

MINUTES OF MEETING  
STONEYBROOK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, June 7, 2021 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
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Julia Dan	Assistant Secretary

Also present were:

George Flint	District Manager
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Five Board members were physically present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Hearing no public comments, we will move on.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the April 5, 2021 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the April 5<sup>th</sup> minutes?  
Hearing none,

On MOTION by Mr. DiCocco, seconded by Mr. Nembirkow, with all in favor, the Minutes of the April 5th, 2021 Board Meeting, were approved.
--

**B. Consideration of Check Register**

Mr. Flint: Next is the check register. This is from March 29<sup>th</sup> through May 31<sup>st</sup>, for the general fund and the Board payroll. The detailed register is behind the summary. It totals \$223,651.94. Are there any questions on the check register? If not, is there a motion to approve the check register?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Check Register totaling \$223,651.94, was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: Next are the unaudited financials through April 30<sup>th</sup>, 2021. There is no action required by the Board, but if you have any questions, we can discuss them.

Ms. Dan: The general fund, the unassigned \$1,867,172, are there any restrictions?

Mr. Flint: You have \$369,926 in your operating account with SunTrust, and then we have \$1.5 million in what is called the State Board of Administration account. It is an interest-bearing account. It is an investment pool that is run by the state and there are no restrictions on those funds. We have a pretty healthy reserve because when Lennar was developing the project there were some impact fee credits that came back. There were some refunds that came to the CDD for construction costs where they had received credits. Those were deposited into the general fund. They provide a good cushion for us, if we have any capital needs we have those funds available.

Mr. Manjourides: I have one question on the fountain repair and maintenance. It was \$240 every month, and then it went to \$2,240. Was something replaced on the fountain?

Mr. Scheerer: We did have some work done on one of the fountains. We had a pump on 27.

Mr. Manjourides: But you know both of those are working on 27?

Mr. Scheerer: Yes, one is working. I reset it this morning. I have one with low flow that they are already aware of. I have a service call in for it on 27. We had to replace the control panel on one side. Those 27 fountains, it is always something.

Mr. Nembirkow: Those two fountains have been going on and off since I have been here.

Mr. Manjourides: Right, and the one on 15 right here it has been pretty long and we haven't touched it. The ones we put in run great.

Mr. Scheerer: I don't know how old those fountains are, but at some point we may need to consider that.

Mr. Nembirkow: They are about 8 years, 8 or 9 years at the oldest.

Mr. Manjourides: We just replaced the motor on one.

Mr. Scheerer: Yes, we just replaced the motor but not the pump. We will keep going until something happens.

Mr. Flint: If there are no other questions on the financials, I will move onto the business items.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. Consideration of Aquatic Management Agreement with the Lake Doctors, Inc.**

Mr. Flint: This agreement with Lake Doctors is for \$163 a month. Alan, do you want to explain?

Mr. Scheerer: Yes, this is for the four ponds that the District manages here; the two on 27 and two just outside on Oasis Club and Westside Boulevard. The same four ponds they have been maintaining there for quite some time.

Mr. Nembirkow: Is the price the same?

Mr. Scheerer: Price is exactly the same, no changes.

Mr. Manjourides: What do they do?

Mr. Scheerer: They spray for any invasives in the water; any torpedo grass, cat tail, algae.

Mr. Nembirkow: How about the golf course? This is the problem, on 15 the grass is already coming through the bottom. That heavy aquatic grass, torpedo grass is coming up over there. It is going to start taking over the whole thing pretty soon.

Mr. Scheerer: I was under the impression that golf had their own spray guys. I will talk to Chris and see, but my understanding is they use a different company from Lake Doctors. When I first came onboard, that was one of the conversations we had when getting familiar with the project and we were told that golf had their own spray company. I don't know how often they spray, but I will talk to Chris about it.

Mr. Nembirkow: Yes, talk to Chris about it.

Mr. Manjourides: Buzz, you might want to mention that it will be on the transition notes. Because Lennar is not spending a penny right now on anything and we need to put that in, that will have to be addressed prior to taking over.

Mr. Nembirkow: There is a whole bunch of stuff on the transition notes.

Mr. Majourides: Yeah, if you look between 8 and 9 at that pond, it is far into the pond now all along the bank. They aren't buying anything because they don't want to transfer it over to us.

Mr. Newbirkow: That is what I was telling George. It is going to be a pretty interesting series of conversations in the next month or two about who is responsible for what and what the payments will be and so on. I think a lot of people are paying very close attention to that and more of us will get more vocal because we don't want to end up absorbing all of the cost of fixing the things that have been neglected. We have gotten off track.

Mr. Flint: There is no price change. Is there a motion to approve the agreement?

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Aquatic Management Agreement with The Lake Doctors, Inc., was approved.

#### **B. Presentation of Number of Registered Voters – 938**

Mr. Flint: Every year we are required to announce the number of registered voters as of April 15<sup>th</sup> and you can see there are 938 registered voters. It is more relevant prior to the transition of the Board to general elected of which the Board is now fully a general elected board. The reason that requirement is in place is because there is a 250 registered voter trigger that would trigger this Board to change. The Board has already changed but we still have to announce it. There is no action required on that.

### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. District Counsel**

Mr. Flint: District Counsel is on vacation. He looked at the agenda and asked if I felt he needed to be present. I told him I didn't think there was anything he needed to address. If there is something that comes up, I can get back with him on that.

#### **B. District Engineer**

##### **i. Presentation of Increased Rate Schedule**

Mr. Flint: Dave Reid is on the phone, the District Engineer, and I know he has a proposed hourly rate fee increase in the agenda. This would be effective October 1, 2021 with your new budget. I don't believe he has raised his fees in a number of years. Hamilton is fairly new, but I

don't believe they have raised their fee. Dave, do you want to comment on your proposed fee change?

Mr. Reid: We haven't raised our fees in many years, this is just a catch up starting the next budget year.

Mr. Manjourides: What percent increase is it?

Mr. Flint: Is there a percent increase Dave? I am assuming they vary based on the position.

Mr. Reid: It varies based on the position and all of our costs are going up so we have had to increase our salaries. It is basically cost of living. I don't think it was done on a percentage basis across the board, I think it just varies depending on the position.

Mr. Flint: Basically the percent increase is based on the position, it is not a uniform rate increase. I would be happy to provide the Board with the current rates if you would like. This could be deferred to your August meeting if you would like, these don't go into effect until October 1. I think these rates are competitive with other engineering firms as far as the hourly rates go. I can bring it back, or if you are comfortable approving it, I can provide you with the current rates schedule. It is however the Board would like to proceed.

Mr. Nembirkow: I think it is better to bring it back and have everything in front of us so there is no retroactivity involved with that.

Mr. Flint: Dave, since this doesn't go into effect until October, we will go ahead and send out the current rates schedule just so the board has that and they can make the comparison and then they can take action at their August meeting for the budget.

Mr. Reid: Okay, that sounds good.

Mr. Flint: Do you have any other report for the Board?

Mr. Reid: No, I don't.

Mr. Flint: Any questions for the engineer? Hearing none,

### **C. District Manager**

Mr. Flint: I don't have anything other than what was on the agenda.

### **D. Field Manager**

Mr. Flint: We have the Field Manager's report from Alan.

Mr. Scheerer: Thank you. Included in your agenda is the field manager report for the June 7<sup>th</sup> meeting. A number of items in that are redundant. The architectural fountain irrigation

inspection and repairs are ongoing. Up until recently we have not had a lot of rain, so we have been irrigating more than normal. We got rain recently which is good. We are supposed to be dryer and hotter this next week so we will continue that. The archway lights are working as of this report. Supervisor Manjourides provided me with a photo of the Bella Cita entrance and we will address that one half that went out and get that taken care of. All of the fountains are in that the Board approved on 18<sup>th</sup> tee and 18<sup>th</sup> green. They look pretty good. The other fountains 15 and 16 are well. This morning I found the southbound fountain on 27 needed to be reset and the northbound fountain had low flow. That has been off, there is a service call for that so we will probably pull both of those fountains and have them clean the intakes on those just to be sure. The new palm trees are installed, I think they look really nice. Once they get the other palm trees trimmed and the sea pods off, I think that will be a good appearance all the way down Double Eagle. We will continue in the future if the Board is okay with that and we have any more that go, we can probably replace them with the same palm.

Mr. Siron How long do the boards stay up there?

Mr. Scheerer: They will probably be up there for a year. I wouldn't take them down prior to hurricane season. Just so the Board knows, I leave that up to the contractor, because the one thing I don't want them going 'Oh, Alan told me to take them down' then we lose a palm tree. We leave that up to the vendor and the vendor will handle the time frame. Typically for a year, definitely through hurricane season. New annuals were installed in the community; they look really nice. We continue to meet with Down to Earth on a weekly basis. We will have the seed pods addressed. Under a lot of the mature magnolias there are some Walter's viburnum that were fading away and we are going to start pulling those out. The trees are big enough that they no longer need that accent row of Walter's so we are going to be working on that. The fruit and pest guys have been working on the turf and the plants. Again, higher temperatures due to rain. I gave Bob a map I know at the end of the meeting two months ago and they were talking about an additional cart path. I confirmed that the property at the closest point where the path needs to go is definitely golf course and not CDD. If we can assist in any way we can, unfortunately we just can't put the sidewalk in on golf course property.

Mr. Manjourides: I wanted to mention too that in Duck Valley where they replaced the sidewalk, they never put the rubber thing down. They were supposed to replace that rubber thing.

Mr. Scheerer: By the clubhouse?

Mr. Manjourides: I thought that was included in the price of doing the sidewalk.

Mr. Nembirkow: Who did that sidewalk?

Mr. Scheerer: Heritage did it. We didn't.

Mr. Nembirkow: Is there a schedule for power washing that wall along 13?

Mr. Scheerer: We don't really have a schedule but we typically do it annually. I know we did it last year.

Mr. Nembirkow: Is it better to do it before or after the rainy season?

Mr. Scheerer: I would do it after the rainy season. That is one of the things we talked about with Chris. I will have to make sure with him because a lot of that is irrigation related. He has those big impact heads that is covering the whole course and it pops the wall and we end up with a little green on it. He and I will have to go back out and look and maybe they aren't really staying on top of their irrigation.

Mr. Nembirkow: That's probably what it is. When I first moved here, they were irrigating my patio, and my pool and I had a couple plants out there.

Mr. Flint: Any other questions or discussion about Alan's report? Any other field items we need to discuss or CDD items that were not on the agenda?

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Flint: Are there any other Supervisors requests or business the Board would like to discuss before you adjourn?

Mr. Nembirkow: I have one question. As this HOA turnover gets heated up, we have met with individuals. Would it make sense for us to send them something saying if they have questions, we can address it rather than individually, as the Board?

Mr. Scheerer: We have been dealing with the resident you and I met with. He sends me questions and I send him answers.

Mr. Nembirkow: When this all occurs, the Board is going to ask me something, and we are going to say we have been meeting with you or your subcommittee or whoever you have and give them all the information we have.

Mr. Flint: Unless there is something in the CDD's name that is supposed to be in the HOA name or vice versa, it is two separate issues.

Mr. Nembirkow: It is two separate groups but they aren't sure that we are two separate groups.

Mr. Flint: We are two separate groups.

Mr. Manjourides Their main problem is their lack of knowledge of what the CDD is and what the HOA is. That is the question we answer.

Mr. Flint: You can always send them our way also. Let us know if anything comes up that we need to address.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman