

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, October 1, 2018 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Basan Nembirkow	Vice Chairman
Robert DiCocco	Assistant Secretary
Patricia Newberry	Assistant Secretary
Mike Wilson	Assistant Secretary

Also present were:

George Flint	District Manager
Tracy Robin	District Counsel
Michael Enot	District Engineer
Alan Scheerer	Field Manager
Clayton Smith	Assistant Field Manager by phone
Michelle Barr	Lennar Homes
Resident	

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 comments on the agenda, or anything not on the agenda that the public would like to bring to the Board's attention?

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 6, 2018 Meeting

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

On MOTION by Mr. Wilson, seconded by Mr. Nembirkow, with all in favor, the minutes of the August 6, 2018 meeting were approved, as presented.

B. Consideration of Check Register

Mr. Flint: You have the consideration of the check register for July 31, 2018 through September 25, 2018 totaling \$95,878.54. 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. DiCocco, with all in favor, the Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through August 31st. There is no action required but if the Board has any questions we can discuss those. We have one month left, the fiscal year ended on September 30th. There are a number of individual line items that are over, but as a whole on a prorated basis we are under budget. When we took over, there were some things we were doing like cleaning up the fountains, painting the fountains, plant replacement etc. But, we are still under budget.

Mr. DiCocco: Last year there was talk of replacing some of the annuals with perennials to bring the cost down. Did anything ever transpire after that discussion?

Mr. Flint: I don't think we've looked at that issue, but we can if that was something the prior manager was supposed to do. We've done that in some other communities, like Reunion, they initially had a lot of annuals on their roundabouts and other places. We can look at that and come back with some options.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for the Series 2014 Bonds

Mr. Flint: It is a regulatory requirement that the District have this done. It is required to be done every five years but we've found that doing it annually costs the same as if you waited to do

it every five years. In the unlikely event there is an issue with arbitrage, you would catch it earlier. It is \$650, and the District has used this company in the past. Are there any questions?

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, the Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for the Series 2014 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin: I do not have anything to report.

Mr. Flint: Are there any questions for Counsel?

B. District Engineer

Mr. Enot: I do not have anything further.

Mr. Flint: There is really not a lot going on from an engineering or legal perspective. Does the Board have any questions for the Engineer?

C. District Manager's Report

There being none, the next item followed.

D. Field Manager Report

Mr. Scheerer: We continue to meet with Down to Earth on a regular basis to review the community. Irrigation and inspection repairs are ongoing, and you will probably see a change in the month of October in the mowing schedule. Typically, we go from weekly to every other week starting in October. We did identify some CDD sidewalks in the community that needed to be repaired. I got a couple of quotes, one from Heritage Solutions Group and we went ahead and asked them to get started. The Champions Club is getting ready to turn over to resident control, and we were asked to clean that monument up so we are getting quotes for that. There are twelve lights in the architectural fountain. Cascade Fountain has been out a number of times to try and figure out what the problem is with the lights and they can't find what the problem is. I have asked Spies Pools, who does a number of fountain work for us, to send their electrical guy out tomorrow afternoon. More than likely, they will have to pull every one of the lights out, take them apart, check the gaskets, and make sure there are no cracked lenses. Right now, we have four lights out

of twelve that are working, and eight that are not. Also, on the main control panel there is an LCD screen that cannot be programmed. I reached out to Delta Fountains, the manufacturer of the fountain, and we are trying to set a date up for them to come down and go through the inner workings of this LCD screen. It should be programmable and be more of a hands-off system from what I can tell. We want to get that done and looking great for the holidays. Both of the lake fountains off of 27 are working but one of them has a bad display, I believe on the south side, so we are looking to get those pulled and cleaned and put back in the lake. That is all I have and I can answer any questions you have.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Flint: Is there anything else the Board would like to discuss? Are there any audience comments?

Resident (1302 Gleneagles Ln): How many sidewalks are going to be repaired?

Mr. Scheerer: I don't have the exact number with me, but when we are done I can pull it up.

The Resident: Is it just on Oasis Boulevard?

Mr. Scheerer: Yes, for the CDD.

The Resident: Do you have an agreement with the HOA to fix the other sidewalks?

Mr. Scheerer: No, the HOA would have to fix their sidewalks and the CDD typically just fixes the CDD sidewalks out of the CDD budget.

The Resident: I come to all the meetings and they tell me they are waiting for you guys to fix your sidewalks so they can use your contractor. Also, the sand pit with a grate over the sewer, the grate hasn't been there and the sewer is wide open. I've been telling everyone it is dangerous because animals could fall down there. I can't get anybody to put the grate back. The grate is down at the bottom.

Mr. Scheerer: I'll get it, you should tell me. I will handle it, I'll go look at it right after the meeting.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the meeting was adjourned at 10:17 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman