

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, August 7, 2017 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Mark McDonald	Chairman
Greg Ray	Vice Chairman
Rob Bonin	Assistant Secretary
Robert DiCocco	Assistant Secretary
Basan Nembirkow	Assistant Secretary

Also present were:

Anthony Jeancola	District Manager
Tracy Robin	District Counsel
David Reid	District Engineer
Scott Green	Field Operations
George Flint	GMS-Central Florida, LLC
Michelle Barr	Lenmar
Gwendolyn Evans	Icon Team
Mick Toscano	Icon Team

FIRST ORDER OF BUSINESS

Roll Call

Mr. Jeancola called the meeting to order.

Mr. Jeancola called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Jeancola: At this point in time, if there are any comments that you as audience members have specific to the agenda items for today, now would be the time to state your comment. At the conclusion of the meeting we will also take comments from both supervisors and audience members.

THIRD ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 5, 2017

Mr. Jeancola: The minutes are located underneath tab 1 in your agendas. At this point if there are any additions, deletions, or corrections necessary please state such.

On MOTION by Mr. Bonin, seconded by Mr. Nembirkow, with all in favor, the minutes of the June 5, 2017 Board of Supervisors' Regular Meeting were approved.

B. Consideration of the Operations and Maintenance Expenditures for May and June 2017

Mr. Jeancola: Underneath tab 2 you have the Consideration of the Operations and Maintenance Expenditures for May and June of 2017. For May of 2017 you have \$125,754.68 and for June 2017 you have \$65,994.49. Please note for May of 2017 you will see multiple billings for Down to Earth, otherwise everything is consistent with what you would see on a month to month basis based on the maintenance, administrative, and contract obligations of the District. If you have any comments or questions I will take those, otherwise I will seek a motion to ratify the May and June 2017 Operations and Maintenance Expenditures.

On MOTION by Mr. Ray, seconded by Mr. Nembirkow, with all in favor, the Operations and Maintenance Expenditures for May and June 2017 were ratified.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2017-06, Setting the Meeting Schedule

Mr. Jeancola: Underneath tab 3 is the consideration of Resolution 2017-06, setting the meeting schedule. I do have a couple notes that pertain to this. The exhibit that you have before you, please note that the year indications for each individual month needs to be updated to 2017/2018 but otherwise you would be keeping with the schedule we have set forth for the last few years, meeting on the first Monday of the month. The exception of that would be in January and September due to the preceding holidays. It is proposed that those would be on the second

Monday of the month. The month indications are underneath the exhibit and the year indications will be updated for the final resolution. Does the Board have any issues with maintaining the same schedule as we have currently?

On MOTION by Mr. Nembirkow, seconded by Mr. Bonin, with all in favor, Resolution 2017-06, Setting the Meeting Schedule, with the update exhibit as stated, was approved.

B. Public Hearing on Fiscal Year 2017/2018 Final Budget

Mr. Jeancola: We are going to do a general review of the upcoming 2017/2018 Fiscal Year Budget. Prior to this, we did have a meeting in which a proposed form of the budget was reviewed by the Board. They did set a maximum assessment level. You may be aware letters were sent out indicating what the assessment level will be for your specific lot. At this time, what we seek from the Board is a motion to open the public hearing.

On MOTION by Mr. Nembirkow, seconded by Mr. Bonin, with all in favor, the opening of the public hearing was approved.

Mr. Jeancola: With this public hearing, we have before you the proposed budget. One thing I want to review is when we first had a review of the proposed budget for 2017/2018, most of the lots were suggested to maintain the same level of assessments as the current fiscal year. There was one exception to that, the apartment lots. That was due to the modification of the District having less apartment units. Therefore, they were going up a nominal amount nearly \$2 per year. However, recently the Board made a decision to transition management firms. GMS, starting as of September 1st, will be the new management. Taking that into consideration, and building that into the administrative cost of the District we were able to negate the increase that the apartments would see strictly because they are responsible solely for the administrative aspect because they don't have field operations cost. Otherwise, everybody else was able to maintain their level of assessments overall. Based on projections, we built out a budget for 2017/2018. For the administrative costs, we are estimating that you'll have \$99,107.00 total allocated for the administrative. For the miscellaneous field operations as depicted, you'll have a total of \$764,750.00 of expenditures. This brings the total expenditures to \$863,857.00. In order to maintain the rate of assessments there is a small balance that has been suggested using surplus

in the amount of \$18,750.00. These funds are surplus funds from prior fiscal years and will be allocated to the expenditures so that you can maintain your level of assessments. With that, does the Board have any questions or comments pertaining to the budget? After your comments or questions, we will take public testimony from the audience. Hearing no comments from the Board, audience members do you have any comments or testimony at this time as it pertains to the budget? For further clarification, in your packets the first section you see here is the operations and maintenance. The first two pages after the descriptors is what we are approving today. Behind that you will see the debt service schedule. Again, at this time is there any public testimony from the audience? As proposed the total amount that we would be looking at for expenditures would be \$863,857.00. There is nothing further that pertains to the public hearing and if there are no comments from the audience then at this point in time we would need a motion to close the public hearing.

On MOTION by Mr. Nembirkow, seconded by Mr. Bonin, with all in favor, the closing of the public hearing was approved.

1. Consideration of Resolution 2017-07, Adopting Fiscal year 2017/2018 Final Budget

Mr. Jeancola: This approves the proposed budget making it final. The next resolution will effectively delegate how much is allocated for operations and maintenance expenditures and debt. There is a series of numerals behind that, those numerals reflect those which are a direct bill assessment, which ones will be on the tax roll, and then overall combines everything via the uniform method of roll. Greg I'll turn over now to you. Shall we wait, at this point, to make any motions for Mr. McDonald to attend?

Mr. Ray: That would be fine.

Mr. McDonald joined the meeting.

Mr. Jeancola: Mr. Chairman, do you have any questions or comments on said resolutions?

Mr. McDonald: No, I have already reviewed them.

On MOTION by Mr. McDonald, seconded by Mr. Bonin, with all in favor, Resolution 2017-07 adopting Fiscal Year 2017/2018 final budget, was approved.

2. Consideration of Resolution 2017-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Jeancola: We seek a motion to approve as presented.

On MOTION by Mr. McDonald, seconded by Mr. Ray, with all in favor, Resolution 2017-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

C. Acceptance of Arbitrage Rebate Calculation Series 2013

Mr. Jeancola: The report for this is not included in your agenda, so we are going to table this to the next meeting. As you may recall this is an annual requirement. The report did come back with no cumulative rebate liability. I've informed George with GMS to ensure that the hard copy is included in your next agenda.

D. Consideration of Wall Repair Proposal - Seminole Masonry

Mr. Jeancola: Underneath tab 7 we have included the proposal from Seminole Masonry. They are the original installers of the wall that was damaged. Effectively, there are 7 columns that have been damaged by what we believe to be a lightning strike. The proposal you have before you is in the amount of \$15,250.00. We have contacted the insurance company and they have assigned a claims adjuster for this. I do not see that we will have any conflict with proceeding with the work. Ultimately our deductible for this particular damage per the policy is going to be \$2,500. The claims adjuster did feel confident that the Board could approve proceeding with this matter.

Mr. Green: I just want to say that I think Down to Earth has been doing a good job for the District and probably for the HOA as well. I have enjoyed working with them and I've enjoyed working with everybody here. It's been one of my favorite out of the dozen or so Districts I deal with.

On MOTION by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, the authorization to proceed with Moon Valley wall repairs, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin: I was reminded a few minutes ago, that we don't have an item for appointment of officers for GMS so they can transition bank accounts. As you know, your manager is going to transition between now and the next meeting. It would be appropriate, this morning, for you to appoint a representative of GMS so the bank account transition can occur. I also noticed when I came through the gate this morning that the guard needs some further direction in terms of the standard operating procedures. He wasn't aware there was a meeting this morning. I gave him my driver's license when he asked for it, but people who want to attend public meetings shouldn't be asked for their driver's license. We want to be careful about that because if a member of the press wants to come to one of the meetings that could create a problem. The access should be unrestricted. I just want to get it on the record so we can get that taken care of.

Mr. Jeancola: I appreciate your input on that. We will get all of that corrected.

Mr. Robin: I think that fellow might have been new.

Mr. Jeancola: Most likely, but we will get everyone up to date on that issue. I apologize to any other Board Member that might have happened to as well.

Mr. Flint: I apologize for not getting this on the agenda, but it is standard when there is a transition in management companies to appoint officers of the new management company so that we can transition the bank accounts. I would ask the Board's consideration in appointing me as secretary. I am George Flint and I will serve as the District Manager. Ariel Lovera will serve as the Treasurer, he is the District Accountant. That will allow us to open the new bank accounts so we can move the funds and continue to pay bills in the interim. Otherwise, we would have to wait until the next meeting and that would cause an undo delay in the transition.

Mr. Jeancola: Do you require any other officers, like assistant secretary?

Mr. Flint: No, that will be fine for the time being. Thank you.

Mr. Robin: I don't have anything further.

B. District Engineer

Mr. Reid: I have two things. The first one is the structure maintenance; a couple Saturdays ago I came out and reviewed the work. I think they did a pretty good job, I was really impressed with some of it. They did miss one structure. He was going to review the structure that I sent him pictures of, it's the one out by the lift station and it is easy to miss that one. In my plans, I didn't actually have a picture of it, but it was listed to do. Some of the grates were popping off, so we needed to secure them. They actually used that on an additional structure. He liked that solution and tried it out on another structure. He did a few things that we didn't even have in there, so I'm impressed with the work they did.

Mr. Ray: Did they give anticipated time frame in which they would complete that last structure?

Mr. Reid: No, he is going to call me. He has probably already come out to look at it, but we are going to go through that. I'll come out with them again and we'll walk through some of the things. We want to develop another follow up maintenance schedule for this year and he had some ideas for that. We built most of this in 2008, and since 2013 we've had ongoing construction again. What we found out in the observations of going through all this, is when we close out a project with the County all the pipes have to be cleaned out. Then home building comes in and builds houses. We have an issue where a lot of trash gets in those pipes and then gets into the structures. All those water bottles and plastic bags get in there and then lifts the grates off. When we close out a section of housing, we really need to go through and have home building cleanup the ponds and trash that is in the ponds. We really should inspect the pipes too. I think we really need to talk about getting home building in there to clean up their mess.

Mr. Robin: When do you suggest they do that, when the last home is closing?

Mr. Reid: Towards the very tail end. You don't have to wait until after the last house, because one house isn't going to really matter, but it needs to be close to the end. I think the biggest issue is the silt getting in the structures. When they're tearing up the houses and the wind blows the sand and all that, you're going to get a lot of dirt in those pipes. I think we really need to do an inspection of the storm system when it's done in addition to the trash. That will keep the CDD from having to come in and do all that.

Mr. Robin: We'll do a follow up for this year, and we'll do a maintenance schedule.

Mr. McDonald: Just for the benefit of the Board and George as well, with that particular work we have received said invoice, that invoice is on hold until David has confirmed that the work has been completed. Depending on the timing of that, it might be done before transition. Otherwise, we will convey that accordingly to you.

Mr. Reid: It's good that George is here to talk about the CDD reimbursements and the bond funds used for the construction. In assessment area 2, I am doing the final reimbursement analysis for Lennar. There's about \$900,000 left in the Capital Fund. My reimbursements are likely going to exceed that slightly. So, my question is, when I do my reimbursements I submit my numbers to the District and then whatever funds are left in the Capital Budget is used to complete that reimbursement and then we're done, correct?

Mr. McDonald: That's my understanding. Tracy?

Mr. Robin: As far as I know, yes.

Mr. Reid: I'll submit my numbers, and even though my numbers exceed what is in the Capital you'll just pay it out?

Mr. McDonald: Yes.

Mr. Reid: Okay. That's all I have today.

C. District Manager's Report

Mr. Jeancola: Mark, I'm not sure how much you were able to hear on the phone, but we need to have two individuals appointed from GMS for the purposes of the transition. At this point in time, we are looking to have Mr. George Flint appointed as Secretary replacing the current Secretary and Ariel Lovera appointed as Treasurer. We would need to have that approved. With that, we will need to put this in a form of resolution so if at all possible we can get a motion to approve those individuals in the set offices. Furthermore, we would authorize the chairperson to execute a resolution after the fact, reflecting such.

On MOTION by Mr. McDonald, seconded by Mr. Nembirkow, with all in favor, Resolution 2017-09 electing officers and appointing George Flint as Secretary and Ariel Lover as Treasurer, was approved.

Mr. Jeancola: I wanted to state for the record, thank you for my time with you as the Board of Supervisors and as your manager. I've enjoyed the last few years that I've been able to work with you and get to know you. I certainly wish you the best of luck moving into September as you transition into GMS. If anything is needed of me as part of that transition or afterwards please by all means reach out. I would be more than glad to abide and help in any way that I possibly can.

Mr. McDonald: Thank you for all your work, this is a great looking community. You guys have done well.

Mr. Jeancola: Thank you.

D. Field Manager Report

Mr. Jeancola: Continuing along, Scott if you would present your findings.

Mr. Green: As you know, we do a monthly inspection of the landscaping irrigation around the community. Basically, last month we found that there are some housekeeping issues. If you go through the report the first issue is some pond bank issues, some of that was missed on the last visit. Moving throughout, on page three there is some dead and declining Juniper at the Highway 27 entrance that will probably need to be replaced at some point. That is older plant material. Some trimming around the sign needs to be kept low so everyone can see. If you move down through the pages there are some of the landscaping issues throughout that should still be under warranty so we will need to make sure GMS is aware of that. The annuals were replaced at the entrances with the lipstick petunias and white queen caladiums. There were some irrigation issues that were repaired throughout the month. Some of them were already pre-approved; I believe the ones approved by Anthony were not major irrigation issues. The west side entrance had a couple things that I would pay close attention to, as far as weeds, trimming, and housekeeping issues. Lastly, the wall on Moon Valley was struck by lightning. The contractor who originally installed that wall came out and gave a bid for it, and now it is in the insurance companies hands.

SIXTH ORDER OF BUSINESS

Supervisor's Request and Audience Comments

Mr. Jeancola: Are there any audience comments at this time?

Resident: Just a question concerning the new development along the 12th fairway. Is there anything planned for landscaping, a wall or security of any kind?

Mr. McDonald: There's nothing on our property that is currently planned or being done. We will have to check their approvals to find out what's on their property and what they are required to do. I'm not familiar with their site plan. If their approvals don't require any kind of landscape buffering, fencing, or anything then we can definitely propose to the District to add something on our property. We'll just have to look at the detail and see how their plan interacts with the fairway.

Resident: I have one more thing to mention. The lighting on the entrance at Bella Cita are on constantly. They aren't turning off during the day, so there must be something wrong. I'd like someone to take a look at that.

Mr. Jeancola: We will have someone check on that. Supervisors, do you have anything else? We do have our next meeting scheduled for September 11, 2017 at 10:00 a.m. at this location.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 10:58 a.m.

On MOTION by Mr. Ray, seconded by Mr. McDonald, with all in favor, the meeting was adjourned at 10:58 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman