

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, March 5, 2018 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Rob Bonin	Chairman (appointed)
Greg Ray	Vice Chairman (resigned)
Basan Nembirkow	Vice Chairman (elected)
Patricia "Pat" Newberry	Assistant Secretary
Mike Wilson	Assistant Secretary (appointed)

Also present were:

George Flint	District Manager
Tracy Robin	District Counsel by phone
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Barr	Lennar Homes
Gwendolyn Evans	Icon Management (HOA)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any members of the public that would like to provide a comment to the Board about anything on the agenda or any other CDD related items?

There being none,

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the November 6, 2017 Meeting

Mr. Flint: Did the Board have any comments on those?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the minutes of the November 6, 2017 meeting were approved.

B. Consideration of Check Register

Mr. Flint: You have the consideration of the check register for January 1st through February 26th. It totals \$287,526.60. The detailed register is behind the summary; it shows each of the checks and the dollar amounts. Were there any questions on the check register?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Check Register totaling \$287,526.60 was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through January 31st. You can see in the General Fund Operating account we have about \$2,000,000. The statement of revenue and expenditures which goes through the end of January, you will notice that there are a number of line items that exceed the prorated amounts. That is a result of hurricane damage and catching up on maintenance and plant replacement. When we took over the District we had some catching up to do that is causing us to be over on the individual line items. Overall, if you take out the street light overage, we are within \$5,000 of what the prorated amount would be. We are just high on some line items and low on others.

Ms. Newberry: So, you see no issues?

Mr. Flint: No, we are going to be over on some line items this year, but in May when we come back to you with the proposed budget we are going to fix these line items. There will be fewer one-time expenses next year. Right now, we are doing pressure washing, we are repairing the fountain and the lighting, the fountain is being painted, there was a lot of plant replacement because of the hurricane, etc. We are playing catch up. You will see at the bottom that we have a fund balance of \$1,700,000 and that is unappropriated. What I will recommend we do is that going into the next budget, we keep an operating reserve in the General Fund and then we create a Capital

Reserve and we move that money there. Then any large expenses can be paid out of that Capital Reserve Fund. The line items do not look great, but financially we are in good shape.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Letter of Interest for Position on Board of Supervisors

Mr. Flint: Mr. Johnston, who was the Chairman, has resigned. I just got the resignation via email this morning from him, therefore we were not able to have it on the agenda for your consideration. Mr. Johnston is in the last landowner elected seat on the Board, and his term is up in November of this year. At this point, could I get a motion to accept Mr. Johnston's resignation?

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Mr. Johnston's resignation from the Board was accepted.

Mr. Flint: That does leave a vacancy on the Board, and this is the last landowner's seat. Are there any nominations at this time to fill that seat? Rob Bonin is here, Lennar has asked for his consideration to be appointed to that landowner's seat if the Board is amenable.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Mr. Rob Bonin was appointed to fulfill the Board vacancy with a term ending November 2018.

Mr. Flint: Rob, if you will come forward I will read the Oath of Office.

Mr. Flint being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Bonin.

Mr. Flint: If you could sign the Oath, I can notarize that for you. You are currently on another Board?

Mr. Bonin: Yes, I am on the Board for Storey Park.

Mr. Flint: So, you have already filed a financial disclosure form?

Mr. Bonin: Yes.

Mr. Flint: The next time you update that form you will just add this District as well when you do your annual reporting. We will keep on with the organizational matters. Mr. Ray is

currently in a general election seat and I believe he wants to resign from that seat to free that seat up for the Board's consideration. Is that correct?

Mr. Ray: Yes, that is correct. I effectively resign.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Mr. Ray's resignation from the Board was accepted.

Mr. Flint: Thank you Greg, I appreciate it. So, that frees up a position on the Board and this is a general election's seat. The person appointed to this seat should be a full-time resident within the Stoneybrook South CDD and registered to vote with their address within the CDD as their permanent address. In the agenda, we did receive a letter of interest from Mr. Mike Wilson, who resides at 1359 Palmetto Dune Street. Are there any nominations to fill Grey Ray's seat? His term will expire November of 2020.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Mike Wilson was appointed to fulfill the Board vacancy with a term ending November 2020.

Mr. Flint: If you will come forward Mr. Wilson, I will administer the Oath of Office.

Mr. Flint being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Wilson.

Mr. Flint: Please sign the top form where it says Board Supervisor. So now that we have a couple new Board Members, we will need to re-elect officers. It's typically done by Resolution, so my suggestion would be that we would prepare Resolution 2018-05 electing officers. You've got the Chair and Vice Chair which are vacant. Ms. Newberry, Mr. Nembirkow, and Mr. DiCocco were all Assistant Secretaries. Scott Johnston was Chairman and Greg Ray was Vice Chairman. I was the Secretary and the District Accountant Ariel Lovera was Treasurer.

On MOTION by Mr. Bonin, seconded by Ms. Newberry, with all in favor, Rob Bonin elected as Chairman of the Board was approved.

On MOTION by Ms. Newberry, seconded by Mr. Bonin, with all in favor, Basan Nembirkow elected as Vice Chairman of the Board was approved.

Mr. Flint: Typically, the three Board Members who are not Vice Chair and Chair are designated as Assistant Secretaries for purposes of attesting the signatures of the Chair and Vice Chair. Is the Board amenable to Ms. Newberry, Mr. Wilson, and Mr. DiCocco being Assistant Secretaries?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, Ms. Newberry, Mr. Wilson, and Mr. DiCocco elected as Assistant Secretaries of the Board was approved.

Mr. Flint: Also, typically the District Manager serves as the Secretary, I don't have to but if the Board is amenable to keeping me as Secretary and the District Accountant Ariel Lovera as Treasurer.

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, Mr. Flint elected as Secretary and Mr. Lovera elected as Treasurer of the Board was approved.

Mr. Flint: So, we have Mr. Bonin as Chairman, Mr. Nembirkow as Vice Chairman, and Ms. Newberry, Mr. DiCocco, and Mr. Wilson as Assistant Secretaries. Myself as the Secretary and Ariel Lovera as your Treasurer. With all those names filled in to Resolution 2018-05, is there a motion to approve?

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Resolution 2018-05 was approved.

B. Ratification of Series 2014 Requisition #22

Mr. Flint: This is to pay some expenses of the District Engineer out of the Construction and Acquisition Account for the Series 2014 Bonds. This is the Engineer's activities related to preparing and reviewing the infrastructure that has been put in place. It is for \$1,400.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, Series 2014 Requisition #22 was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin: I don't have any further this morning, thank you.

B. District Engineer

Mr. Reid: I don't have anything additional to discuss.

C. District Manager

Mr. Flint:

D. Field Manager

Mr. Flint: We have Brian Smith here who is the Field Manager. Before we get to that I will mention that the May meeting will have the proposed budget for the Board to review. That is the start of the annual budgeting process. You will be considering a Resolution approving a proposed budget and setting the date, place, and time of the public hearing for the final adoption of the budget. That is usually in August because the fiscal year starts on October 1st. The proposed budget that you are going to see in May is not a binding document, it is just a start and you can make changes to it as long as the changes don't involve an increase in the per unit assessments.

Mr. Smith: As part of your agenda you have my Field Operations Report, if you have any questions I can answer them. As George pointed out, we are probably about 90% done with the fountain, we just have some of the metal trim to complete. There were quite a few lights out on that fountain, so once we get those all back up there will be a big difference. I think there was only one light working. We have pressure washed all the entry ways. We are getting a little bit of graffiti by the middle school, so we are painting that.

Mr. Nembirkow: There are two golf cart crossing signs on Oasis Boulevard, and they are not the correct signs. They are temporary signs and I was wondering what we need to do to get the correct signs put in.

Mr. Flint: What intersection are these at?

Mr. Nembirkow: The golf cart crossing where the restroom is. Those have been there a long time.

Mr. Flint: The street signs would be an HOA issue because they own the streets.

Mr. Nembirkow: Can you tell me about the mitigation process? Who's doing it and where do we stand with that?

Mr. Smith: There are two ponds that have overgrowth of cattails. We've gone back and reviewed old pictures and that was very helpful because we realized that the cattails were already here. They are already part of the mitigation program. We have two contractors, so we will get two prices.

Mr. Nembirkow: We had the bug issue last year. I was wondering if before they get crazy again, is there something being done?

Mr. Flint: We will check with our lake contractor and see what they did last year.

Mr. Bonin: I have a question, what does full restoration of the fountain mean?

Mr. Smith: The corner beak was rusting, we took a lot of the metal trim off. We sanded, primed, and repainted it. It's basically just a repainting process of the tile work and repair of the lights.

Mr. Bonin: Okay. And that is underway right now?

Mr. Smith: Yes, we are about 80% done.

Mr. Flint: There is some additional sidewalk cleaning that we would like to do that is not necessarily in the budget. We do believe it needs to be done though. The HOA recently did the curbs as part of the roadway, and the sidewalks are part of the CDD. We have pressure washed the entrance ways but we would like to move forward with the sidewalks as well. If there are no objections from the Board we will put that on May's proposed budget.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Flint: Is there anything that was not on the agenda that the Board would like to discuss? There is another opportunity here for audience comments if there are any audience members who would like to provide input to the Board.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting at 10:39 a.m.

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman