

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, November 6, 2017 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Mark McDonald	Chairman (resigned)
Greg Ray	Vice Chairman
Rob Bonin	Assistant Secretary (resigned)
Robert DiCocco	Assistant Secretary
Scott Johnston	Chairman (appointed)
Patricia Newberry	Assistant Secretary (appointed)

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel
David Reid	District Engineer
Michelle Barr	Lennar Homes
Brian Smith	Field Manager
Darrin Mossing, Jr.	GMS
Gwendolyn Evans	Icon Management (HOA)
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: There being only Board members and staff here, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignations and Appointment of Individuals to Fulfill Board Vacancies**

Mr. Flint: I believe we are going to be considering a resignation from the Board that will free up a spot for a resident to be a qualified elector.

Mr. Bonin: I would like to resign effective immediately.

On MOTION by Mr. McDonald, seconded by Mr. Ray, with all in favor, Mr. Bonin's Resignation was accepted.

Mr. Flint: At this point we have a vacancy. Mr. Bonin was in as a hold over because no electors qualified for the election last November. Any time there is a vacancy during the course of the term of a Board's seat, the remaining Board members appoint the replacement. I understand that there is a nomination for that position?

Mr. DiCocco: Yes, there is. I nominate Pat Newberry to fulfill the position on the Board.

On MOTION by Mr. DiCocco, seconded by Mr. McDonald, with all in favor, Patricia Newberry was appointed to Fulfill the Board Vacancy with a term ending November 2020.

Mr. Flint: Ms. Newberry if you will come up to the front we will administer the Oath of Office.

**B. Administration of Oath of Office to Newly Appointed Board Members**

*Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Ms. Newberry.*

Mr. Flint: Please print your name at the top of this paper and sign where it says Board Supervisor, I can notarize that for you. As a member of the Board of Supervisors you are a public official, similar to a City Commissioner or a County Commissioner in Florida. Public officials are subject to the Sunshine Law which means that you can't talk about any CDD business with other Board members outside of a publicly noticed meeting, and that includes emails, texts, or communicating through third parties. You can talk about anything else you want, just not about CDD business. There is the Public Records Law as well, anything that you have in your possession that is CDD related could be subject to a Public Records request. We always suggest

that if I have copies of it you are not required to keep it. The first form you have in front of you is called Form 1 Disclosure of Financial Interests, that is required by the State of Florida to be filed within 30 days of today in Osceola County. They do track that, so we suggest you either hand deliver it and get a date stamp or you certify mail it that way you have proof of filing it. The Supervisor of Elections will annually mail you a renewal of that which is filed by July 1<sup>st</sup> of each year. Also, as a Board member under Chapter 190, you are entitled to compensation of \$200 a meeting up to \$4,800 a year. If you choose to accept the compensation the documentation in there would come to my office.

Ms. Newberry: Thank you very much.

Mr. Flint: Moving on to the next topic, I think there was a desire to make a change in the landowner elected seat which is held by Mr. McDonald.

Mr. McDonald: I would like to resign my position to the Board and as Chairman.

On MOTION by Mr. Ray, seconded by Mr. DiCocco, with all in favor, Mr. McDonald's Resignation was accepted.

Mr. Flint: At this point, his seat is a landowner elected seat and I believe there was a desire to appoint another representative from Lennar.

On MOTION by Mr. Ray, seconded by Mr. DiCocco, with all in favor, Scott Johnston was Appointed to Fulfill the Board Vacancy with a term ending November 2018.

*Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Johnston.*

Mr. Flint: Please sign and provide this back to me and I can notarize that for you. When you do the renewal in June, you will need to list this District on it.

### **C. Consideration of Resolution 2018-03 Electing Officers**

Mr. Flint: This is a resolution in your agenda, it includes a Chairperson, a Vice Chairperson, Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer. Mr. McDonald was the Chairman and Mr. Ray was Vice Chairman. The other three Board members were Assistant Secretaries. I was Secretary and the District Accountant, Ariel Lovera, was the

Treasurer. We could handle each one of these offices individually unless someone would like to make a motion to elect a slate of officers. We can handle it either way.

Mr. DiCocco: We can handle them as a slate.

Mr. Flint: Okay, who would be in the seats? Do you want to replace Mr. McDonald with Mr. Johnston?

Mr. DiCocco: Yes.

Mr. Flint: Leave Mr. Ray as Vice Chairman, the other three as Assistant Secretaries?

Mr. DiCocco: Right.

Mr. Flint: I will stay Secretary and Ariel Lovera as Treasurer.

On MOTION by Mr. DiCocco, seconded by Ms. Newberry, with all in favor, Resolution 2018-03 Electing Slate of Officers as read above was approved.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the October 2, 2017 Meeting**

Mr. Flint: Are there are any additions, deletions, or corrections to the minutes? Ms. Newberry I have an extra agenda that you can have. Scott, here is a hard copy for you as well. The minutes are under tab 4A.

On MOTION by Mr. Johnston, seconded by Mr. Ray, with all in favor, the minutes of the October 2, 2017 Meeting were approved.

**B. Consideration of Check Register**

Mr. Flint: This is for the General Fund from September 25<sup>th</sup> through October 30<sup>th</sup>. Checks #13-#24 totaling \$56,974.12. The detailed register is behind the summary. If there are any questions we can discuss those.

On MOTION by Mr. DiCocco, seconded by Mr. Ray, with all in favor, the Check Register was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through September 30<sup>th</sup>. This is through the end of Fiscal Year 2017. There is no action required on the financials, but if the Board has any questions we can discuss those.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Series 2014 Requisition #21**

Mr. Flint: The Trust Indenture requires that an authorized official of the District sign. Mr. Reid, the District Engineer, has to certify the requisition as well. We bring it back to the Board on the agenda just as documentation of the requisition. Board approval is not required in advance of funding it. This is payable to the Lennar Corporation and it is for reimbursement or acquisition of improvements from Lennar. It is intended to pay the balance of the construction account. You can see on the balance sheet, because these are effective September 30<sup>th</sup> you will see \$964,083. This requisition along with another one will bring the construction account down to \$0. Are there any questions for the District Engineer on the requisition?

On MOTION by Mr. Johnston, seconded by Mr. Ray, with all in favor, the Series 2014 Requisition #21 was ratified.

**B. Consideration of Agreement with LLS Tax Solutions to provide Arbitrage Rebate Calculation Services**

Mr. Flint: LLS Tax Solutions prepares an Arbitrage Rebate Calculation Report for the District each year, and the fee is \$650. This firm has prepared the calculation in the past and it is a requirement that it be done at least every five years. We do it annually because the cost ends up being about the same as if we would wait, and if there is an arbitrage issue you are aware of it earlier. This is basically making sure we don't earn more interest than what we are paying. It is typically not a problem.

On MOTION by Mr. Johnston, seconded by Mr. Ray, with all in favor, the Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services was approved.

**C. Consideration of Resolution 2018-04 Designating Registered Agent and Office**

Mr. Flint: This is a resolution designating a registered agent and office. Previously, Bill Rizzetta with Rizzetta & Associates was designated as the registered agent. Since we have taken over as District Manager, we need to change the designated registered agent and office. This resolution names me as the registered agent and my office at 135 West Central Boulevard as the registered agent office. This is primarily for any official correspondence from the State.

On MOTION by Ms. Newberry, seconded by Mr. Ray, with all in favor, Resolution 2018-04 Designating Registered Agent and Office was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Flint: Vivek, do you have anything from Counsel?

Mr. Babbar: There are no follow up items from the last meeting, I did want to let the Board know that the legislative cycle is starting up again in Tallahassee. We are monitoring that as we do every year and as it begins we will be providing the Board updates on what bills are being proposed and what cycle they are going to be in. At this point, there is nothing too concerning that will affect CDD's.

**B. District Engineer**

Mr. Reid: I would like to address the questions that came up about the apartment complex that is being built over there. I do have a plan that I downloaded from the Internet, but I still have not received anything from the County. It appears that there aren't any screening walls, so stray golf balls might end up on their balconies. It is a pretty comprehensive commercial development; the first phase is just the apartments but then there is a hotel and retail commercial on the front.

Mr. Flint: Was there any landscape buffer requirements?

Mr. Reid: There is landscaping shown on the plan, but no walls or any buffer like that.

Mr. Flint: And Polk County is permitting that?

Mr. Reid: Yes, it is. The buildings are set back, and the parking is between the property line and the buildings.

Mr. Flint: Are there any other questions for the Engineer?

**C. District Manager’s Report**

Mr. Flint: I don’t have anything additional to discuss.

**D. Field Manager Report**

Mr. Smith: Primarily, we are working on lights. We are trying to take care of the entry lighting. After that we want to do rehab to the walls and entry features.

Mr. Flint: Are there any questions for Brian?

**SEVENTH 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? There is another opportunity here for audience comments if there are any audience members who would like to provide input to the Board.

Resident: I would like to ask a couple questions. How often are the lines painted on the road? Is that something that is done every five years, or just done as needed?

Ms. Evans: The actual road structure is HOA responsibility.

Mr. Flint: The roads are private which makes them HOA owned.

Resident: What about the pond tree trimming? Has that money been allocated?

Mr. Flint: It depends on what area you are talking about.

Resident: Along the Boulevard in the front.

Mr. Smith: Yes, we have asked them to start the palm frond removal, they will hopefully get that started before Christmas.

Resident: What about sidewalk repairs?

Mr. Smith: We have a list of sidewalks that need repaired and we are going to be starting on that soon as well.

Resident: Lastly, the fountain has damage to it and it needs to be cleaned. Is that on your list?

Mr. Smith: The lights are not currently working and the whole structure needs painted. We are replacing the filter pump and we got all the pumps working the way we want them. After we get the entries done, we are going to work on the fountain.

Resident: One more thing, is there any damage from the hurricane, like trees that need to be replaced?

Mr. Smith: We had minimal damage, the trees were not too bad. We did have a few of the towers on the entries with damage but other than that there was very little damage.

Resident: Can we get a proposal together to see how much it would cost to put a wall between the golf course and where the golf course isn't? Some residents are concerned about security with a hotel and retail stores going there.

Mr. Ray: I'm not sure if there is land that we could put it on.

Mr. DiCocco: There is a 25-foot buffer along the apartments, it is a landscape buffer.

Resident: The main concern of the residents is that the new plaza is going to be visible from the apartments.

Ms. Evans: I don't think we can provide you with a yes or no right now.

Resident: Is the budget on the website?

Mr. Flint: Yes, the budget, financials, agendas, and audits, are all located on the website.

**EIGHTH ORDER OF BUSINESS**

**. Adjournment**

Mr. Flint adjourned the meeting at 10:28 a.m.

On MOTION by Mr. Ray, seconded by Ms. Newberry, with all in favor, the meeting was adjourned at 10:28 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman