

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, May 1, 2017 at 10:10 a.m.** at the Oasis Club, located at 1520 Oasis Blvd., Championsgate, FL 33896.

Present and constituting a quorum:

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|---------------------------------|---|
| Mark McDonald | Board Supervisor, Chairman |
| Greg Ray | Board Supervisor, Vice Chair |
| Basan (<i>Buzz</i>) Nembirkow | Board Supervisor, Assistant Secretary |
| Robert DiCocco | Board Supervisor, Assistant Secretary |
| Rob Bonin | Board Supervisor, Assistant Secretary (<i>in - progress</i>) |

Also present were:

| | |
|------------------|---|
| Anthony Jeancola | District Manager, Rizzetta & Company, Inc. |
| Vivek Babbar | District Counsel, Straley Robin & Vericker |
| David Reid | District Engineer, Franklin, Hart & Reid |
| Scott Green | Field Operations Manager, Rizzetta & Company, Inc. |
| Audience | None |

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 April 3,
2017**

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 April 3, 2017 as presented for Stoneybrook South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for March 2017

Mr. Jeancola reviewed the expenditures for March 2017 with the Board of Supervisors. Discussion ensued.

On a motion by Mr. Nembirkow, seconded by Mr. McDonald, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for March 2017 (\$71,587.06) for Stoneybrook South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Special Assessment Revenue Bonds, Series 2014, Requisition No. CR 16

Mr. Jeancola reviewed the Special Assessment Revenue Bonds, Series 2014, Requisition No. CR 16 (\$621,475.30) with the Board. Discussion ensued.

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. 16 for Stoneybrook South Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding District Management Services

Mr. Jeancola presented Governmental Management Services' (GMS) proposal to provide Management Services for the District.

Mr. McDonald indicated that the request was made by upper management at Lennar to maintain consistency by having one management company for the entire Champions Gate site. Other reasons are to address issues with landscaping and irrigation as well as to help reduce costs. Discussion ensued.

Mr. Bonin would prefer to see a thorough side by side work product as opposed to just seeing a price. It was decided that this agenda item be tabled until the next scheduled meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of FY 2015-2016 Audit

Mr. Jeancola stated that this is performed on an annual basis. He highlighted the auditor's report for fiscal year 2015-2016 as follows:

- No adverse finding this year or last year
- Complied with all material respects for year ending 2016
- No deficiencies in internal control

The District has a clean financial bill of health. This report is provided to the state and filed with them on an annual basis.

On Motion by Mr. Ray, seconded by Mr. McDonald, with all in favor, the Board accepted the fiscal year 2015-2016 audit, for Stoneybrook South Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Interlocal Agreement –
Wetlands Maintenance & Reporting at
Stoneybrook South at Champions Gate**

Mr. Jeancola briefly presented the Interlocal Agreement with the Board. One of the permits for the District currently oversees the maintenance of certain wetland areas. The boundaries of the District were recently bifurcated and Stoneybrook South at Champions Gate CDD was created. The permit still lies with the Stoneybrook South CDD but is related to land in the new District.

Mr. Babbar reviewed the agreement in more detail with the Board. As part of the permit process, the wetlands need to be maintained in their natural vegetative state. The South Florida Water Management District has an obligation to monitor the wetlands. The Stoneybrook South CDD is the titleholder and therefore responsible. Stoneybrook South at Champions Gate CDD has offered to take on the responsibility. The interlocal agreement will document this and also be recorded in the public record. It gives the Stoneybrook South CDD the right to enter the wetlands just incase the wetlands are not being maintained pursuant to the permit.

Mr. Reid stated that the legal description will be updated. There will also be future permit modifications. Discussion ensued.

Mr. McDonald requested an overall map of all of the wetlands. This is already included on page 252 and 253.

Discussion ensued.

On Motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board approved the interlocal agreement subject to a final legal description, for Stoneybrook South Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Palm Tree Injection
Treatments**

Mr. Jeancola presented the proposal from Down to Earth in the amount of \$1,265.00 for the palm tree injections. DTE suggests that this be performed on a quarterly basis.

Mr. Green stated that this needs to be done as palm disease spreads rapidly.

Discussion ensued.

On Motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board approved the proposal from Down to Earth in the amount of \$1,265.00, for Stoneybrook South Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Babbar stated that the legislative session is scheduled to terminate next Friday in Tallahassee. There are a few bills that may get passed and District Counsel will produce a memo in the next three weeks or so with a formal update. Mr. Jeancola added that there may be a bill that affects supervisor fees. Mr. Babbar stated that that bill received a lot of push back so it may or may not be passed.
- B. District Engineer
Mr. Reid had a discussion with Mr. Figueroa (TOHO) regarding reclaimed water. Mr. Figueroa is aware of the issues as several CDD's have complained. TOHO wanted to encourage users to minimize the use of reclaimed water and make it more valuable. Large end users are affected more than residential users. TOHO may consider a mid-year adjustment after further review. TOHO encourages attending monthly meetings on Tuesday nights. Mr. Reid indicated that Mr. Wheeler is the Director (TOHO) and that Mr. Figueroa's contact number is 407-944-5144. Discussion ensued.
- C. District Manager
Mr. Jeancola administered the oath of office to Mr. Robert DiCocco prior to the meeting. Mr. DiCocco accepted compensation in the amount of \$200.00 per meeting with an annual maximum of \$4,800.00.
- Mr. Jeancola stated that they will consider the District Management Services contract, review the proposed budget and set the public hearing date at the next scheduled meeting.
- D. Field Operations Manager
Mr. Green presented the April 2017 field inspection report with the Board. Discussion ensued.
- Mr. Jeancola reviewed the American Ecosystems Report for March 2017 with the Board.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no supervisor requests or audience comments at this time.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Monday, June 5th, 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. Ray, with all in favor, the Board of Supervisors adjourned the meeting at 11:04 a.m. for Stoneybrook South Community Development District.


Assistant Secretary


Chairman/Vice Chairman