

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, February 3, 2020 at 10:00 a.m. at the Oasis Club, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Basan Nembirkow	Chairman by phone
Robert DiCocco	Vice Chairman
Patricia Newberry	Assistant Secretary
Mike Wilson	Assistant Secretary
Chris Manjourides	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, four members of the Board were present constituting a quorum. Mr. Nembirkow was in participation via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have staff and the Board here so there is no public comment.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 2, 2019 Board of Supervisors Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? Hearing no changes, I would ask for a motion to approve them.

On MOTION by Mr. Wilson, seconded by Ms. Newberry, with all in favor, the Minutes of the December 2, 2019 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: The check register is behind the next tab, this is from November 26, 2019 to January 28, 2020 totaling \$1,575.923. A significant portion of this is assessment revenue that came in during the month of December and we transferred it to the Trustee for Debt Service. Anywhere you see Stoneybrook South and US Bank, that's just moving the Debt Service assessment revenue to the Trustee. Are there any questions on the check register? Hearing none, is there a motion to approve?

On MOTION by Ms. Newberry seconded by Mr. Wilson, with all in favor, the Check Register totaling \$1,575,923, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statement through December 31, 2019. This is the first three months of Fiscal Year 2020. You have the Combined Balance Sheet and then the Statements of Revenues and Expenditures for each one of the funds. We have actual expenses of \$261,000 against a pro-rated budget of \$273,000. For revenue, we have \$684,000 against a budget of \$845,000. This is assessment revenue, so there's still revenue coming in. People pay their tax bill through March and sometimes later. Are there any questions on the financial statements?

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Proposals for Bunker Drive Enhancements

Mr. Flint: We have a couple of business items. The first one, the Board had asked for proposals for a couple of fountains and Mr. Scheerer has reached out to Lake Fountains and Aeration, they do the majority of fountain work in this area. We work with them at a number of our CDDs. It looks like we have two options for each pond. You want to go over those?

Mr. Scheerer: As George said, the Board asked me to get the quotes for fountains for pool 15 and 16. Vertex Fountains was one of the other companies that we contacted, but they do not do electoral work so they could not include that in their pricing. Therefore, they didn't provide an inclusive price. We also reached out to Cascade Fountains who does the cleaning of the

architectural fountain and Lake Fountains who does the repair and work on the entrance to 27 fountain. Before we move any further, I just want to clarify something with the Board. I think at the last meeting somebody asked me what the horsepower of the 27 fountains were and I said 5. That's inaccurate, they're 7 ½ horsepower. Both of these companies, Lake and Cascade, are reputable companies that do fountain installation work from the ground up. The Cascade if you were to stay with the 7 and ½ horse, to be consistent with 27, both holes 15 and 16, the price per fountain would be \$27,495. The Lake Fountain price for the same fountain is \$23,062.61. Just a reminder that none of this has been budgeted, but if the Board wanted to consider it, you would be looking at about \$46 to \$47 thousand dollars.

Mr. Flint: You do have significant reserve so if it's something you want to do, I wouldn't say defer it because it's not specifically budgeted. You do have funds available to do it.

Mr. DiCocco: I need clarification. The fountains are CDD property or are golf?

Mr. Scheerer: These would be CDD. The ponds are CDD ponds, but the golf course maintains them.

Mr. DiCocco: The pond itself is CDD property, okay.

Mr. Wilson: Is that true on every hole or just those two?

Mr. Scheerer: I think it's every wet hole that we have. On the golf course, it's a CDD owned pond, but the golf course maintains everything around that.

Mr. Flint: Because we own and maintain the stormwater systems.

Mr. DiCocco: And weed mitigation on nine, we take care of that big giant pond with the weed encroachments and stuff like that?

Mr. Scheerer: Well, we only take care of four ponds here. Basically, it's the one on either side of the entry here on Oasis Club, and then the one all the way down at Ronald Reagan as you come in on the west side boulevard. Then we have the two ponds up here off of 27. Those are the only ones we maintain.

Mr. Wilson: If that's the case, then why would we look at doing that for only these two ponds as opposed to all the ponds on the golf course?

Mr. Scheerer: That was the request.

Mr. DiCocco: Because of the aesthetic value of the homes being on these two. The other ones he's talking about west side is that big, giant pond.

Mr. Wilson: Yeah, but there are homes on hole number 9, 3, 7, 8.

Ms. Newberry: Wouldn't those be the responsibility of the HOA?

Mr. Flint: No, they are our ponds. The HOA can do the fountains in a lot of communities, if you are doing something for aesthetic reasons typically the HOA would do it. In this case, we own the ponds but the golf course maintains them because they are within the golf course. But, normally we maintain it for stormwater function, not aesthetic function. We would do aeration and fountains if we had an issue with water quality, or midges or if there was some reason why we would want to aerate versus an aesthetics. It's not to say CDDs don't do ponds for aesthetics, we have CDDs that do fountains for aesthetics, but it's a slippery slope. Like Mr. Wilson mentioned where do you start and stop. If you do one pond, does another homeowner want one on their pond.

Mr. DiCocco: Well, 15 is an insect mitigation issue because of the midges.

Mr. Nembirkow: Yes, number 15 is the course's main hole and they can see that it's not only aesthetic, but there's also the issue of midges and other bugs that have been irritating the homeowners.

Mr. DiCocco: It's our signature hole, 15 and 16 make sense. The other ones, I'm not sure, I'd have to look closer.

Mr. Scheerer: I know Chris, I believe, has been looking at several of the other ponds as well for golf course, 18, the driving range. He said something about hole 6, I'm not familiar with all the holes.

Ms. Newberry: Three has the long lake on it where. Three and eight, and the driving range. I think that's the only ponds out there, right? There's one on 7 and 8.

Mr. DiCocco: 9 is a big one.

Mr. Scheerer: I know Chris was meeting with both of those contractors after my meeting with the contractors, and he hasn't shared anything with me because we are only directed for.

Mr. Nembirkow: Rather than trying to solve the world's problems, why don't we just deal with the two holes that we recommend and move forth with that and deal with the other issues later, rather than talking about slippery slopes.

Mr. Wilson: To me that is a slippery slope, but now if Chris is thinking about it, I'm wondering if we can just work with the golf course, if the CDD and the golf course can get together and kind of just do them all together.

Mr. Nembirkow: Well that's not up to us. It's 15 we've been complaining about for a while and 16 makes perfect sense because it is right on the main road.

Ms. Newberry: So is 8.

Mr. DiCocco: Why don't we wait to see what Chris's folks are considering as far as outlay of resources on their part, and then we can decide at that point whether we want to help or not be a part of it.

Ms. Youmans: I do know that, I was part of the meeting where they were going out to get bids, so they do have it submitted to see what's coming back.

Mr. Wilson: Do you know about when?

Ms. Youmans: I don't know when, I haven't talked to Chris. We had a meeting maybe 3 weeks ago. So, he might have bids back.

Mr. Nembirkow: Who's speaking? I don't know who's speaking.

Mr. Manjourides: Lisa Youmans.

Ms. Youmans: Hey Buzz, this is Lisa Youmans. I'm on the committee and the golf course is one of my points that I follow up on and that's why I attended the meeting with them. It was specifically on the fountains.

Mr. Manjourides: I think that you've got a good point, that we should find out from Chris whether they're going to kick in some money or they want to do them all before we jump ahead. We should get together and meet and find out what we should do together.

Mr. DiCocco: Yes, let's see what their monetary commitment is going to be.

Ms. Newberry: I have no problem with us going ahead and approving these two, for 15 and 16, because we had specifically requested that. I agree with Chris and Bob that we should see what Chris is talking about doing. I have no problem with going ahead and approving 15 and 16. I don't want to delay those.

Mr. Manjourides: What about the maintenance and electricity and all that.

Mr. Flint: We would have to pay that.

Mr. Scheerer: We would do just like we are doing currently on 27 with any issues with that, any cleanings, any non-functioning parts. We should be good for the year.

Mr. Manjourides: Does the golf course clean the pond at all?

Mr. Scheerer: Well they clean the ponds.

Mr. Nembirkow: The bug issue has been the driving force with the midge population when they come in. And when I try to get that addressed, no one addressed the midge issue, and there was no budget for any work with the bugs.

Ms. Youmans: Well the driving range is really bad.

Mr. Wilson: I agree with Pat. We started this, we started pursuing 15 and 16. I say we go ahead and make a motion to approve or disapprove 15 and 16 and then at a later date, whatever the golf course decides, we would decide whether to jump in with them or stay in or stay out.

Mr. DiCocco: I agree with that. I would go ahead. If I could make a motion. Let's vote whether to do 15 and 16.

Mr. Sheerer: You want that 7 ½ horsepower?

Mr. DiCocco: Yes, the same as 27th, I would think would work.

Mr. Scheerer: \$23,062.51.

Mr. Manjourides: That's the same company that working on that, right?

Mr. DiCocco: They look good. This brings it up all the time, so I've been looking at the fountains lately and they've been looking nice.

Ms. Scheerer: Well they got the one cleaned late. My report says it wasn't cleaned as of the report, but I know that its clean now.

Mr. DiCocco: I've even had people that visit us comment that those fountains when you come in 27 are really nice.

Ms. Newberry: I second your motion.

Mr. Flint: So, it would be with Lake Fountain and Aeration for \$23,062.51 each.

Mr. Manjourides: Do they have a time they would do it?

Mr. Scheerer: It's probably going to be with in 60 days.

Mr. Manjourides: Okay.

Mr. Scheerer: 90 days at the latest, but we have to go through permitting. Osceola County requires a notice of commencement which we know now for anything over \$2,500 dollars. So, there are some things we'll work with Lake Fountains on, but they did the ones at another CDD, up at Reunion and they did it pretty effortlessly.

Mr. Wilson: It's the same price for both?

Mr. Flint: Right.

Mr. Scheerer: Correct, and that is electrical included.

Ms. Youmans: I'm sorry that I came to the meeting late, but I have one quick question. Who owns the ponds on the golf course on the front and the back?

Mr. Scheerer: The CDD owns the ponds but the ones on the golf course are maintained by the golf course, which includes the water.

Ms. Youmans: And CDD owns them because it's part of the storm water system?

Mr. Scheerer: Yes, because of the storm water system. If you look at the map that was distributed during the RFP and I'm sure it's around for the HOA and the CDD. It clearly outlines the ponds and where they are, who owns them, who maintains them. You'll see for the HOA map or CDD map it will say CDD owned/golf course maintained or maintained by others. If you don't have that map, I will be happy to get it for you.

Ms. Youmans: I would love that.

Mr. Scheerer: Yes ma'am.

Ms. Newberry: The driving range is the only one that is not owned by the CDD?

Mr. Scheerer: I believe the driving range does not have anything to do with the CDD. That's one of the things Chris and I talked about. He said, "Well, what about doing this?" And I said that's your driving range, if you want to put a nice fountain on it, you're going to have to do that.

Mr. Flint: Is it their irrigation pond?

Mr. Scheerer: Possibly. I know the ones on the course, pretty much all the wet ponds are CDD owned and either maintained by us or maintained by golf.

Mr. DiCocco: So, to your point Lisa, on 8 and 4 and 3, those are going to be the other CDD, that's not us. We don't have that.

Ms. Youmans: So that's another question that I have. So, what is this other CDD?

Mr. Flint: We have a motion and a second on the floor, we probably need to take action. We've got audience comment at the end or however the Board wants to handle the questions, we can do that.

Mr. Nembirkow: Let's follow the rules.

Mr. Flint: We can address some of those questions at the end if you'd like to do that. It's up to the Board, how you want to handle it. We have a motion and a second.

On MOTION by Mr. DiCocco, seconded by Ms. Newberry, with all in favor, the Proposal from Lake Fountains and Aeration for \$23,062.51 Per Fountain on Hole 15 and Hole 16, was approved.

B. Discussion of Advertising on Benches

Mr. Flint: Ms. Newberry asked that we add a discussion of the benches and also the advertising that has been placed on the benches. There's only one of those benches that is on CDD property.

Ms. Newberry: It's number 10. My printer quit working, so I couldn't print out the one that's actually on CDD property, but this is what it looks like.

Mr. Flint: Alan has been in communication with the HOA and with Gwen as well. They've offered to remove the advertising. They've offered to move the bench if that is something you all want. You could leave the bench there and have the advertising removed, you could require the bench to be moved. If you left the bench there, you could require an agreement be entered into where they indemnify the District in the event a car hits or something like that. We would have some protection. Our attorney would have to draft that agreement, there would be a cost to doing that. I think you have some options on how you want to handle that issue.

Mr. Wilson: What about income from the advertising?

Mr. Flint: It's not a public purpose, so it wouldn't be something as a government we would be able to do.

Ms. Newberry: I would like to see the advertising removed. I have no problem with the bench being there. I think at the last meeting when we talked about it, we didn't have a problem with the bench, but I definitely think we need to have the attorney draw up an agreement to indemnify us.

Mr. Wilson: I agree.

Mr. Manjourides: I think being where the bench is, it's so easy to move it 25 feet around the corner on their property. Then we will not be liable for anything, we don't have to worry about anything or the legal fees. It's not an inconvenience for somebody to sit over there rather than sit over here. I think they just have them move it. It's so much easier.

Mr. Wilson: Then the buses wouldn't stop on Oasis Boulevard.

Mr. Nembirkow: I agree with Chris.

Mr. Manjourides: Just have them move it. It shouldn't be on Oasis.

Mr. Flint: Also, we want them to remove the concrete?

Mr. Manjourides: Yes, the full thing. They need to remove all the signs.

Mr. Flint: We don't have authority on the CDD over that, we just have the one bench.

Mr. Manjourides: But I'm just saying all the signs need to be replaced, because that's against the Board's rules.

Mr. DiCocco: That's an HOA issue.

Mr. Flint: So, is there a motion to direct staff to get with the owner of the bench and request that it removed, the concrete be removed, and the grass be restored?

On MOTION by Ms. Newberry, seconded by Mr. Wilson, with all in favor, Authorization for Staff to Direct the Owner of the Bench to Move it, Remove the Concrete, and Restore the Grass, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Vivek, do you have anything for the Board?

Mr. Babbar: No formal reports for the Board from the last Board meeting. We are monitoring the legislation and there are a few bills that might reduce the burden of the cost in respect to what is on the website and other items. We'll provide updates as those progress.

Mr. Flint: Any questions for Counsel? Hearing none,

B. District Engineer

Mr. Flint: Dave, do you have anything for the Board?

Mr. Reid: No, I don't.

C. District Manager

Mr. Flint: I don't have anything other than Alan you've got a field manager's report?

D. Field Manager

Mr. Sheerer: Yes, thank you George. Included in your agenda packets is the Field Manager's Report. One of the things that came up at the last meeting was one of the residents indicated that the lights in the fountain were not working. We drained the fountain, took out all the lights, cleaned them all up, and re-sealed them. We had 6 lights that failed. I went ahead and

had them replaced. In your agenda pack is a picture of what it looks like at night, which I think it looks really good. These are LED lights, they are low voltage lights as opposed to the other lights that are in the fountain are 120 volts each, so every time water would get in it, it would just pop the breaker. So, at some point we will look to remove those and determine if we even need the additional lights, because there are 12 lights in there now, 6 incandescent, 6 LED. I think when you see the brightness in the picture, those are all the LED, we may not even need the other 6 going forward. These are a lot safer, they have a step-down transformer, that takes it from 120 to 12 volts. Irrigation inspections are on-going. We have a light out and some soffit missing off the leader board. Those were replaced and repaired. The cut through down off Oasis Club Boulevard that the Board approved for Down to Earth has been completed, so the landscaping is in. I think it looks good. We'll go ahead and monitor that for any other short cuts. Annuals have been replaced and we are still monitoring the walls on the 13th fairway. We are still dealing with this palm tree lethal bronzing, we have another Silvester palm, and I just got an email from Down to Earth that there is a Canary off of Bella Citta that we are looking at. So, we are keeping an eye on that. Some of these palm trees are failing, and as they go we are going to remove them and hopefully try to find some sort of adequate replacement, But we won't be going back in with any type of palm at this point. We've talked about the bench. We are still looking at the painting, as you know, believe it or not, by the time we have the next meeting we will be looking at 2021 budgets already. So, we will be looking at some numbers for that. The letters that the Oasis Club Boulevard and Westside Boulevard and Westside Boulevard entrance, only about 3 letters are working. We've replaced the LED drivers, the drivers are good so now we are thinking that the LED strips up in the letters are bad. I've got one quote for \$1,500 that I'm monitoring right now and I'm waiting on a second quote which would involve the lift, maybe some MOT to shut down a lane of traffic, pulling the covers off each of the letters and installing all new lighting on that particular entrance. I wanted to let you know we are working on that. We continue to meet with Down to Earth each week. The palm trees were all pruned prior to the holidays. In December, St Augustine was treated for seasonal brown patch. All turf and trunks were fertilized in December. They also treated for turf disease and broad leaf control in January. Again, pricing replacements and recommendations for the palm trees. We are monitoring sidewalks for repair as I said earlier. The fountains, we were asked to clean the one because the report was bad, it wasn't spraying as nice that is now being completed. Obviously, the Board has made a decision on the fountain, we

will get with the attorney and see if we need a front-end document drafted for those fountains and then get them to the contractors.

Mr. DiCocco: Alan, was the broad leaf control and fertilization part of the contract?

Mr. Scheerer: Yes. In the fee summary schedule, the contractor has one of two choices. They can do just a blanket monthly, and not vary their price, or they can go with the varying price each month. They chose, I think it's \$21,000 a month. So, no matter what's going on, we don't get an extra bill, It's the same price. Had they chosen to do it that way, whatever special item, whether it be mulch or something else, it was outlined in the months that were in the scope of services, they could have done that but they chose the monthly fee.

Mr. DiCocco: So, the mulch is inclusive now?

Mr. Scheerer: Yes.

Mr. DiCocco: Because prior we used to pay for mulch.

Mr. Scheerer: That's correct. And palm tree pruning is a couple/three times a year depending on the palms.

Mr. Manjourides: When you are looking at the palm trees we replaced, there is one that that they cut down, it's coming in on 27 on the right there. That's one of the ones you are looking at replacing.

Mr. Scheerer: Yes. It didn't make sense to try to do them one at a time because we have to figure out what we can put there. Some of these are eye-catching palm trees. The Canary Palm is an expensive palm and Sylvesters are pretty expensive. When you remove them and you can't put something back in there that's like a feature palm, what do we put back in order to give it that same pop? That will be part of the discussion.

Mr. Manjourides: I also have on Bella Citta, the lights that show against the facade. They're on the ground and they show up and are all on all the time. There's two lights that are physically missing. Someone, I think the lawnmower ran them over and just took them off. I have some pictures here so you can see. You can see, there's supposed to be a light there. There's two completely missing. Some of the lights are double LEDs and some of them only one is lit, but they are on all the time.

Mr. Scheerer: We will check the photocell.

Mr. Manjourides: When they did the repairs on the towers, in the middle they did this painting, why did they do this?

Mr. Scheerer: We didn't do those.

Mr. Manjourides: Who did that?

Mr. Scheerer: We didn't do those. We only did the two.

Mr. Manjourides: That's what I'm saying, somebody came by and did this.

Mr. Scheerer: I'll check into it. That wasn't anything we did.

Mr. Manjourides: This is right there if you are going out to Bella Citta. Right in the middle, there's a strip of glass in the middle.

Mr. Scheerer: The Board chose not to do any of that work.

Mr. Flint: But now that that has been done, we are going to have to do something about.

Mr. Scheerer: We'll get it painted, and we'll call it a day.

Mr. Manjourides: I was just wonder why someone would do it and not paint it? Anyways you can have these photos.

Mr. Scheerer: You can always email them to me too.

Mr. Flint: Anything else for Alan?

Mr. Manjourides: Good job Alan.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Flint: Ok. I know we had some audience comments. Ms. Youmans?

Ms. Youmans: I wanted to hear about the CDDs. I was not aware that there were separate CDDs.

Mr. Flint: The original ChampionsGate CDD when you get off I-4, that whole commercial area there is actually a community development district. The only Lennar portion that is in that is a town home project closer to Goodman. Lennar has some development in that CDD, but that's really not involved over here.

Ms. Youmans: And that's ChampionsGate?

Mr. Flint: That's ChampionsGate, that was the original one that was here. When Lennar went to develop this area, there was an existing CDD called Stoneybrook South. When the economy went under, this project was in limbo for a while. Lennar came in, they restructured the bonds and got it cleaned up. So, the original Stoneybrook South CDD actually included both sides of Westside Boulevard and the land north of Bella Citta. Lennar contracted the boundaries

of that CDD and created a new one. The boundaries of the Stoneybrook South CDD were contracted before that area was developed.

Ms. Youmans: When was that done?

Mr. Flint: I'd say about 5 or 6 years ago. The Stoneybrook South CDD that this clubhouse is in, the original development is west of Westside Boulevard, south of Bella Citta. The Stoneybrook South at ChampionsGate CDD is east of Westside Boulevard. That area was called Parcel K. That was the first development within the Stonebrook South of ChampionsGate portion of the development. It also includes the land that's being developed on the north side of Bella Citta. So, it goes up Westside Boulevard jumps Bella Citta and the area that's currently being developed north of Bella Citta is part of that community development district.

Ms. Youmans: Is that called Stoneybrook South?

Mr. Flint: At ChampionsGate. Lennar has bought a couple of additional pieces of property over there that they've expanded the boundaries to include. I think it's called the Baxter Tract and there's another small piece that is I believe Tract B.

Ms. Youmans: Do you have a map showing all the tracts?

Mr. Flint: Yes, and I had a resident asking me these same questions. I sent her maps to help describe it, but we have boundary maps for both CDDs. There's a lot of information and each CDD has their own websites. Stoneybrook South is StoneybrookSouthCDD.com and Champions Gate is StoneybrookSouthAtChampionsGateCDD.com. You can find the budgets, the financials, who is on the Boards, agendas, meeting schedule, all that information is on there. So, the portion that's really being actively developed right now is all in this Stoneybrook South of ChampionsGate CDD.

Mr. DiCocco: We are finished except for the three houses on 16, other than those we are completed. All activity now is on the other side of Westside Boulevard.

Mr. Flint: The responsibilities are very similar between both, they both maintain the storm water system; they maintain some common area landscaping. The roads on both sides are private, so the CDD's don't own the roads. The assessment levels are very similar as well. Both on the O&M and the debt. Lennar tried to keep the debt assessments similar between both districts, so there was not a disparity there.

Mr. Wilson: That's a good point, because you know it's on our tax bill. So why would there be a disparity between that side of westside.

Mr. Flint: They are not funding 100% of the improvements, so the market really dictates what those assessment levels are. The difference between what the actual costs and infrastructure and what the CDDs issuing is paid by the developer. There are situations where you have different debt assessment levels within the same district, but they kept them the same on both sides.

Mr. Wilson: Is it the same staff?

Mr. Flint: I'm the District Manager of both. Dave is the District Engineer of both. That Board is still landowner elected, so their Board is comprised of primarily Lennar people.

Mr. Wilson: Is there not one homeowner on it now?

Mr. Flint: It's still 5.

Mr. Youmans: So how does that happen?

Mr. Flint: Once the district is 6 years old or in existence for 6 years, and it has at least 250 registered voters, then the Board begins transitioning from landowner elected to general election like this Board did. It's phased in over time, so once you trigger both 6 years and 250 voters, the elections are an even number of years. So, every two years you have an election. Once you trigger both of those, two seats will transition to general election and then in two years, two more seats, and then in two years, the last seat.

Ms. Youmans: And you said it was developed in 2013?

Mr. Flint: The District was created in 2016 by Osceola County. So, in 2022, if we are at 250 registered voters which we may or may not be at that point, then those seats begin to transition. So, the original was created in 2016, the boundaries were amended in 2019.

Mr. Wilson: Is that when they added the new north.

Mr. Flint: The Baxter piece and Parcel B, and now there's another piece called the Fox property.

Mr. Wilson: When you said there was another name, that's what I was thinking the Fox piece. When you come out of the Bella Citta gate he owned that right directly across the street. I guess it was an estate.

Mr. Flint: And I'd be happy to give you my card and answer any questions you have as well. Again, the agendas, meeting schedules, the Board members are on the website too.

Ms. Youmans: Okay.

Mr. Flint: I can provide you any additional information you need.

Mr. DiCocco: George, is there somebody sitting in that other seat from the homeowners yet, or not actually elected, but sitting and observing or anything?

Mr. Flint: The meetings are all public meetings; we actually meet in this room we are meeting at 11:30 a.m. We have a Board meeting today. So, anybody who is a resident within that District or anywhere else is more than welcome to attend. It's fairly seamless from a resident's perspective but there are two different Boards that have authority in two areas.

Ms. Newberry: When will you be moving?

Mr. Wilson: They haven't finished the house yet? Best guess is late spring early summer.

Mr. Youmans: Does that mean you will have to resign from this Board?

Ms. Newberry: He still has a house here.

Mr. Flint: Because the Board is general election, they have to have your permanent address where you register to vote, it has to be within this District. So, if this house is still your primary address, you can remain on the Board, but if your primary residence is going to over there, you would have to step down at that point. It's unlike the HOA, but if you think about it in terms of like a city, you have to live in that city to run for the City Commission. Even though you might own a house in that city, if you don't live there you can't be on it. It's the same as community development district. Are there any other questions or anything else from the Board? Hearing none,

SEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman