

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, June 1, 2020 at 10:00 a.m. via Zoom Teleconference.

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	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Rob Bonin	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, all five board members were present via Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, the Governor passed an executive order waiving the physical quorum requirements for governmental entities, and as a result we are able to have the meeting today through the use of technology. In the legal notice we placed the Zoom instructions for any members of the public that wanted to participate. We also included that on the website and in the agenda as well if member of the public wanted to participate and how they could do that. It doesn't appear we have any members of the public on the Zoom call. We have a representative from Lennar on, but other than that I do not see any members of the public other than board members and staff.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 3, 2020 Board of Supervisors Meeting

Mr. Flint: Did the board have any comments or corrections to the February 3, 2020 minutes? Hearing no changes, I would ask for a motion to approve the minutes.

On MOTION by Ms. Newberry, seconded by Mr. Wilson, with all in favor, the Minutes of the February 3, 2020 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: The check register was included in your agenda for January 29th through May 26th. The total is \$333,259. The detail register is behind the summary. Did the Board have any questions on the check register?

Mr. Nembirkow: George, I have one. On our last check issued they took taxes out. That's a first. I understand we have a new system or something, but is there a reason for that?

Mr. Flint: We used to issue a 10-99, and pay you the \$200, and then you would pay on your end. As a result of comments from our auditors, we have to treat it like a payroll check instead of like a contractor.

Mr. Nembirkow: Alright.

Mr. Flint: The reason we were doing it the way that you were used to, was because we had taken over from another Management company. All our other Districts we handle this way. We just didn't want to change anything when we took it over, but as a result of audit comments, not official comments, but suggestions from the auditor, we had to change it.

Mr. Nembirkow: Alright, thanks.

Mr. Flint: So instead of that being a 10-99, it will show up as a W-2 or W-4. I'm not sure exactly what the form is. Is there anything else, or any other questions? If not, is there a motion to approve the check register?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Check Register totaling \$333,259, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through April 30, 2020 in your agenda. There is no action required by the Board, but if you have any questions on the financial statements we can discuss those. Hearing none, we will move on to the next item.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: This is an agreement Osceola County Property Appraiser requires of all government entities that collect their revenue on the tax bill. There were some legislative changes, they put penalties in place if you disclose confidential information that otherwise would be protected. For example, police officers and certain individuals can request that their information or addresses not be shown. The Property Appraisers are now requiring government entities that utilize the tax bill to sign this agreement. It's standard and it's required of all the CDDs in Osceola County as well as many other counties. Are there any questions on the agreement? Hearing none,

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

B. Consideration of Resolution 2020-02 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Flint: Resolution 2020-02 approves a proposed budget and sets a date, place, and time for the public hearing. The District is required each year to approve a proposed budget by June 15th. You are also required to set the date, place, and time a public hearing for its final adoption. We are recommending your August 3rd meeting for the public hearing. The budget is attached as Exhibit 'A'. This is not binding on the Board, it is a proposed budget and can be changed. The only caveat to that is if it is contemplated that there would be an increase in the assessments, that would require some additional noticing and we would need a determination sooner than your August meeting to meet those notice requirements. What we've included in your agenda does not contemplate an assessment increase. One of the items that we are monitoring and reviewing right now is the reclaim water usage. If you look at that, it is significantly over budget in the current year. We've noticed since September of last year that it's not necessarily a result of a rate change, but our usage is increasing significantly. That has a lot

to do with the fact that you've been through a drought period and warmer temperatures. As a result of that, the landscape contractor has been watering the common area more than they normally would. We've asked them to review that and try to keep that under control, because right now we are on course to significantly exceed the budget for the current year. So, the number for next year is based on where we are projecting to be this year. However, we believe that number can come down for budget purposes next year. We don't believe that we are going to use the same amount of reclaimed water next year as we did this year. This is a proposed budget, so we still have time to work on that issue prior to the Public Hearing. We are proposing to use a portion of the fund balance to balance the budget. Your current year of revenue and current year expenses are not matching. A lot of that has to do with that reclaimed water issue. You do have significant fund balance cash that you can afford to balance your budget with cash versus an assessment increase at this point. We think that carry forward surplus that we are going to need to use, that number is going to come down some. At the same rate, you have significant cash to be able to use that to balance your budget. Are there any questions on the proposed budget?

Mr. Wilson: I've got some questions about the irrigation for the country club, which is not really relevant to the CDD. I got a message saying don't use your irrigation system except not between 10:00 a.m. and 4:00 p.m. There has been a number of times that I've driven through the community and the irrigation was running between the hours of 10:00 a.m. to 4:00 p.m. The other thing is that often times I will drive there and it's raining and the irrigation system is running. I think that one of the reasons you don't do it between 10:00a.m. and 4:00p.m. is because the water evaporates too quickly to be of any use to the grass. Clearly we need to change the hours if the water is running, but also is there's some way to cut them off when it's raining we'll get much better usage, more efficient usage.

Mr. Flint: I agree with you. Alan has already been communicating with Down to Earth. We need to get both of those issues under control. I think the landscaper sometimes forget who they work for and they've been taking direction from the HOA Management Company on CDD common areas. We have to make sure they realize who their contract is with and who's paying them. So, we are working on that issue. They do irrigation checks in the middle of the day, but that is likely not what you are referring to. I think they have been told to keep the grass green, so they may be running it in the middle of the day and they shouldn't be doing that. We'll get on

top of that. There also should be rain sensors if it's raining. If they are not maintaining the rain sensors properly those may not be shutting off they system during rain, but we will look into that too. Are there any other comments?

Mr. Reid: George, In the narrative of the budget on that next page, it's got the old Engineer in there.

Mr. Flint: We will fix that.

Mr. Reid: Okay.

Mr. Flint: Hearing nothing else, is there a motion to approve the resolution setting the date, place, and time for the public hearing and approving the proposed budget?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, Resolution 2020-02 Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing for August 3rd at 10:00 a.m. at the Oasis Club, was approved.

C. Consideration of Water Management Agreement with the Lake Doctors, Inc.

Mr. Flint: Alan do you want to handle the Lake Doctor Agreement?

Mr. Scheerer: Yes. Included in your agenda pack is an extension of the current agreement with Lake Doctors to maintain the four ponds, two on 27 and the two off of Westside and Oasis Club just outside the gate. Then there is a small on to the west where they keep the cattails out of the structure down there. This agreement unfortunately does expire today. We had actually had it on the agenda for the previous meeting, but those meetings were cancelled. We are just looking for approval from the Board to go ahead and continue the same services at the same rate, as you see in the check register and in the previous twelve months.

Mr. Flint: Any questions on the agreement?

Mr. DiCocco: A quick question from me is that the charges monthly, I'm wondering if there is a discount for paying for on an annual basis.

Mr. Scheerer: I can ask that question.

Mr. Flint: We can ask, but I've not seen that before. We typically don't want to pay these annually because you want to make sure that they are performing. So, the monthly fee, we want to make sure they are keeping the algae under control and that sort of thing before they actually get paid. We can ask that question, but I haven't seen that before with a Landscaping Maintenance company.

Mr. DiCocco: No, I'm good, if you think it's better that way and that sounds like a legitimate reason. That's fine with me.

Mr. Wilson: Hey Alan, on a side note before we vote, the new ponds look great. The new fountains in the ponds look awesome.

Mr. Scheerer: Good, glad you all like them.

Mr. Flint: Alright is there a motion to approve the Lake Doctor Agreement?

On MOTION by Ms. Newberry, seconded by Mr. Nembirkow, with all in favor, the Water Management Agreement with the Lake Doctors, Inc., was approved.

D. Presentation of Number of Registered Voters.

Mr. Flint: Next is just the presentation of the number of registered voters as of April 15th. You can see there are 799. There is no action required, it's just something we have to announce on the record each year.

E. Discussion of Qualifying Period and Procedure

Mr. Flint: Next is the discussion of the qualifying process for the Board Elections. Mike's and Pat's seats terms both expire in November of 2020. For anyone who is a qualified elector, which means they live within the boundaries of the District and they are registered to vote with that as their primary address, they need to qualify through the Supervisor of Elections' Office. The qualifying period is from June 8th through June 12th. My understanding is you can fill out and file the forms in advance of June 8th if you are interested in running for that seat or re-running for your existing seat. At this point, it's passed the date of being able to get signatures on petitions. You can qualify through two processes. One is you get 25 signatures, the other you pay \$25 to run. You can pay the \$25 qualifying fee, and then there are several forms you will need to complete. The CDD doesn't really have an involvement in the election process once it transitions to General Election. It's the Osceola County Supervisor of Elections that handles that. So, if there's any interest, I would encourage you to reach out to the Supervisor of Elections' Office.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Vivek, we've got the memo of the legislative updates in the agenda. Is there anything you want to highlight?

