

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, December 6, 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 Tu	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel by phone
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: Next is public comment period. Any public comment for the Board?

Mr. John Luczycki (1391 Dolphin Head Street): I think that while this Board may meet the technical requirements for the Sunshine Laws in Florida, the Board should consider the spirit of the Sunshine Laws and at least have a dial in option for residents who are working or may not be here full time.

Mr. Flint: When he mentioned that I realized I needed to dial in for District Counsel. Alright, we have Dave Reid, District Engineer, and Vivek Babbar, District Counsel. Alright, any other public comment? We can address this issue now if you'd like to talk about it.

Mr. Nembirkow: Yeah, that would be good, let's find out what we can do.

Mr. Flint: Traditionally, the call-in number has been for professional staff and not necessarily the public. These are public meetings, they are advertised, they are open to the public. With COVID, we did have a period of time where we had a call-in number for the public to be able to call-in. Traditionally we haven't done that, but it is something you can do. It becomes a little bit cumbersome, but obviously other local governments have figured out how to do Zoom meetings and that sort of thing. We don't have the technology here with a camera to do a Zoom meeting and go through all of that unless the Board wanted to make that investment. But you do have the ability if you wanted to set up a public call-in number, you could do that, and we could set that up. Some Districts do it and some don't. You meet every other month, the agendas are on your website, if any residents do have concerns, they can reach out to us directly, they don't necessarily need to bring it up during public comment. But again, that's the Board's call if you would like to have a call-in number.

Mr. Nembirkow: As John was saying, the spirit of it rather than the letter of the law. We meet the letter of the law, we know that.

Mr. Flint: Right.

Mr. Nembirkow: But the local HOA and everything else, there are a couple of people that are very good about posting all of the upcoming meetings and minutes through that little Champions Gate's resident portal there, right? And John I was wondering if we did that to start off with and put the minutes and stuff out there which is public anyhow, on that little portal, and announce when the meetings are if anyone wants to come, we can start doing that first and see if there are other issues that develop rather than going full.

Mr. Manjourides: I think that maybe if we moved the meeting to the Plaza and used their equipment, we could go on their portal and just announce that this is a CDD meeting and have it for the community.

Mr. Nembirkow: They have all that equipment there?

Mr. Manjourides: Yeah. They have all the Board meetings on their equipment, just turn it on and we can have our meeting there.

Mr. DiCocco: Because of the fact that we are not all inclusive, that our CDD is just limited to country club one and the stage, doing that would open it up to the entire community, and we don't want that. We want to be able to control what we have responsibility for. We don't

necessarily need North tract/K tract listening in to what we are discussing when it doesn't involve them.

Mr. Manjourides: Yeah, but it's a public meeting.

Mr. DiCocco: But it brings up issues with their CDD with "I want that type thing." Like when we did the fountains. They all wanted the fountain and we said well we'd love to do that for you, but we're not responsible for that piece. So, with that, I would propose what Buzz says with the site or even just the phone number as you proposed John. I have no objection to a phone number. Not a Zoom. I mean, they want to look at our faces? I just don't see the relevance of a Zoom meeting or any use for any equipment other than a phone line.

Mr. Nembirkow: Then with any notice we put out we say this CDD only covers this area, because I have had a lot of people complaining to me about that.

Mr. DiCocco: That's what I mean, and then we get all this input that we're going to have to sift.

Mr. Nembirkow: I think maybe a disclaimer right up front. The CDD covers this area, right? And the other CDDs are there, and this is the status of them, so they know that it's going to eventually turn over to them, so people are aware. I think getting the information out is the most important thing. And once they understand what it is, they are going to look at it and say that's a waste of time because there is not enough in there for them. Once they realize what we do and what we don't do, they'll go to the HOA for 90% of the stuff.

Mr. DiCocco: And plus, the fact that we are mature now as a CDD and we only meet every other month and we have a very limited agenda every month. There is nothing really in there for them unless they live in the original tract.

Mr. Nembirkow: That's why we are very clear about who we are, what we are, what we can and cannot do, right? And then, if you have these issues, go to them. I think that will make our lives a lot easier than the people will be satisfied because they come to me all the time.

Mr. Siron: So, do we need a motion to establish a line?

Mr. Flint: If I could make a couple of comments, just for the discussion. I would be reluctant to rely on a third-party website to promote our meetings. All the information is on our website on the main page. It's got the meeting date. The minutes are there. The agendas are posted a week in advance of the meeting. If a third party wants to put our link in there, I think that's fine, but I don't think we want to be providing information to a third part resident-controlled process.

From a legal perspective, say they go away, or they don't post our information, someone is going to say "well, we started relying on that". Then you get into a problem, although you are meeting your legal requirement you have been using this other process and it becomes complicated. My suggestion would be not to have this part of our process that we provide it to this other entity, but that they can put the link to our website which has the information if they want.

Mr. Nembirkow: That's probably a better idea. I didn't think of that. Just a link.

Mr. Flint: The other thing is, during COVID we did meetings with Zoom, and we've got some Districts that own golf courses and own amenities and have a lot going on, so their agenda is much more complicated, the public participation is much more involved. When you get to that, a strict call-in number typically doesn't work because you can't really control the speakers. For example, when you have public comment, you are supposed to say, "state your name and address and limit your comments to three minutes." A strict call-in number, lining up your speakers and limiting their input, and if they don't want to stop talking, what are you going to do? In those cases, we've set those meetings up as Zoom meetings and we've actually set them up as webinars so that we can have some control over public comments. Not saying that we want to stifle public comment or limit it, it's the ability to. The disgruntled resident who won't be quite or they've spoken for ten minutes, and we've gotten their point of view. So, we can start out with a strict call-in number, I don't think there's necessarily going to be a lot of participation, at least initially. And then if we find that we have a lot more participation and we have that need, I guess we can incrementally change that and set up Zoom webinar if had to.

Mr. DiCocco: Looking at past experience, even on the HOA and the Board and all that, I think we had 197 votes for the Board out of 900 homes. You're not going to get a whole lot of participation and the ones that do are generally interested like John and a few others that are interested in what we do. I don't think we have to worry about them rambling or being disgruntled. I think that will be a minimal issue because those people are just going to go on social media and complain anyway about everything. I just think a number, as long as it is available to them, and again it's just the 320 homes in our section. It's not the 900. So if you take that participation, what are we 50 people probably, involved. And then of them maybe ten people are really interested in listening to what we have to say every month.

Mr. Nembirkow: And we're complete. It's the new people moving in and we look at social media, the first house and they want everything to be perfect and they are whining about

everything. Which is understandable when you're 30-years-old and your life savings went into this.

Mr. Flint: I think the difference in this community is you've got investors that have bought these homes that are not their primary residence. They may live in another state and therefore they can't physically be here. I think that's part of the argument for having a call-in number where otherwise you may not.

Resident: If I may interject, I think that's right. It's at least giving the transparency. Whether or not people want to participate is another story. But if it's transparent, I think that's the intent.

Mr. Siron: If the plaza has the facilities for doing a Zoom meeting...

Mr. DiCocco: We don't need that. Here's your Zoom meeting. We don't need any of that stuff down there. And there again, when you open it up to Zoom, you're opening it up to anybody that wants in.

Mr. Siron: Our area, we've had people come in to listen just to see what's going on and they don't have any dog in the fight, they are just listening which is fine. They usually don't say anything. I think an advantage with other CDDs seeing what we are doing and have done might encourage them for a more productive end. Just as a thought. That way we are totally transparent, and we have the facility for it.

Mr. Nembirkow: I make a motion that we just use an open phonenumber to be published along with our meeting notifications for anybody that wants to listen in that lives in our CDD specifically.

Mr. Flint: Well, since it's a public meeting, anybody can call in.

Mr. DiCocco: But like Buzz says, put a disclaimer in the notice that this CDD is only encompassing...

Mr. Flint: There is a map actually on the website also. That people don't look at. Is there a second to that motion?

Mr. DiCocco: I'll second.

Mr. Flint: So, the motion is initially just to include a call-in number for public input and participation in the Board meetings. Okay, we have a motion and a second, all in favor?

On MOTION by Mr. DiCocco, seconded by Mr. Nembirkow, with all in favor, adding a Call-in Number for Public Input and Participation, was approved.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 4, 2021 Meeting

Mr. Flint: That brings us to business administration, you had the minutes from the last meeting. Were there any comments or corrections on the minutes? If not, is there a motion to approve them?

Mr. DiCocco: The secretary just needs to spell Palmetto Dunes right, not Palm Meadow.

Mr. Flint: Yeah, there are a couple. I saw Bella Citta was not correct either. There were a couple. What page was that? The last page? We will get that corrected.

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the Minutes of the October 4, 2021 Board Meeting, were approved, as amended.

B. Consideration of Check Register

Mr. Flint: The check register is in your agenda. This is from September 27th through November 29th for your general fund and your Board pay and your general fund total is \$350,470.53. The detailed register is behind the summary. A significant portion of that is the transfer of the debt service assessment revenue from the general fund to the Trustee, the last two checks which are about \$254,000 of the \$350,000. Are there any questions or comments on the check register? If not, is there a motion to approve it?

On MOTION by Mr. Nembirkow, seconded by Mr. DiCocco, with all in favor, the Check Register totaling \$350,470.53, was approved.

Mr. DiCocco: Alan, is Down to Earth done with the mulching?

Mr. Scheerer: No, I think most of the CDD stuff is done, but they were still doing some additional mulching when I spoke to Andrea last week.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31st. This is the first month of Fiscal Year 2022. You have the balance sheet and the statements of revenue and expenditures for each of the funds and then a month-to-month summary at the end for the general fund. We have

started to receive assessment revenue and the last page on page six shows the assessment receipts scheduled for the checks that we have received from the tax collector. Any questions on the balance sheet and income statement.

Mr. DiCocco: We'll continue to get funding all the way through April for taxes, right? Some people I guess hold out until that long.

Mr. Flint: We'll even see some in June for people who don't pay their tax bill or if a tax certificate sold the revenue from that usually comes in in June.

Mr. DiCocco: Do we get any kind of notice on delinquent after the fact that we didn't get the revenue for?

Mr. Flint: No, but we track our percent collected and our budget. We don't get the detail on who paid their tax bill and who didn't.

Mr. DiCocco: But we do get a percentage of paid versus not paid.

Mr. Flint: Yes, we track that in our financials. We're generally 100% collected by the end of April. We may be 98% or 99%, it just depends on how many people are paying late. Most of the revenue comes in at the end of November and December because people want to get the 4% discount for paying that and that's usually rolled up in their escrow.

FOURTH ORDER OF BUSINESS

Business Items

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

Mr. Flint: We have an administrative item. This is a data sharing agreement that you've seen and approved in the past. It's between the CDD and the Property Appraiser and it's the same form of agreement that was entered into last year. A couple of years ago there were some changes made to the statutes dealing with disclosure of confidential information and it put some penalties in place, which as a result of that the property appraisers throughout the state started requiring these data sharing agreements which basically say that we're not, to the extent that they share anything that's confidential, we're not going to share that with anyone else. There are certain individuals, for example if you are a police officer or a fire fighter and there are some other exceptions, those people can fill out a form and ask that their information be exempt from public records. In those cases, if you pull up an address where someone has asked that their information be exempt, you won't see their name. There really is not a lot of risk here for us because typically

they are not going to provide that information to us anyway. The chance that we would disclose it is minimal. Any questions on the agreement? If not is there a motion to approve it?

On MOTION by Mr. Siron, seconded by Ms. Dan Tu, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was approved.

B. Consideration of Resolution 2022-01 Authorizing Execution of the Public Depositor’s Report

Mr. Flint: Next is a resolution which authorizes the District Manager, Treasurer, and Assistant Treasurer to execute the Public Depositor Report. This is a report that has to be filed each year. You’ve previously authorized the District Manager and the Treasurer to execute this. Really the only change here is we are also adding Assistant Treasurer so that allows the Assistant Treasure which often is the accountant that directly works with the Board in preparing your financials. That’s really the only change. This authority is already in place with the exception of allowing the Assistant Treasurer to execute the reports. Again, it is an administrative requirement that these reports be filed annually. It really just prevents the need for me to have to sign every one of them.

Mr. Nembirkow: Who is the Assistant Treasurer?

Mr. Flint: It’s Katie Costa who is in charge of our accounting division. She’s over all the accountants. Any questions on the resolution? If not is there a motion to approve it?

On MOTION by Mr. DiCocco, seconded by Mr. Nembirkow, with all in favor, Resolution 2022-01 Authorizing Execution of the Public Depositor’s Report, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Alright, staff reports. We have Vivek Babbar your District Counsel on the phone. Vivek, anything for the Board? Any updates?

Mr. Babbar: No report and no follow-up since the last Board meeting. I am happy to answer any questions if there are any for me.

Mr. Flint: Any questions for District counsel? Hearing none,

B. District Engineer

Mr. Flint: Dave, anything for the Board?

Mr. Reid: I have nothing new this month.

Mr. Flint: Okay, any questions for your engineer? Hearing none,

C. District Manager

Mr. Flint: Alright, District Manager's Report, I don't have anything other than what we've gone over.

D. Field Manager

Mr. Flint: We do have the Field Manager's Report, Alan is here to present that.

Mr. Scheerer: Nothing exciting since the last meeting that we had. A lot of redundancy in the report. We did get the new annuals in. They've all been completed and we're still working with DTE and all their irrigation inspections and repairs. The archway lights were working at the time of this report. All the fountains are working so there must be a mystery helper out here because every time I come out here now all the fountains are working and we're still having issues with that South 27 fountain. I got a request to try to push one of the fountains on 15 a little further away from the homes, there is some over spray so when I have them come out, I will meet with them to see what the feasibility of doing that is.

Mr. Nembirkow: Can you turn the height of it down a little bit?

Mr. Scheerer: I'll have to ask them.

Mr. Nembirkow: I'm curious because the only person complaining to me are only here seasonally. If you just turn it down for a couple of months.

Mr. Scheerer: I don't know that there is a switch on that that we can just reduce the pressure on it. But when I set up the meeting, I will contact you so we can talk to the resident.

Mr. Nembirkow: Because the overspray, when the wind is blowing right, it did blow us. And he's got his grandchildren, two brand new little babies under a year old came in this week.

Mr. Scheerer: We'll check the South 27 fountain, like I said, when I meet up with the fountain company. Moving on, all the mulch is complete I believe for all of the CDD and then we're going to be working like I said with Down to Earth. They are doing their normal fall ferts and their weed control. Things are looking pretty good out here from what I've seen. The last item was to work with the fountain companies to adjust any of the fountains and I'll ask if we can dial that in at all.

Mr. Siron: Alan, were there any damages to that cul-de-sac on Palmetto Dunes?

Mr. Scheerer: Nothing significant. And I'll tell you what, that was a fun thing for me to have to deal with because nobody said it was there; they had a report. I contacted Osceola County, I contacted Polk County, I contacted Kissimmee, I contacted FHP, I contacted Davenport. And then ended up back with Osceola County and it turned out they reported it as a stolen vehicle. The vehicle was apparently a stolen vehicle and then it turned into an abandoned vehicle. There's really not a lot of damage in that area since it was mostly juniper. If you look at the pictures, the Mercedes took the worst of it from the palm tree because that whole right side of the Mercedes was gone. The palm trees are in good shape. We did reach back out to FHP to get an actual report because based on the information that I received they are the ones that requested to tow the vehicle.

Mr. Siron: And they filled the report out because I was golfing, and I went up and talked to the guys while he was out there.

Mr. Scheerer: There's really not a lot of damage, whoever drove the vehicle, I think the extent of the damage was to the car. I don't see us having a whole lot of problems and there is not a thing wrong with the tree.

Mr. Flint: Any other questions for Alan or comments?

Mr. Nembirkow: The grounds look great, Alan, as usual. Our community is looking good.

Mr. Manjourides: There's a couple of things. Dove Valley, that light on the dome is out. As you're entering Dove Valley.

Mr. Scheerer: The streetlight? The monument light.

Mr. Manjourides: The other thing is when you are entering in from Westside, there is a light on the right side that is blinking like crazy.

Mr. Scheerer: Is that the one that shines up on the wall? I'll make sure those get checked right away.

Mr. Manjourides: And I don't know if you wanted to do a sprinkler in the fountain that we have in the roundabout there.

Mr. Scheerer: The architectural fountain?

Mr. Manjourides: Yeah, one of the sprinkler heads is gone and it's shooting like 30-feet high. John, I am giving him some pictures of the lawn and the wall on 13 that needs to be trimmed. And there are some trees on Chris that haven't been trimmed. The palm trees. There are like ten of them.

Mr. Scheerer: When we get done here, I am going to talk to Chris again and I'll give him these pictures and see what he's doing.

Mr. Flint: Anything else for Alan?

Ms. Dan Tu: I noticed that there are some little damages at the bottom of the archways on at the west side gate and also the Bella Citta side. If you look at those, I think people probably did it before. The little damages at the bottom.

Mr. Scheerer: That's not us. Yeah, that's Master.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Anything else?

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Are we ready to adjourn? Is there a motion?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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