

**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 regular meeting of the Board of Supervisors of Stoneybrook South Community Development District was held on **Monday, February 6, 2017 at 10:11 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 Chair</b>
Basan ( <i>Buzz</i> ) Nembirkow	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, 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>
Michelle Bar	<b>Lennar</b>
Audience	<b>None</b>

**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**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on December  
5, 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 December 15, 2016 as presented for Stoneybrook South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for November  
and December 2016**

Mr. Jeancola reviewed the expenditures for November and December 2016 with the Board of Supervisors.

On a motion by McDonald, seconded by Mr. Nembirkow, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for November 2016 (\$54,070.94) and December 2016 (\$106,274.08) for Stoneybrook South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding TOHO Irrigation**

Mr. Jeancola prepared an analysis based on the tier structure that TOHO has now implemented. TOHO has drastically changed the way they are charging for reclaimed irrigation. In comparison to previous rate structures, they have reduced the allowance for consumption in each tier. The new rate structure could potentially double the District's irrigation cost based on projections and average monthly consumption.

Mr. Reid reviewed the process of changing meters with the Board. Expenses would need to be justified in order to change meters and savings.

It was suggested that Down to Earth mark up a map to have each meter's zone mapped out and color coded.

Mr. Reid suggested that a meter might be an option but that would mean that one entity would be responsible to oversee and pay the cost on the front end.

Mr. McDonald asked if there was a loop in the system. He asked if it could be master metered instead. He indicated that he would like to file a formal complaint letter with TOHO.

Mr. Robin suggested that the financial impact be presented to the TOHO Board. He recommended that Mr. Reid get information on what TOHO was trying to achieve with the new rate structure.

Mr. McDonald indicated that he will work with Mr. Reid and TOHO.

**SIXTH ORDER OF BUSINESS**

**Consideration of Potential Candidates for  
Vacant Supervisor Seats**

Mr. Jeancola stated that Seat # 5 (2014-2018), previously held by Neal Stallings, was still vacant. Mr. Nembirkow indicated that he may know of neighbors that may be interested.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Robin indicated that he is working on exhibits for the structural repairs to drains.

C. District Manager  
Discussion was held regarding the Bella Cita entrance being blocked by parents in their vehicles. The association oversees the roadway while the CDD oversees the right of way. Efforts have been made by the association to attempt to deter this activity by contacting the local authorities and the adjacent school. The District may need to install signs to assist in deterring said activity.

D. Field Operations Manager  
Mr. Green presented the January 2017 field inspection report with the Board.

Mr. Jeancola reviewed the Down to Earth Maintenance Report for January 2017 and American Ecosystems Report for December 2016 with the Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

A resident named Gwen asked about the storm grates and Mr. Reid referred her to his report.

There were no supervisor requests.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Monday, March 6<sup>th</sup>, 2017, at 10:00 a.m. at the Oasis Club, located at 1520 Oasis Club Boulevard, Championsgate, FL 33896.

**NINTH 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 11:23 a.m. for Stoneybrook South Community Development District.

  
Assistant Secretary

 4/3/17  
Chairman/Vice Chairman