

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, December 2, 2019 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
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 via phone	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We have no members of the public here to provide comment, so we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Business Administration**

A. Approval of Minutes of the October 7, 2019 Board of Supervisors Meeting

Mr. Flint: You have the minutes from the October 7, 2019 meeting. Did the Board have any questions or comments on those? Hearing no comments, I would ask for a motion to approve.

On MOTION by Mr. Nembirkow, seconded by Ms. Newberry, with all in favor, the Minutes of the October 7, 2019 Board Meeting, were approved.

### **B. Consideration of Check Register**

Mr. Flint: Next is the check register for October 1st through November 26th, totaling \$93,186.48. Did the Board have any questions on the check register?

Mr. Nembirkow: I did not.

Mr. Flint: You can see several transfers to the Debt Service Fund where it says Stoneybrook South CDD and U.S. Bank, that's just moving debt service assessments that we received from the County to the Trustee to pay Debt Service. So, they are not operating expenses. If there are no questions, is there a motion to approve it?

On MOTION by Ms. Newberry seconded by Mr. Wilson, with all in favor, the Check Register totaling \$93,186.48, was approved.

### **C. Balance Sheet and Income Statement**

Mr. Flint: You have the Balance Sheet and Income Statement, these are unaudited. This is the first month of Fiscal Year 2020, which is the month of October. No action is required on the financials. If you have any questions, we can discuss those. Hearing none, we will move to business items.

## **FOURTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Consideration of Proposals for Bunker Drive Enhancements**

Mr. Scheerer: At the last meeting the Board brought to our attention that there was newly formed cart path through the turf off the bunker. We brought you a couple of different options as you can see by the map, if you wanted to add a cart path and create a new cart path there. We went with the same company that the Board approved to do the last cart path and it's \$11,330. The easier, less expensive, method would be just to continue the hedge. Not that the hedge was ever removed, there just wasn't a hedge there. We could continue that hedge line, add a little irrigation, and some mulch and some plants and basically block that area off from anybody driving through it, at a cost of \$1,883.

Mr. Manjourides: The problem I have, is that the cart path is before the gate.

Mr. DiCocco: That's what I'm thinking too.

Mr. Manjourides: And if you make a path there, somebody's going to drive their cart up there to get around the gate. It's a security risk. I would be in favor of putting the hedge back.

Mr. DiCocco: I agree.

Mr. Flint: Then we would need a motion to approve the Down to Earth proposal, if that's the direction you want to go.

Ms. Newberry: I move to do the DTE proposal.

On MOTION by Ms. Newberry, seconded by Mr. DiCocco, with all in favor, the Agreement with Down To Earth to Provide Landscape Maintenance Services for \$1,883, was approved.

Mr. Manjourides: In that proposal, is it to fix the grass that's already dug up?

Mr. Scheerer: They already replaced the sod in the front portion of that area, but anything on the back side, no.

Mr. Manjourides: Well, you should add something to that next time.

Mr. DiCocco: Well, maybe it will grow back.

Mr. Sheerer: It's unirrigated Bahia back there, what we are dealing with on the front side is irrigated St. Augustine. So that St. Augustine grass has already been replaced. What we would do is just create the bed line, to tie in and that Bahia turf on the back should all come back without any expense.

#### **B. Consideration of Resolution 2020-01 Amending the Fiscal Year 2019 Budget**

Mr. Flint: Next is a budget amendment, Resolution 2020-01 Amending the Fiscal Year 2019 Budget. The statutes require the Board, if your total expenses exceed your total budget, you have to process a budget amendment. So, we have prepared this budget amendment to basically true up your revenue and expenses. The two-line items that stick out are the streetlights and the reclaim water. In regard to streetlights, we would be under except when we took this District over from the prior manager, they were carrying deposits as an asset on the balance sheet. There were utility deposits they had never actually been expensed, they were on the balance sheet as an asset, but never expensed. So, the auditors asked that we clean that up and expense those deposits. As a result of that, part of that \$50,000 went to streetlights, part of it went to reclaim water, which had an impact on both of those line items. We shouldn't see that next year. The other issue on the reclaim water is we had a couple of mainline breaks that we don't know how

long they were broken, but we had several accounts that were three or four times normal for a couple of months. So the combination of the deposits, that and the fact that we did have some dry periods where Down to Earth was probably watering more than we would have liked them to. When we found out they were watering in excess of what we believed was reasonable, we asked them to scale that back too. So, there are several factors that impact the reclaimed, and then the streetlights the deposit issue really impacted that. Otherwise, the other items aren't too bad, we did take some money out of some of the other line items that were under spent to try to balance those overages.

Mr. Wilson: Where is the rest of it coming from?

Mr. Flint: When we adopted the budget, we were just recognizing \$23,000 of carry forward. We have a lot more than that. We don't appropriate our fund balances, they are on the balance sheet, but we only appropriate enough for the fund balance to balance the budget. So, instead of recognizing the \$23,000, we recognized \$89,000 of it. If you look at your balance sheet, we've got very healthy reserves. We have fund balance; in the SunTrust operating account we have \$1.5 million dollars.

Mr. Nembirkow: So, next year the deposit issue will wash away.

Mr. Flint: Yes, it actually was an adjusting entry after the fiscal year. This October financial is unaudited, it still reflects the \$50,000 there as an asset. That will be adjusted the next time you see it. Did the Board have any questions on that?

Mr. Manjourides: Yeah, I have a couple. The attorney's fee went down \$11,000. Why is that?

Mr. Flint: We have a budget of \$15,000, we're projecting we are going to spend around \$4,000. So, we are taking that \$11,000 difference and we using it to balance the other line items that are over. And the attorney's fees we really don't know, because they are based on hourly, they don't get paid a contingency fee, or a retainer. They get paid based on actual billing time. So, depending on how many meetings you have, and whether there's plats and other things that may need to be prepared, or litigation, we just budget \$15,000. Some years, it might be close to that, some years it may be closer to \$5,000.

Mr. Manjourides: The other one was the mulching went up \$5,000.

Mr. Flint: We had \$15,000 budgeted; we are projecting about \$20,000.

Mr. Scheerer: We had \$15,000 budgeted, we thought it was a miss entry into the Stoneybrook South from the Stoneybrook South at ChampionsGate, it turned out that when we went back and met with Down to Earth, they used way more cubic foot of mulch during that last year which elevated the costs by \$5,000. So now, with the new landscape contract it doesn't matter if they need more mulch, we have a set fee.

Mr. Manjourides: What about the tree trimming? Why did they go up 50%?

Mr. Scheerer: Well, tree trimming was a billable extra last year, so whatever trees we had to trim, they charged us per tree. So, this year, the Washingtonians were just trimmed and that's now in your fee, there's no ad-ons and no extras. We shouldn't see any extra unless we want to do something that's outside of the actual budget.

Mr. Manjourides: So now it's not per tree, its' just the whole place?

Mr. Scheerer: Yes. We can look at it after, but I brought the fee summaries with me.

Mr. Manjourides: I just wondered why it went up 50%, same thing with the irrigation repairs.

Mr. Flint: That's an unknown. You can't anticipate a mainline break.

Mr. Scheerer: There were actually a couple of them, and we don't know how long they were leaking before they actually showed themselves. There's one pictured in my Manager's report for today, but we get a lot of odds and ends repairs out here on a weekly basis.

Mr. Flint: We are trying to see if we can get a credit for some of the excess usage based on the irrigation repairs that were made. So, we are communicating and providing evidence of the repair costs and those sort of things to see if we can get some adjustment on those high months, but we don't know if we are going to get that or not. If we do, then we will adjust our actuals at that point. So, that's still an unknown.

Mr. Manjourides: Wetland monitoring, you are not going to have any at all now?

Mr. Flint: It's a combination of the fact that we've probably been released and some of the wetlands, when the new district was created, some of those areas were carved out and included in the new district. So, the obligations probably went away with that adjustment.

Mr. Manjourides: That's not considered the ponds here?

Mr. Flint: No. Any other questions? If not is there a motion to approve Resolution 2020-01?

On MOTION by Ms. Newberry, seconded by Mr. Wilson, with all in favor, Resolution 2020-01 Amending the Fiscal Year 2019 Budget, 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.

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

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

Mr. Flint: Anything new, Dave?

Mr. Reid: No. Well, for ponds 15 and 16, I did find the depths of those from the permit history.

Mr. Nembirkow: So, how deep are they?

Mr. Reid: They are about 15-feet deep.

Mr. Nembirkow: So, then Mike is going to be able to do the fountain we are talking about?

Mr. Reid: I don't know anything about a fountain. Those aren't CDD maintained.

Mr. Sheerer: They are CDD owned, and golf course maintained.

Mr. Reid: Is the HOA wanting to put the fountains in?

Ms. Newberry: Chris was asking about it.

Mr. Flint: We can do a license agreement. We would have to do a license agreement if they are going to be the ones putting the fountain in and paying the electric bill and maintaining it. We could do an agreement with either the golf course or the HOA, depending on who the entity is that's paying for it, or the CDD can put it in and maintain it. The only issue with the CDD doing that is, then everyone might want one might want one in their pond.

Mr. Nembirkow: This one here though particularly because it's the signature golf course. Chris was looking at that and having that aerated.

Mr. Flint: Yeah, if they want to do that we can. Vivek will agree, he can prepare an agreement between the CDD and the golf course, and that agreement would allow them to install and maintain it. It would have language in there that would allow us to maintain it or remove it if

they don't do it. It would also have language in there that would require them to remove it at anytime if some reason we didn't want it in there.

Mr. Manjourides: So, what are the costs to put it in?

Mr. Flint: The big cost is the electric. It all depends on where your electric service is.

Mr. Sheerer: For the fountain itself \$6,000 or \$7,000 for a 5 horsepower. If you wanted something a little bigger, I know we have one.

Mr. Manjourides: What are the ones at the entrance of 27?

Mr. Sheerer: Those are 5's.

Mr. Flint: Then you can add anywhere from \$15,000 to \$40,000 for electric depending.

Mr. Sheerer: It's also my understanding, I did have a conversation with Michelle Barr, because they did ask the HOA, and the HOA says they have no funding for that. If the Board wants me to research a fountain, I'll be happy to do that. I'll bring back some numbers to you next meeting.

Mr. Manjourides: That would be good.

Mr. Sheerer: I've used Lake Fountains in the past, that's who does your maintenance on 27, and they've installed several fountains for us including pulling permits for the electrical and everything. The only thing we would have to do is make sure it's in our name. They can do all that, and give us a cost, what the electric would cost, what it would take to run it from wherever the power source is. Then add the installation and labor for a 5-horsepower. I'll bring that back to the next meeting.

Mr. Wilson: I don't know if there's a water quality issue, the two out front are very shallow ponds and I'm pretty sure they turn green a lot with all the runoff from the golf course. So, I don't know if these two ponds have the same issues as far as water quality, they always seem to better than the ones up front.

Mr. Flint: Okay, we will get a proposal on that. Anything else, Dave?

Mr. Reid: No, I don't have anything else.

#### **C. District Manager**

Mr. Flint: I don't have anything.

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



Mr. Scheerer: Obviously I've got some information in here that I need to double check on. The architectural fountain is working fine, but apparently the lights are off. I will check that as soon as my meetings are over today as well as the entry light on Westside Boulevard. Irrigation repairs are ongoing. There's a photo of the main line break off of 27 there at the entrance, and there was another one I just didn't include the picture of it. We were asked to repair the sidewalk across from the comfort station. That was done. That palm tree that we talked about that was struck by lightning, as well as the shrubs have been removed. The shrubs have been replaced. The new annuals were installed. The wall sections approved by the Board were painted. The Bella Cita monument as we discussed before the meeting, the contractor the Board approved chose not to move forward with the work. I spoke with George; George went ahead and approved Heritage Solutions who came in under the \$10,000. They came in and it was painted Friday or Wednesday of last week. I did look at it briefly this morning, and I'll have a walk through with the contractor this week to make sure that everything is up to par. I did see the base, it is full concrete. They did add an extra two by four where that elongated hole is as you can see on the photo. There's an extra two by four in there for support. That work was completed. The palm trees are still scheduled to be removed. I know that we were given some photos of some of other areas of the monuments that need some work. We'll go ahead and bring back some proposals after the first of the year. We'll continue to monitor sidewalks. We continue to meet with Down to Earth on a weekly basis. I had palm trees still scheduled to be trimmed before Christmas. It looks like they got all the Washingtonians done. December is the month for the other palms and Jewels and Sylvesters. They'll be working on those this month. Mulch is completed. We are working on some of the trees that the Board asked us to replace. We are going to work on a tree replacement pricing for that. I'll add to my list, bring proposals back to the next meeting for fountains at 15 and 16. I will try to answer any questions you all have.

Mr. Manjourides: I have a couple of questions. One is the wall, at the Board meeting that they had for the retreat, a woman was saying that part of that wall is moldy.

Mr. Sheerer: There's a lot of work that can be done on that wall. We didn't budget pressure washing the whole wall, and I know when the Board asked about painting the 13<sup>th</sup> fairway area we discussed that, but I can certainly look at it.

Mr. Manjourides: Can you just walk down that way and see how bad it is?



Mr. Sheerer: Absolutely, I'd be happy to. We'll probably bring back next year some realistic pricing for painting the entire wall since it's our wall. It's a long wall.

Mr. Manjourides: The fountain on 27, that one that we didn't replace, I don't know if the motor is slowing down but it seems like there's not as much water as the other ones.

Mr. Sheerer: It's not a full spray? I'll have to take a look. We'll have to pull it.

Ms. Newberry: I do want to say one thing. I really appreciate Alan. I had to call him when I was walking, because there was a lude painting on the entrance at 27. I called Alan and if he could come and paint it, and he was Johnny on the spot. I appreciate you getting on it so quickly Alan.

Mr. Sheerer: Yes ma'am.

Mr. Nembirkow: You've done a great job Alan.

Mr. Sheerer: Thank you, I appreciate the kind words.

Mr. Nemirkow: What's with the bronzing with the trees?

Mr. Sheerer: So, there's a disease called lethal bronzing or Texas palm decline, whatever you want to call it. It's a disease that gets into palm trees, and unfortunately once it gets into the tree there's no coming back.

Mr. Nembirkow: That's why it's called lethal.

Mr. Sheerer: It can be airborne and it can go from tree to tree. I think originally they noticed in Queen Palms, if I'm not mistaken, and then George and I have a property over in Polk County, and they saw it in the Jewel palms and now we are seeing it in Silvester palms. So, at some point, we will just have a bunch of magnolias. If you'd like some detailed information, I can get that. If you drive out this entrance and take a look down there, they are just all wilting.

Mr. Nembirkow: They did a good job at trimming them.

Mr. Manjourides: Now, how long do they last? The palm trees here? Do we have to replace them after so many years?

Mr. Sheerer: Well, the only thing I can tell you is if you get one that has lethal bronzing, it's not a recommendation to put any palm tree back in where that goes. According to what I've been told is you have to remove some much soil and replace the soil, in order to put the palm tree back. People are now going back in with a magnolia, or what's known as a Japanese blueberry type tree or something of that nature as opposed to going back and putting palm trees.

Mr. Manjourides: The palm trees coming into the entrance are like 35 feet high, they keep growing.

Mr. Sheerer: They look great.

Mr. Manjourides: Is there anytime in the future that we should start planning to replace them?

Mr. Sheerer: I'm going to wait for the recommendation from our tree care folks, when it gets to that point.

Mr. Flint: We've never replaced palm trees due to age. So, I don't know what the life span is on that, obviously they probably do, we just don't know.

Mr. Sheerer: Unless they get trunk rot or something like that, that's going to cause them to fold over.

Mr. Flint: Alright, any other questions for Alan, or any other issues that were not on the agenda the Board wanted to talk about?

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Flint: Are there any requests? Hearing none,


**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 10:30 a.m.

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman