement to Lennar for change order expenses paid directly by the developer as no district funds were utilized for said work.

On a motion by Mr. McDonald, seconded by Mr. Stallings, with all in favor, the Board approved and ratified the Consideration of Direction to Pay – Change Order Goodman Road Force Main Extension – RW Valve Replacement for the Stoneybrook South Community Development District.

On a motion by Mr. Stallings, seconded by Mr. McDonald, with all in favor, the Board authorized the Chairperson to sign, review and prepare a draft of the Board of Supervisors’ Special Meeting Minutes held on October 18, 2016 for the Stoneybrook South Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Duke Energy Easement**

Mr. Jeancola presented and reviewed the Duke Energy Easement. This would provide easement rights to Duke Energy for certain areas within the District. This has been reviewed by District Counsel.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors approved and ratified the Duke Energy Easement for the Stoneybrook South Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Phase 3 Plat Joinder**

Mr. Jeancola presented and reviewed the Phase 3 Plat Joinder. Mr. Babbar stated that this joinder was standard and he did not have any comments. Brief discussion ensued regarding specific areas and whether they were a part of the new or current CDD. Holes 10-18 are part of current CDD and holes 1-9 are part of the new CDD.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors approved and ratified the Phase 3 Plat Joinder for the Stoneybrook South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Lennar  
Reimbursement / Requisition**

Mr. Jeancola stated that the Lennar Reimbursement / Requisition was completed. The Board will approve and ratify this at the next scheduled meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

General discussion ensued regarding upcoming elections.

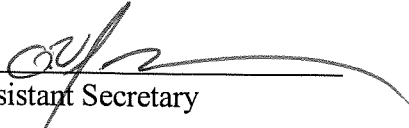
There were no Audience comments put forward at this time.


Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Monday, November 7<sup>th</sup>, 2016, at 10:00 a.m. at the Oasis Club, located at 1520 Oasis Club Boulevard, Championsgate, FL 33896.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors adjourned the meeting at 10:32 a.m. for Stoneybrook South Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman