

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, December 7, 2020 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Basan Nembirkow	Chairman
Robert DiCocco	Vice Chairman
Patricia Newberry	Assistant Secretary <i>(resigned at end of meeting)</i>
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel (by phone)
Dave Reid	District Engineer (by phone)
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We did post a call-in number for the public if they wanted to participate on the phone, but I do not believe we have anyone who is dialed in. There is a separate number for staff, and we have the District Engineer and District Counsel on the phone. Having no public comment, we will move on to organizational matters.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath(s) of Office to Newly Appointed Board Member(s)

Mr. Flint: We need to administer the oath to Ms. Newberry who was just re-elected in the new election. The new office took effect on November 17th, so this is the first meeting since that.

Mr. Flint: Ms. Newberry, as a citizen of the State of Florida and of the United States of America and as an officer of the Stoneybrook South Community Development District and a recipient of public funds, as such officer, do you hereby solemnly swear and affirm you will support the Constitution of the United States and of the State of Florida?

Ms. Newberry: I do.

Mr. Flint: If you go ahead and provide that to me, I can notarize it.

B. Appointment of Individual in Seat #1

Mr. Flint: Seat number one, Terry was appointed at the last meeting for the remanding of the term which expired on November 17th. Technically, that term expired and the Board has the option of reappointing Terry, appointing someone else, or taking no action on the seat at this time.

Mr. Flint: Mr. Siron, as a citizen of the State of Florida and of the United States of America and as an officer of the Stoneybrook South Community Development District and a recipient of public funds, as such officer, do you hereby solemnly swear and affirm you will support the Constitution of the United States and of the State of Florida?

Mr. Siron: I so swear.

Mr. Flint: Thank you.

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, Appointment of Individual in Seat #1, was accepted.
--

C. Election of Officers

Mr. Flint: The statutes require that every time there is an election, you are required to consider officers. We have provided Resolution 2021-03 in the agenda package to elect a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasure, and Assistant Treasure. Currently, Buzz is the Chair, Mr. DiCocco is the Vice Chair, the other three Board members are Assistant Secretaries, I am Secretary, and the District Accountant, Ariel Lovera, is Treasurer.

D. Consideration of Resolution 2021-03 Electing Officers

Mr. Flint: We can take each seat individually, or if a Board member wants to make a motion to elect a slate of officers, you can handle it in one motion.

Mr. Siron: I so move that we elect a slate of officers.

Mr. Flint: And what would the slate be?

Mr. Siron: Buzz as Chairperson, Bob DiCocco as Vice Chairperson, the other three Board members as Assistant Secretaries, and the Secretary and Treasurer as you named earlier.

Mr. Flint: Myself as Secretary and Ariel Lovera as Treasurer?

Mr. Siron: Yes, sir.

Mr. Flint: And there was no Assistant Treasurer.

On MOTION by Mr. Siron, seconded by Ms. Newberry, with all in favor, Resolution 2021-03 Electing Officers as slated above, was accepted.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 5, 2020 Meeting

Mr. Flint: Next is approval of the minutes from the October 5, 2020 meeting. Did the Board have any comments or corrections? Hearing none,

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, the Minutes of the October 5, 2020 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: You have approval of the Check Register from September 29, 2020 through November 30, 2020. It totals \$304,826.68. A significant portion of the checks, you'll see Stoneybrook South CDD care of US Bank and that is assessment revenue that we have received from the County from the tax bills. We have to write a check for the Debt Service portion to transfer that money to the Trustee for deposit in the trust account. Were there any questions on the check register? Hearing none,

On MOTION by Ms. Newberry, seconded by Mr. Manjourides, with all in favor, the Check Register, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through October 31, 2020. This is the first month of the new fiscal year which runs from October 1, 2020 to September 30, 2021. You have the balance sheet that reflects the General Fund and the Debt Service as well as the

statement of revenue expenditures for each one of the funds. At this point, we hadn't received any assessment revenue because the tax bills go out on November 1st. Are there any questions on the financial statements?

Mr. DiCocco: George, will they wait until the tax year is completely over? I paid mine in the month of November, but you have all the way to February before they add it to our account?

Mr. Flint: We usually get two discernments a month. We have already started getting that. The check register, you saw the checks going to the Trustee. That is because we have already started receiving the funds from the county. At a minimum, we try to keep two and a half to three months operating revenue in our account to carry us through the beginning, but we have well above that as reflected on the balance sheet. There is no action required on the financial statements.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2021-04 Amending the Fiscal Year 2020 Budget

Mr. Flint: The Board had approved a couple capital/maintenance related items that were not budgeted during the course of the year. Normally, we amend the budget after to reflect those changes. Primarily, you will see we've increased the capital outlay line item by \$50,500. We have actual expenses of \$50,420. Half of that is the fountains. We have done a combination of reducing other line items that were under budget and recognizing some additional carry forward \$37,000 in order to balance the amended budget. Any questions on the proposed amendment?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, Resolution 2021-04 Amending the Fiscal Year 2020 Budget, was approved.

B. Discussion and Consideration of Installation of Fountains in District Ponds

Mr. Flint: The next item was on the last agenda. I apologize, there was a little confusion about the proposal location based on the map that was in the agenda. I think South was at the top of the map, and North was at the bottom. Alan put together an additional map to go with the proposals that show you the two items that are proposed. This effort is been spearheaded by a resident who is also on the resident advisory committee for the homeowner's association. They have made the same request to Stoneybrook South at Championsgate. However, Stoneybrook South, because it is still developer controlled, they did not budget for those items and their response was that they would discuss it a consider it during the budget process for the next fiscal

year. There are two fountains that they have included proposals for that they are requesting the Board consider installing in Stoneybrook South CDD. Alan, do you want to add any additional information?

Mr. Scheerer: No, you did very well George, thank you. They are the same horsepower that we installed earlier in the year, the 7 ½. The locations, I believe, are self-explanatory with this particular map. Like George said, they have asked us to put this back on the agenda for discussion and consideration by the Board today. It is the same company that installed 15 and 16 and the proposals are all inclusive. I can try to answer any questions you might have with respect to the proposal or the map.

Mr. DiCocco: The map is good. I am a little vague on 18th green, fountain pond 8. It's our responsibility, but the golf course maintains it. Is that correct?

Mr. Scheerer: This particular one is a CDD owned pond, but golf course maintained. They do everything aquatics wise and the only aquatics we do are the 27 Double Eagle Drive and these two right here.

Mr. Flint: At some point they may come back to the CDD, at this point they are maintaining them.

Mr. Manjourides: So, when you say maintain, it doesn't have to do with maintenance of the fountain?

Mr. Scheerer: Well, there is no fountain there yet, but if there was a fountain installed there the District would end up maintaining the fountain just like we do on 27, 15, and 16. The District would pay to install them, we would maintain them, we would pay the electrical bill, we would do it all. The original proposal was in the name of the gold course, so when it was asked that we present this to you I did go ahead and contact Lake Fountains. I also asked them to remove the tax, because we pay no tax. So, they actually put the proposal in the name of the CDD, removed the tax, and adjusted the price accordingly.

Mr. Flint: From a financial perspective, we do have almost \$1.5 million in our general fund operating account. So, we do have adequate funds if the Board decides this is something they want to do. It was not something that was discussed in the budget process and appropriated, but just like last year you did have the option of doing it if it is something the Board desired to.

Mr. Manjourides: One question I wanted to ask, the budget year to year, is there enough money in it for the maintenance of all these fountains? Or do we need to allocate more money?

Mr. Flint: Right now we are actually subsidizing our operating budget with fun balance if you noticed. At some point, to true-up your current expenses to current revenue there will need to be an adjustment on the expense side or there will need to be an adjustment on the revenue side.

Mr. DiCocco: That wouldn't happen until we have exhausted any excess we had, right?

Mr. Flint: Well, at some point you have the \$1.5 million and you don't want to continue to spend that down beyond a certain point. When you look at it as number of months of operating it's significant. The main reason you have this money is because there was a refund of impact fees that were paid, and it came back to the CDD versus going to the developer. That money has been sitting in your general fund. From our perspective, it didn't make a lot of sense to increase assessments when you had the cash sitting there.

Mr. DiCocco: The balance is about \$50,000 for both of them?

Mr. Scheerer: Yes sir, the fountain for what they are calling pond #7 is \$23,635, and that is all inclusive. Pond #8 is \$25,960 and a majority of that for that pond #8 is where they are having to pull the power from. It is a long directional bore to get underneath that 18th fairway by that green in order to install the fountain.

Mr. Flint: We'll want to make sure with the golf course that they have no issue with us going underneath their green.

Ms. Newberry: Where would the electrical box be?

Mr. Scheerer: Unfortunately, Chris did all the homework on this and I have not met with him with respect to this. I am assuming it is going to be on the Westside Boulevard side.

Mr. DiCocco: You should probably include in the proposal, putting bushes around the electrical box.

Mr. Scheerer: I just had a call with Down to Earth and we are getting a little off topic here, but they gave me a rough number and the biggest issue we have on 15 and 16 is where does the District have any water? We don't have any water, those are all homes and golf course. They tell me they found a spot, after the meeting we are going to take a look at that. They've got a number together, it's about two grand for each location. Most of it is running the water. Maybe the golf course will help us out on 18 since it kind of benefits them on that feature hole there, it will allow us to tap into some of there water. I'll work with Chris on whatever decision the Board makes today or if it gets differed to 2022.

Mr. DiCocco: I think from an aesthetic value and also a practical sense of keeping the larva at bay with the flowing water, those would be an enhancement to the neighborhood. The ones on 15 and 16 are gorgeous. The first thing people see are those fountains. I make a proposal that we go ahead and fund the fountains on pond #7 and pond #8 under the current year after consultation with Chris Russel on the circumstances.

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, the Installation of Fountains in District Ponds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Vivek is on the phone. Do you have anything for the Board, Vivek?

Mr. Babbar: Nothing to report on, but I am happy to answer any questions.

Mr. Flint: Are there any questions for Counsel? Hearing none,

B. District Engineer

Mr. Flint: We also have Dave Reid the District Engineer on the phone. Dave, anything for the Board?

Mr. Reid: No, I have nothing new this month.

Mr. Flint: Okay, are there any questions for District Engineer? Hearing none,

C. District Manager

Mr. Flint: I have nothing other than what was on the agenda.

D. Field Manager

Mr. Scheerer: Included in the agenda was the Field Manager's Report for the month. A lot of it is repetitive information. The architectural fountain, the irrigation repairs, the mulch is complete in CDD areas, the arch lighting is working, lake fountains are all working, I checked them again this morning. Under the conclusion part of this, I still meet with Down to Earth on a weekly basis. We did get an initial proposal for about \$4,000 to do the Podocarpus hedges on the electrical meter boxes on 15 and 16. I just need to confirm the location of the water and we will move forward with that once I meet with them today. I did talk to them about re-weeding and re-mulching Double Eagle Drive where it was brought up, but it looks like they were pretty thin

right there, so that was taken care of. One of the other questions that the Board asked me about was the replacement of the Palm trees out here and as I have stated in previous Board meeting, there has not been any recommendation for replacing Washingtonias or Queens, as far as Palm trees go. I did get a recommendation from their head pest guy, Mark Singleton, and he thinks that a Sable Palm 25 to 30 foot would be an adequate replacement for the Washingtonia Palms. It is about \$620 per location right now. I hate to keep dragging this on, but I need to get third party verification that this is going to work. Everything I have ever heard, there is no replacement for Palms without digging out a bunch of the soil, replacing the soil, and putting it all back. Down to Earth's Mark Singleton is telling me this will work well. I have a couple calls in and by the next meeting, I will have some recommendations for this Board. We are probably missing about ten total throughout the whole community. It is a different looking Palm, and it is similar to the Washy, but the bark is not quite the same. When I get that information and I confirm that it's a good replacement, I'll bring that back to the Board in its entirety with the number of missing trees and the Board can make a decision and we can do it this year if you want or we can look to do it next year to see if we have any more damage by the end of the budget year. Down to Earth's FMP for the Pest Guys are still treating turf weeds, removing tree suckers, trimming hedges, lemming up street trees, and they continue to apply fall glandular fertilizer on shrubs. Annuals, I believe, have been replaced. All four fountains are working. Monuments are working. I had the sidewalk contractor immediately remove that chunk of sidewalk he removed. The reason why he put it back there is because he didn't know where to put it. I got a report from Courtney Waller today about a light out on a monument on Due Circle. So, we will address that. She emailed me this morning.

Mr. Siron: We have a light that keeps going on and off on Moss Creek and I don't know why that is.

Mr. DiCocco: Is it a streetlight?

Mr. Siron: Yes, it's a streetlight.

Mr. Nembirkow: That's Duke. Tell Ron Phillips, he's the one that does that and reports it every month. He's been having trouble because he said Duke hasn't been dealing with it as efficiently as they had been in the past. So, there are a number of lights that are still out on the streets.

Mr. Scheerer: If you go online to the Duke website, we do this quite a bit in the Districts where the CDD owns streetlights, you go on to their streetlight outage report, type in all the information, there is usually an asset ID number on the pole. Make sure you have that, and then what we typically do on our end is we will take some pink flagging tape and wrap it around so they can come out and find where it is. If there is yellow caution tape around it, usually they're writing saying bad ballast or underground or something and that's about 30 to 45 days for them to come out and finish that repair.

Mr. Flint: If they come out and it's not just the bulb, then you'll see the yellow tape. Are there any questions?

Mr. Manjourides: The sidewalk that you fixed on the valley there.

Mr. Scheerer: They still have to put the dome on, we have not forgotten about it.

Mr. Manjourides: And there are two areas behind the fountain there where the sidewalk is cracked.

Mr. Scheerer: Okay.

Mr. Flint: There was a trip and fall on Oasis Club and there was an insurance claim filed. It happened that the section of sidewalk is actually on a tract owned by the HOA. Normally we don't report insurance claims to the Board just because when we get them we turn them over to our insurance and they assign a claims adjuster, and we are usually not involved when they negotiate a settlement.

Mr. Nembirkow: On the North side, not our CDD, they put metal strips over the gutters. I'm just curious looking at the fasteners, they used concrete screws instead of putting the bolt. I just think they are going to be a safety hazard in the long run because they'll come up. Those edges are sharp.

Mr. Manjourides: They had their maintenance people do it instead of having someone who knew what they were doing.

Mr. Scheerer: I'll talk to Chris when I talk to him about the fountains. I'll let him know these were approved today pending the fact that we can install some hedges and use their water. The least they can do is give us a little water.

Mr. Manjourides: One more thing, nothing major but I was just wondering, we own the outside areas of the entrance where it says Country Club as you are coming into, there is a little wall that goes around. Is that CDD or is that HOA?

Mr. Scheerer: The entryway off of Westside Boulevard? We maintain all of that.

Mr. Manjourides: And we supply all the lights and everything to those?

Mr. Scheerer: Yes sir.

Mr. Manjourides: But inside is the HOA? The guard house and stuff like that?

Mr. Scheerer: Right. We do the neighborhood monuments too.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Supervisor's request, it's a sad day for the District Ms. Newberry.

Ms. Newberry: I am going to miss you guys.


Board: We'll miss you.

Mr. Flint: We received a resignation from Ms. Newberry effective the end of this meeting. Is there anything else from the Board? Anything that was not on the agenda that you want to discuss? Hearing none,

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry,
with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman