

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, April 3, 2017 at 10:01 a.m.** at the Oasis Club, located at 1520 Oasis Blvd., Championsgate, FL 33896.

Present and constituting a quorum:

Mark McDonald	Board Supervisor, Chairman
Greg Ray	Board Supervisor, Vice Chair
Basan (<i>Buzz</i>) Nembirkow	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley Robin & Vericker (<i>phone</i>)
David Reid	District Engineer, Franklin, Hart & Reid
Scott Green	Field Operations Manager, Rizzetta & Company, Inc.
Audience	Present

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 February 6,
2017**

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

<p>On a motion by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on February 6, 2017 as presented for Stoneybrook South Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for January and
February 2017**

Mr. Jeancola reviewed the expenditures for January and February 2017 with the Board of Supervisors.

On a motion by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January 2017 (\$68,848.45) and February 2017 (\$60,987.05) for Stoneybrook South Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Special Assessment
Revenue Bonds, Series 2014, Requisition
No. 13 and 15**

Mr. Jeancola reviewed the Special Assessment Revenue Bonds, Series 2014, Requisition No. 13 (\$22,268.75) and No. 15 (\$12,915.00) with the Board.

On a motion by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the Board of Supervisors ratified the Special Assessment Revenue Bonds, Series 2014, Requisition No. 13 and No. 15 for Stoneybrook South Community Development District.

SIXTH ORDER OF BUSINESS

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

Mr. Jeancola stated that Mr. Nembirkow has referred a potential candidate. Mr. Nembirkow stated that Mr. Robert DiCocco has expressed interest and has been a resident for 2 years. Mr. DiCocco is interested in attending the next scheduled meeting. Discussion ensued.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors appointed Mr. Robert DiCocco to Seat # 5 (2014-2018), contingent upon verification, for Stoneybrook South Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04, Re-
Designating Treasurer of the District**

Mr. Jeancola presented Resolution 2017-04, Re-designating Treasurer of the District.

On Motion by Mr. Ray, seconded by Mr. Nembirkow, with all in favor, the Board approved Resolution 2017-04, Re-designating Treasurer (Scott Brizendine) of the District for Stoneybrook South Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Stormwater Structure Maintenance Proposal

Mr. Jeancola presented and reviewed the stormwater structure maintenance proposals received as follows:

- Giles Mclvor - \$14,720.00 (*revised proposal*)
- Cordero - \$19,950.00

Mr. Reid reviewed the proposals with the Board.

Mr. McDonald indicated that Giles Mclvor will already be on site as they are performing other services and noted that they came in at a lower bid. Mr. Reid agreed. Mr. McDonald recommended selecting Giles Mclvor.

Mr. Reid noted that there may be a structure that may require a change in the way things are being done but he is not sure if this will affect the price.

On Motion by Mr. Nembirkow, seconded by Mr. McDonald, with all in favor, the Board approved the proposal received from Giles Mclvor in the amount of \$14,720.00 for the stormwater structure maintenance for Stoneybrook South Community Development District.

Brief discussion ensued.

NINTH ORDER OF BUSINESS

Discussion Regarding Granting a Drainage Easement to Stoneybrook South at Champions Gate

Mr. Jeancola provided a copy of the agreement to the Board.

Mr. Reid reviewed the purpose of the agreement with the Board. This would allow a portion of Tract K at the Stoneybrook South at Champions Gate CDD to drain into pond PK1 which is maintained by the Stoneybrook South CDD. He discussed the drainage basin overlay. Discussion ensued.

On Motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board approved granting a drainage easement to Stoneybrook South at Champions Gate subject to District Counsel's final review of the exhibits for Stoneybrook South Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Jeancola discussed miscellaneous items such as preparing for the upcoming visit with Mr. Green and Ms. Evans. He stated that a vendor was coming to touch up the paint on the damaged Bella Cita gate. He also mentioned that the landscapers will proceed with the miscellaneous landscape replacement.

D. Field Operations Manager

Mr. Green presented the March 2017 field inspection report with the Board. It was noted that "colorful" flowers were requested to be planted at the last meeting. Mr. Green stated that suggestions were made and that proposals were received. Options will be looked at for the next annual rotation. Discussion ensued.

Mr. Green mentioned a few housekeeping items that were taken care of such as minor weeds, a tree strap that had to be removed and that ants being spot treated on the premises.

A question was raised regarding tree straps and how long they remain on a tree. Mr. Green stated that it depends on the tree and when it matures and settles in. Straps are usually removed when they are dangling and aren't needed. Discussion ensued.

Mr. Nembirkow indicated that there were two sprinkler heads going off because the heads broke off. He requested a landscape maintenance map. Discussion ensued regarding residents' maintenance concerns.

Mr. Jeancola reviewed the American Ecosystems Report for February 2017 with the Board. Discussion ensued regarding the establishment of the new district and the transfer of permits.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments at this time.

Mr. McDonald indicated that there was a request by the developer to change management companies. The main reason is to have one management company for the entire Champions Gate site. A proposal was obtained from GMS potentially saving the District \$9,000.00 - \$10,000.00 annually. Mr. Nembirkow would like documented reasons for a change in companies. Mr. Robin advised that this item needs to be placed on a noticed agenda for consideration by the Board.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Monday, May 1st, 2017, at 10:00 a.m. at the Oasis Club, located at 1520 Oasis Club Boulevard, Championsgate, FL 33896.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the Board of Supervisors adjourned the meeting at 10:50 a.m. for Stoneybrook South Community Development District.


Assistant Secretary


Chairman/Vice Chairman