

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 1, 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
Vivek Babbar	District Counsel
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: Hearing no public comments, we will move on to Organizational Matters.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Review of Resumes/Letters of Interest for Board Vacancy in Seat #2**

Mr. Flint: We had a resignation at the end of the last meeting. You have Seat #2, the remaining balance of that term expires 2024. Any time there is a vacancy on the Board the remaining Board members appoint a replacement. The individual does have to be a fulltime resident within Stoneybrook South CDD and registered to vote with address in the District.

**B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024**

Mr. Flint: Any nominations at this time?

Mr. Nembirkow: Yes, I nominate Julia Dan.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Appointment of Julia Dan to fulfill the Board Vacancy with a Term Ending November 2024, was approved.

**C. Consideration of Resolution 2021-05 Electing Assistant Secretary**

Mr. Flint: We have a resolution electing Ms. Dan as Assistant Secretary. You could choose to reconsider all officers if want, because Pat was an Assistant Secretary we went ahead and prepared a resolution electing Ms. Dan as Assistant Secretary although you are not obligated to do that, you could switch around your officers if you wanted to.

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, Resolution 2021-05 Electing Julia Dan as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the December 7, 2020 Meeting**

Mr. Flint: Next is approval of the minutes from the December 7, 2020 meeting. Did the Board have any comments or corrections? Hearing none,

On MOTION by Mr. Siron, seconded by Mr. Nembirkow, with all in favor, the Minutes of the December 7, 2020 Board Meeting, were approved.

**B. Consideration of Check Register**

Mr. Flint: You have the Check Register from November 30<sup>th</sup> through January 25<sup>th</sup>. It totals \$2,762,469.44 for the General Fund. Then you have the payroll which is \$848.50. The reason this is such a large check register is we receive our Operations and Maintenance and Debt Service Assessments from the county in one check. We deposit it into the District's operating account then we have to write a check to the Trustee transferring that money. Anywhere it says Stoneybrook South CDD care of US Bank that is just transferring the Debt Service Assessment revenue to the Trustee. That comprises the majority of the check register. Any questions on the check register?

Mr. Manjourides: George, are there any outstanding tax payments for the community still?

Mr. Flint: Yes, people have until the end of March to pay their tax bill and then even after that if there are delinquent taxes the county has a Tax Certificate sale. Sometimes you will see assessment revenue coming in as late as June. If you look at the financials on page 2, we've collected \$678,000 of the \$845,000 that we certified for collection. Most of the assessments come in December because you get a 4% discount if you pay in November.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Check Register, was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: 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. No other action is required on the financials. Are there any questions on the financial statements? Hearing none,

**FIFTH ORDER OF BUSINESS**

**Business Items**

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

Mr. Flint: There is a confidentiality agreement. A couple years ago the legislature enacted some stiffer penalties for disclosure of confidential information. Certain individuals for example police, fire fighters, etc. are exempt from the public records law as far as their personal information such as their address. They can file to have that information held confidential and because of those additional penalties the Property Appraisers have required these agreements with any government entity that collects taxes or assessments on the tax bill. It's a standard agreement and you have approved this in the past, because of the timing I executed it as the District Manager. It is the same form as the agreement you previously approved. I would just ask the Board to ratify my action in signing this.

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

**B. Discussion and Consideration of Proposals for Palm Tree Replacement**

Mr. Flint: The issue is the disease that killed a number of palm trees at the entrance off of 27. Alan was charged with finding an alternative to those palm trees. The issue is the disease that kill the palms there actually stays in the soil. You typically can't replace the palm trees without

excavating all the material and then having the risk of it getting airborne and dying again. I think Alan in his discussions with Down to Earth has determined that the Sable Palm Tree, which is a native palm to Florida, has been resistant to those diseases.

Mr. Nembirkow: What kind of palms do we have now? What is the difference?

Mr. Scheerer: Washingtonian Palms. It's just a little different structure they are not as susceptible to the disease that has taken out several palm trees within in the state. Down to Earth recommends the Stable Palm Tree that looks similar to the Washingtonian Palm Tree.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Proposal from Down to Earth for Palm Tree Replacement, was approved.

### **C. Presentation and Discussion of E-Verify System Memorandum and Sample Memorandum of Understanding**

Mr. Babbar: There is a memo in the agenda package from April 2020. Last year the legislature enacted a big initiative from Governor DeSantis requiring the state of Florida to register with the federal E-Verify System in order to verify any employees as well as require any public employers including the CDD and other local governments before they enter into a contract after January 2021 to make sure they are registered with the E-Verify System. We are required to register with E-Verify System and include some additional language in our agreements going forward. We are asking for our Board by motion to authorize District staff to execute and register with the E-Verify System.

Mr. Flint: Because of the fact that we have to enter this Memorandum of Understanding with Homeland Security, we are presenting this to all the Boards and asking them to authorize us to enter into that on behalf of the District. E-Verify deals verification of United States citizenship. We have already registered the District with E-Verify and any new contracts would have language in them requiring the contractor to register with E-Verify. Then they have to verify their sub-contractors and make sure they are compliant. Technically before we enter into the contract and authorize them to do work, we have to have that proof. You are just authorizing us to execute that Memorandum.

Mr. Nembirkow: Sub-contractors such as Down to Earth need to have all employees verified by the E-Verify System correct? Also, what penalties are they subject to if they don't and how does that affect us?

Mr. Flint: We have to terminate the agreement and report it. Homeland Security is in charge of enforcing the law. We are taking this seriously because they do have ability to audit the CDD to make sure we are complying.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Authorizing District Staff to Execute the Memorandum of Understanding with Homeland Security, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

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

Mr. Flint: 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: Dave, anything for the Board?

Mr. Reid: No, I have nothing new this month. I would be happy to answer any questions.

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. The architectural fountain is working as well as the lights on the fountain. Irrigation inspections are ongoing and repairs are being made as needed. The Archway and landscaping lights were tested and are all working. All the lake fountains are working. New annuals were installed on the property. Staff continues to meet with Down to Earth to review the property. Staff met with the fountain electrician and the golf staff to identify the location of the new meter and fountain boxes.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**


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**

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

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

  
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Secretary/Assistant Secretary  
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Chairman/Vice Chairman