Mr. Babbar: Yes, the first one is what will impact most of our CDDs in the greatest fashion. It is reducing what is required to be on the website. You don't have to put the agenda items on there anymore or certain reports that were required previously. Right now, it hasn't been submitted to the Governor's Office, obviously because of what happened with the Coronavirus, so there is still like potential chance that these bills may be vetoed in the future, but I think that's pretty unlikely. The other bill is more housekeeping, and will impact our day to day operations to the extent we go out to RFP next year. I will be happy to answer any questions, there are no follow-up items from the last board meeting. So, that's all I have for the Board today.

Mr. Flint: Any questions for counsel?

Mr. Manjourides: Yes, I have a question. Does that mean we are not going to be putting these on the website or is this optional?

Mr. Babbar: It is optional.

Mr. Manjourides: So are we going to continue our website or not?

Mr. Flint: Yes, we will continue to do that, it's just now it's not required. One of the issues with the websites as you recall, there was a push for ADA compliance for websites as a result of a number of lawsuits against government entities and private entities. So, there was this tension between the state requiring a long list of information to be placed on the website and the cost of making the website ADA compliant. During the last legislative session there was a push to try and reduce the legally required information on websites because of the costs factor for ADA compliance. As a result of that some of these items that were previously required, are no longer required. We will continue to include the agenda items and the other significant items on the website. The Public Facilities Report may or may not be on there, it is not really a significant document that has a lot of value, but we don't intend to really change what we are putting on the website.

B. District Engineer

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

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

Mr. Flint: Any questions for the Engineer?

Mr. Nembirkow: Yeah, the cart paths between the 13th and 14th, the roots have really destroyed one of the sections of the sidewalk, and people are going around that and destroying the grass.

Mr. Flint: Is that on CDD property?

Mr. Nembirkow: Yes, it is CDD property. It's on the street.

Mr. Scheerer: I will take a look at it.

Mr. Nembirkow: You replaced one section of the sidewalk a while ago, and then another section the roots from those trees have turned it up and it's really pretty bad.

Mr. Scheerer: Well, we just did a repair to one that's in my report. I don't know if it's that same one, but I will come out this afternoon and take a look.

Mr. Nembirkow: I haven't been out on the golf course in the last week or so, so I don't know that.

Mr. DiCocco: It's not just the sidewalk, it's the cart path.

Mr. Manjourides: Yeah, it's on the cart path, and there's no track in the structures, the whole panel is raised up, and it's in two different places. One's severe where Buzz says, they are driving around it and wearing out the grass. But before you get there, there's another one that's doing the same thing, so.

Mr. Scheerer: We will find it.

Mr. Nembirkow: And another thing is, I guess there must have been lightening hit the entrance and there's about 5 palm trees that have been killed. That's what was reported to me. I haven't seen it.

Mr. Scheerer: I haven't either, it must have been from the weekend. I will get out there and double check all of this stuff for you folks.

Mr. Nembirkow: What time you going to be out there, I can join you, because I need to get out of the house for a little bit.

Mr. Scheerer: Well, you want to hook up about 1:00 p.m.?

Mr. Nembirkow: That sounds good. I'll have my golf cart and I'll meet you out there.

Mr. Scheerer: Yes sir.

Mr. Nembirkow: Ok, thank you.

C. District Manager

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

D. Field Manager

Mr. Sheerer: I have the Field Manager's Report, which was in the agenda pack. The fountain lights are still working. Irrigation inspections are on-going and we got the lights replaced on the letters at Westside Boulevard and Oasis. A Supervisor had pointed out some imperfections on the archway base. That was corrected. As noted earlier, both of the new fountains have been installed. We had set it up with a temporary time of 7:00 a.m. to 9:00 p.m. with the lights only being on from dusk to the time the fountain goes on at 9:00. I did receive a request asking if we could adjust the times from 8:30 a.m. to 11:00 p.m. I didn't know if the Board was okay with that or you had any concerns. We typically run them from 8:00 to 11:00 in some of our other communities. If you are ok with that, I will make that change today. There were some landscape lights that were broken or damaged, we got those replaced. We did pressure wash the neighborhood monuments. We got a lot of algae on the wall on the 13th fairway, so we had that pressure cleaned well. There is a picture of the raised sidewalk in the report that was ground down. We continue to meet with Down to Earth as George said. I did a staff meeting with Down to Earth myself on Friday to discuss the irrigation and we are going to try and partner with Toho to correct some of the ponds that we have with irrigation. We will continue to monitor sidewalks. The infected Canary Palm was removed, the park bench was removed, and the sod was replaced. We do have one fountain down at 27, and they are pricing either the motor or the pump. I think last year we had just replaced the motor in that one, but as soon as I get the information we'll get that back up and running as well. That's all I have in the report and I can answer any questions you might have, or any additional information.

Mr. Flint: Any questions for Alan?

Mr. Manjourides: I got a few questions on both ponds.

Mr. Scheerer: You told me you didn't have any questions when I saw you last.

Mr. Manjourides: Both ponds now are not working.

Mr. Scheerer: We had some bad storms, so let me get there this afternoon. I haven't been to the property yet today, but we'll take a look at the other fountain as well.

Mr. Manjourides: The other thing is that entrance on 27. The outside needs to be power washed.

Mr. Scheerer: Yes, we are working our way there.

Mr. Manjourides: The other thing is we've talked about the tree replacement on that entrance there. Is there any movement on that?

Mr. Scheerer: Not yet. I have talked with the Landscapers. You know anytime you remove a palm tree due to fusarium or lethal yellowing, it's tough to go back in with a palm. So, we are working with Down to Earth but it's a little bit of slow process. The Canary that was just removed, we just flushed, cut and stump grind, there was no plan to replace the palm because it's hard to replace a palm with another palm because you invite the same disease, but we can look at some other options at some point.

Mr. Manjourides: On the Oasis Boulevard and Dove Valley entrance to the Country Club there, the sidewalk is cracked and needs to be repaired.

Mr. Scheerer: Okay. As long as it's not a safety issue, then we wouldn't have addressed it, but I'll look at it today with Buzz.

Mr. Manjourides: It's pretty cracked up. And the other thing I want to bring up, I don't know if anybody wants to look at this, but when you are exiting on Oasis Boulevard towards Westside if you look to the right you see the Retreat Homes. The back of the pool equipment is all exposed. It's the only area where they don't have a hedge of bushes and it's behind a pond. They have the hedges all the way down Westside, but they didn't continue them along the back of these houses. I was just wondering if anybody could go down there and look at this. I think we need to put some kind of hedges down there to cover up the exposure because it kind of looks like it's out of place.

Mr. Nembirkow: Isn't that Lennar's responsibility?

Mr. Manjourides: Well, I'm not sure who's land it is because there is a pond there. You know one of those sand things?

Mr. Nembirkow: Yes, I know it looks pretty bad along the whole row of those houses, you can see them.

Mr. Manjourides: It's the only place that needs that row of bushes.

Mr. Flint: It's likely the HOA. The only thing we could do is plant hedges on the edge of the pond bank, but that create more issues from a mowing perspective I would think. You would

want the hedge closer to the back of those houses to cover up the pool equipment. From a CDD perspective, the only thing we would be able to do is find out where the edge of the pond tract is, and theoretically we could run a hedge all the way down. I don't know if that's really a CDD expense or not, because the CDD is, from that perspective, maintaining the storm water system not aesthetics.

Mr. Manjourides: We have the hedges along Westside, that's ours right?

Mr. Flint: Yes, I think so.

Mr. Manjourides: At the end of those Retreat Homes and then they don't go away. I don't know who's land that is, but sometime we are going to have to put something there because it's the only place that does not look good. The last thing I wanted to bring up was the bench that was going to be moved. Was there any response from the company, are going to move it?

Mr. Scheerer: Yes, they took our bench off of Oasis Club Boulevard that was on CDD property.

Mr. Manjourides: Did they replace the grass and all that?

Mr. Scheerer: Yes, they actually moved that into their property which is on the Retreat side.

Mr. Manjourides: Very good.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Flint: Any other Supervisor's requests or anything else the Board wants to discuss that was not on the agenda? There are no members of the public to provide any comments at this time.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman