

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, June 5, 2017 at 10:00 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
Robert DiCocco	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley Robin & Vericker
David Reid	District Engineer, Franklin, Hart & Reid (<i>phone</i>)
Scott Green	Field Operations Manager, Rizzetta & Company, Inc.
Michelle Barr	Lennar
Gwendolyn Evans	CAM, Icon Team (<i>in – progress</i>)
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 May 1,
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 May 1, 2017 as presented for Stoneybrook South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for April 2017**

Mr. Jeancola reviewed the expenditures for April 2017 with the Board of Supervisors. He noted that the Down to Earth invoices were submitted late and will be reflected in the May financials.

On a motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for April 2017 (\$30,892.71) for Stoneybrook South Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Special Assessment
Revenue Bonds, Series 2014, Requisition
No. CR 17 and 18**

Mr. Jeancola reviewed the Special Assessment Revenue Bonds, Series 2014, Requisition No. CR 17 (\$7,520.00) and CR 18 (\$325,156.97) 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. 17 and 18 for Stoneybrook South Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Proposed Budget Fiscal
Year 2017/2018**

Mr. Jeancola presented and reviewed the proposed budget for fiscal year 2017/2018. The budget proposed O&M expenditures totaling \$861,687. A balance forward is to be utilized to offset the amount to be assessed, thus offset the amount of O&M to be assessed. Apartment lots are proposed to increase \$1.79 annually assuming administration cost remain the same as proposed. Remaining lot types would maintain the same level of assessments. Discussion ensued.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Accepting the Proposed Budget Fiscal
Year 2017/2018 and Setting the Public
Hearing**

Mr. Jeancola presented and reviewed Resolution 2017-05, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing. Discussion ensued.

On Motion by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the Board approved Resolution 2017-05, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing (August 7, 2017 at 10:00 a.m. at the Oasis Club, located at 1520 Oasis Blvd., Championsgate, FL 33896) for Stoneybrook South Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding District
Management Services

Mr. Jeancola asked the Board how they would like to proceed regarding district management services. Brief discussion ensued regarding the comparison of services.

Mr. Jeancola reviewed the Governmental Management Services' (GMS) proposal to provide Management Services for the District. Mr. McDonald indicated that the main reason for the change by the developer is to have one management company for the entire Champions Gate site. Discussion ensued.

On Motion by Mr. McDonald, seconded by Mr. Ray, with all in favor, the Board accepted Governmental Management Services' (GMS) proposal with intent to issue notice of termination within the next 30 days to Rizzetta & Company, for Stoneybrook South Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
 No Report.

B. District Engineer
 No Report.

Mr. McDonald asked Mr. Reid for an update on the grate inlet changes. Mr. Reid has not heard anything. Mr. Jeancola confirmed that the contract was executed and provided to Giles McGivor. Mr. Reid will follow up.

Mr. Reid will be meeting with TOHO's Brian Wheeler regarding the reclaimed water issue. He would like Mr. McDonald to attend.

C. District Manager
 Mr. Jeancola stated that the registered voter count was 604 as of April 15, 2017.

Mr. Jeancola reminded the Board that the next meeting was scheduled for July 3, 2017. The Board agreed to cancel the meeting and hold a special meeting if necessary.

D. Field Operations Manager
 Mr. Green presented and reviewed the May 2017 field inspection report with the Board. General discussion ensued.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience
Comments

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

Mr. Jeancola restated that the next regular meeting of the Board of Supervisors scheduled for Monday, July 3rd, 2017, at 10:00 a.m. will be cancelled. The next meeting will be held on Monday, August 7th, 2017, at 10:00 a.m. at the Oasis Club, located at 1520 Oasis Club Boulevard, Championsgate, FL 33896.

ELEVENTH 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 10:53 a.m. for Stoneybrook South Community Development District.


Assistant Secretary


Chairman/Vice Chairman