

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 2, 2017 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Greg Ray	Vice Chairman
Basan Nembirkow	Assistant Secretary
Robert DiCocco	Assistant Secretary

Also present were:

George Flint	District Manager
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Bar	Lennar Homes
Darrin Mossing, Jr.	GMS
Gwendolyn Evans	Icon Management (HOA)
Mick Toscano	Icon Management (HOA)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

Mr. Flint called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There being only Board members and staff here, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the August 7, 2017 Meeting**

Mr. Flint: Are there are any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Nembirkow, seconded by Mr. Ray, with all in favor, the minutes of the August 7, 2017 Board of Supervisors meeting were approved.

**B. Consideration of Check Register**

Mr. Flint: This is from July 1<sup>st</sup> to September 25<sup>th</sup>. You can see we have broken the check register out between checks that were written by Rizzetta prior to us taking over and then checks that were written under the new account. Rizzetta chose to close out the existing account once all the checks cleared, and we opened a new account. You can see the Bank of Tampa Money Market Fund moved the funds out of that account. In the General Fund, the Rizzetta checks totaled \$264,034.17. The GMS checks written from August 31<sup>st</sup> through September 21<sup>st</sup> total \$106,302.74. The detailed register is behind the summary. Are there any questions on the check register?

On MOTION by Mr. Ray, 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 31<sup>st</sup>, 2017. There is no action required by the Board. If you have any questions on the financials we can discuss those. You can see in the General Fund Assessment Tax Roll, we are over 100% collected. We are 50% on our direct bill, I think there is 1 direct bill payment remaining. On our expenses, we are below our prorated budget through August 31<sup>st</sup>. Are there any questions on the financials?

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Acceptance of Arbitrage Rebate Calculation Report**

Mr. Flint: The District hired LLS Tax Solutions Inc. to prepare an arbitrage rebate calculation report for the Series 2013 bonds. This is a report that is required to be done and filed every 5 years, however it is typically done annually because the cost of doing it annually ends up

being about the same as if you waited 5 years to do it. Also, if you do it annually, you know if you have an arbitrage issue sooner. Page 1 shows that there is a negative cumulative rebate requirement of \$226,000 which means there are no arbitrage issues. The main purpose of the report is to make sure we are not earning more interest than we are paying on our bonds. The report indicates there are no issues. Are there any questions on the report?

On MOTION by Mr. Nembirkow, seconded by Mr. Ray, with all in favor, the Arbitrage Rebate Calculation Report was approved.

**B. Consideration of Resolution 2018-01 Declaring the 2013 Project Complete**

Mr. Flint: Resolution 2018-01 and Resolution 2018-02 were prepared by District Counsel. The letter attached to the resolution in your agenda is blank, Mr. Reid was given the signed versions of those letters this morning, and he brought one copy of each with him and they are dated October 2, 2017. One is certifying the 2013 project complete and one is certifying the 2014 project complete. District Counsel, do you have anything you want to cover?

Mr. Robin: Yes, this is largely a housekeeping matter, but it is required by the Bond Indenture. The purpose of the bonds was to finance public infrastructure and after setting up reserve accounts and the cost of issuance, the construction account was the main body of the funds that were developed through the issuance of the bonds. The bonds were issued for the specific purpose of constructing a project. One of the requirements is to tie the two together as you go along and make sure the project is completed. You either exhaust the construction account or you demonstrate, if there are funds left, that those funds can be used to retire bonds. From a procedural standpoint, we are going through the process of closing the construction account.

Mr. Reid: The final construction requisition that closes that out is under review now and will be submitted to the manager for processing. Does that have to go through first before this final action is taken?

Mr. Robin: Yes.

Mr. Reid: The final requisition exceeds the amount that is in the account, so whatever is in the account will go towards that requisition.

Mr. Flint: On the requisition table, you should tie to whatever the remaining balance is and show that the remainder is developer contribution. If we submit a requisition in excess of

what is available, they won't process it. It's just adding another line. There is currently \$962,932 in there. We have a requisition in the agenda for \$1,837.50 that will come out of that \$962,932, so I'll send you the balance. The 2013 project, the construction account, has been paid out but it has not been certified complete so this is again just a housekeeping matter. The 2014 project, there is about \$962,000 remaining which would be drawn down and then certified. Does the Board have any questions on the resolution? This project has been completed, the construction account balance is \$0 and this is just a formality of closing.

Mr. DiCocco: Was that the initial amount when they started the community? Did the community start in 2013?

Mr. Flint: Dave, can you briefly describe the 2013 project and what was covered by that?

Mr. Reid: The 2013 project was Assessment Area 1. It closed out the original 2007 project.

Mr. Robin: This project was actually started in 2007, but when the economy collapsed the construction stopped. The District issued a project of public infrastructure which was interrupted by the recession. Those bonds went into default, Lennar came in and bought the project, we restructured the bonds, and basically refinanced what was outstanding on the 2007 project and replaced that series of bonds with the 2013 bonds.

Mr. Nembirkow: How much was left unfinished on Stoneybrook South in 2007? Just a ballpark number, it doesn't need to be an exact number.

Mr. Robin: The residential pods had not been constructed, the major road network was in.

Mr. Nembirkow: Was part of the golf course done?

Mr. Robin: The entire golf course was done but that was not funded by the bonds, that was developer funded. I think we had a total of \$35,000,000 and there was about \$25,000,000 done.

On MOTION by Mr. Nembirkow, seconded by Mr. Ray, with all in favor, Resolution 2018-01 Declaring the 2013 Project Complete, was approved.

### **C. Consideration of Series 2018-02 Declaring the 2014 Project Complete**

Mr. Flint: As the District Engineer indicated, he is currently preparing the final requisition in the amount of approximately \$960,000 to close out the construction account. The certification of completion would be submitted to the Trustee in conjunction with that final

requisition. That requisition would be brought back to you at the next meeting for ratification. It is not required to be approved in advance, but we would like to have them ratified so they get in the public record. Are there any questions about the 2014 project?

On MOTION by Mr. Nembirkow, seconded by Mr. DiCocco, with all in favor, Resolution 2018-02 Declaring the 2014 Project Complete, was approved.

**D. Consideration of Series 2014 Requisition #20**

Mr. Flint: This is a requisition for the 2014 bonds. It is for KPM Franklin to pay the engineer expenses related to their services. It is in the amount of \$1,837.50. Are there any questions on the requisition?

On MOTION by Mr. DiCocco, seconded by Mr. Ray, with all in favor, Series 2014 Requisition #20, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Robin: I do not have anything further for the Board.

**B. District Engineer**

Mr. Reid: I have nothing new, but there was a question at the last meeting about the new development over here. There is a hotel project approved, and the back half is an apartment project. The apartment project has not received approval yet.

Mr. Nembirkow: My question at the last meeting was, is there going to be some sort of barrier on the golf course on hole 12?

Mr. Reid: We tried to get a site plan but we could not get it yet. As soon as we get that we will let you know.

Mr. Nembirkow: We just have to wait and see.

Mr. Reid: Yes.

Mr. Flint: You can determine whether there are any buffer requirements once you get the site plan, correct?

Mr. Reid: Yes, and they are just going through the first stage of their site plan approval.

### **C. District Manager's Report**

Mr. Flint: I want to say thank you for bringing us on and giving us an opportunity to work with you. We look forward to working with all of you. We are always available if you ever have any questions. I respond to emails and phone calls very quickly, and if I don't answer the phone you will get a phone call back. Brian Smith is the Field Manager, and he is here at least once a week. He and Gwen will be communicating regularly to make sure there are no issues and if there are issues they will get those addressed in a timely manner. He has prepared a field manager's report, and this is a pre-hurricane report.

### **D. Field Manager Report**

Mr. Smith: We went through and developed priorities of things that need to be repaired or fixed. It was mostly generated from a drive through I had with Gwen and a review I had with the landscaper. We got all the lighting fixed at the entrance, some of the fixtures are aged so we are looking at those. We are checking on the entry walls going through each separate community. We did have a little bit of hurricane damage, and we are working to get all that fixed. We will be starting on the sidewalk soon, then we are going to try to figure out a way to fix the wall that was hit by lighting. It is covered under insurance, so we will probably bring back the original contractor. I met with the landscape contractor and the contractor for the fountain as well. The landscape contractor, Down to Earth, is doing a good job.

Mr. DiCocco: The gate at the Bella Citta entrance, every time it rains it goes out. It is very frustrating.

Mr. Flint: That's the HOA.

Mr. Smith: The structure is CDD, but the gates and the guards are HOA. That's all I have for the field report but I have also attached Gwen's hurricane report. She did a very nice report after the hurricane. I used hers because we had very little damage on the CDD side, we lost two trees on the front entrance coming in from 27. Outside of that there were just a couple crooked trees. I came here first thing Monday morning after the hurricane, and checked to see if the storm system worked. It did work, and it did a great job. The water moved quickly and there was very little flooding. If there are any questions concerning the hurricane damage, Gwen and I can answer anything.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Request and Audience Comments**

Mr. Flint: Is there anything that was not on the agenda that the Board would like to discuss?

Mr. Ray: Did we learn anything that we should have done during the storm? I know some communities took down street signs so they wouldn't be damaged and things like that.

Ms. Evans: We have a whole new hurricane protocol now.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 10:35 a.m.

On MOTION by Mr. Nembirkow, seconded by Mr. Ray, with all in favor, the meeting was adjourned at 10:35 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman