

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, October 3, 2022 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Bason Nembirkow	Chairman
Robert DiCocco	Vice Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar <i>by phone</i>	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager
Ronald Phillips	Elected as Assistant Secretary

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Julia Dan Tu

Mr. Flint: Next is organizational matters. We received a resignation from Julia after the last Board meeting. Is there a motion to accept her resignation?

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, Acceptance of the Resignation of Julia Dan Tu, was approved.
--

B. Appointment of Individual to Fulfill the Board Vacancy in Seat #2 with Term Ending November 2024

Mr. Flint: Anytime there is a vacancy during the term of office, the remaining Board members appoint the replacement. This is seat number two, and it has a term ending in November 2024. The individual appointed has to be a general elector which means they have to live in the community with their address as their fulltime address and be registered to vote. We will open the floor, are there any nominations to fill that vacancy?

Mr. Nembirkow: Yes, I nominate Ron Phillips for the vacancy for seat number two.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, the Appointment of Ron Phillips to Seat Number Two, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: I will go ahead and administer the Oath of Office, as a citizen of the State of Florida and of the United States of America and as an officer of the Stoneybrook South Community Development District and a recipient of public funds as such officer, do you hear by solemnly swear and affirm you will support the constitution of the United States and the state of Florida.

Mr. Phillips: I do.

Mr. Flint: Okay, if you would print your name at the top, Bob has a pen, and then sign where it says, "Board Supervisor." I'll take the top sheet from you, and I can notarize that for you.

Mr. Phillips: What do I have to do?

Mr. Flint: Just sign it. I will notarize that, that makes you official. The next sheet is just an informational sheet that you can provide to my office. If you want to fill it out today, you can hand it to me before the end of the meeting. The next form after that is the Form 1 Statement of Financial Interests. That needs to be filed within 30 days of today with the Supervisor of Elections in Osceola County. That's a state financial disclosure form that all public officials are required to file and then they will send you a renewal each June that's due on July 1st. We always suggest when you file it you have some proof that you did it because there is a 30-day timeline to do that. You can scan it and email it. We will get you the email address. Osceola County has a specific email address, and they will send you back a confirmation email. One of the questions is have you completed the ethics training and special district Board members are not required to attend ethics training, so you can put N/A on that one. There is also a W4, and an I-9 form, as a Board member you are entitled

to \$200 a meeting with a maximum of \$4,800 a year. Is there a W-4 and I-9? Actually, we do 1099 for these. Never mind, forget that. Did we send you a W-2?

Mr. Siron: Yes, because they take taxes out of our \$200. It's \$184.90. So, they file a W-2. It used to be that way.

Mr. Flint: The auditors like us to do it as payroll and not as a 1099. They've been doing that for a couple of years now.

Mr. Nembirkow: I prefer a 1099.

Mr. Siron: Me too.

Mr. Flint: Those come to my office because we process the Board pay for you. The information sheet and those two forms come to us; the Form 1 goes to the Supervisor of Elections. Then the other information in that packet is just informational. As a Board member, you are a public official. In Florida you are subject to what is called the Sunshine Law. That means you are not supposed to talk to the other Board members outside of a publicly noticed meeting about CDD matters. If it's a CDD issue, you have to do it in a publicly noticed meeting. Be careful not to email, text, verbal communication, social media, etc. You can talk about football, golf, whatever, it doesn't mean you can't socialize with the Board members, it just means that if it's a CDD issue, you're not supposed to talk to these four guys unless you are in a meeting. You can talk to me or Alan or the attorney or the engineer, you just can't talk to the other Board members. The public records rule also applies to you. Anything in your possession that is a public record that is CDD related could be subject to a public records request. Emails, agendas, any of that. You don't need to keep the document as long as I've got it. If you keep it, then it is subject to a request. Anyway, I know that's a lot of information I am throwing at you. Feel free to contact me, I will give you my card if you need a follow up.

D. Election of Officers

Mr. Flint: Okay, election of officers. Julia was an Assistant Secretary, you can make Mr. Phillips an Assistant Secretary at this point, or if you want, we can reconsider all the offices and handle it that way. It is up to the Board. Do you want him to just replace Julia's spot as an Assistant Secretary?

Mr. Nembirkow: That makes sense.

E. Consideration of Resolution 2023-02 Electing Officers

Mr. Flint: Is there a motion to approve Resolution 2023-02 making Mr. Philips an Assistant Secretary? We will just modify the form of the resolution.

On MOTION by Mr. Nembirkow, seconded by Mr. DiCocco, with all in favor, Resolution 2023-02 Electing Ron Philips an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the August 1, 2022 Meeting

Mr. Flint: Under business administration you have the minutes from the August meeting. Were there any comments or corrections to those? If not, is there a motion to approve them?

On MOTION by Mr. DiCocco, seconded by Mr. Nembirkow, with all in favor, the Minutes of the August 1, 2022 Meeting, were approved.

B. Consideration of Check Registers

Mr. Flint: We also have the check register from July 26th through September 26th for the general fund and the Board pay. Are there any questions on the check run summary? The detail is behind the summary listing the individual checks. Is there a motion to approve the check register?

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Check Register from July 26, 2022 through September 26, 2022, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: We also have the unaudited financials through August 31st. There is no action required on the financials. If you have any questions, we can discuss those. We are a little over 100% collected on our on-roll assessments. Our interest earnings exceed our budget. Our actual expenses are under our prorated, so we are in good shape with the financials. If there are any questions, we can discuss those.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2023-01 Declaring Vacancies in Certain Seats on the Board of Supervisors

Mr. Flint: This is a resolution declaring seat 4 and seat 5 terms being up in November. There was a qualifying period in June for anyone who wanted to run for those seats. No one qualified during the qualifying period, so technically those seats become vacant as of the second

week after the general election. From a process perspective, the CDD needs to adopt a resolution declaring them vacant, but then the Board can reappoint if Chris and Bob want to continue to serve. They will either hold over in that spot until you take action, or you can reappoint them or you can appoint somebody else. At this point, since no one qualifies you just have to declare them vacant and then you can decide how you want to handle that vacancy.

Mr. DiCocco: Then they become vacant in November?

Mr. Flint: Yeah, it's the 22nd which is two weeks after the November 8th general election.

Mr. DiCocco: So, in November we would do this, or would it be the next meeting?

Mr. Flint: It would be whenever the next meeting is.

Mr. DiCocco: Probably January.

Mr. Siron: December.

Mr. Flint: There is a December meeting. December 5th. So, on the December 5th agenda, those two seats will be listed and then the Board can either take no action and you guys carry over. They can reappoint you guys. Or they can appoint the seats to someone else.

Mr. Nembirkow: What seats are they?

Mr. Flint: Seats 4 and 5, Chris and Bob.

Mr. DiCocco: So, do we have to refile anything?

Mr. Flint: You won't. Your Form-1 that you filed will still be good. You won't have to refile until next June when they send you the update. Any questions on the resolution? Anything else, Vivek on that?

Mr. Babbar: No, you covered it George. Nothing to add.

Mr. Flint: I think there is a typo in the resolution, it says three members of the Board in the second whereas, that needs to be changed to two members.

Mr. Babar: George, it also says that one qualified, so were there three seats up for this election.

Mr. Nembirkow: I qualified.

Mr. Flint: That's right, Buzz qualified, I'm sorry.

Mr. Nembirkow: Yeah, I sent my \$25 in.

Mr. Flint: So, Buzz gets a smiley face on his homework. Alright, any questions on the resolution? If not is there a motion to approve it?

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, Resolution 2023-01 Declaring Vacancies in Certain Seats on the Board of Supervisors, was approved.

B. Presentation of Arbitrage Rebate Calculation Report for the Series 2013 Bonds

Mr. Flint: Arbitrage rebate calculation report; this is for the Series 2013 bonds. This is an IRS requirement that we demonstrate that we have earned less interest than we have paid. This calculation is done annually. I think it costs about \$450 to have LOS Tax Solutions do it. You can see there is a negative rebate requirement of \$446,000 which means that there are no arbitrage issues. Any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, Accepting the Arbitrage Rebate Calculation Report for the Series 2013 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Staff reports; District counsel, anything for the Board?

Mr. Babbar: No follow up for anything from the last Board meeting. Happy to answer questions if there are any for me.

Mr. Flint: Any questions for Counsel?

B. District Engineer

Mr. Flint: District Engineer, any report?

Ms. Udstad: No.

C. District Manager

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

D. Field Manager

Mr. Flint: Alan, your Field Manager report.

Mr. Scheerer: Just a quick overview. As everybody knows, we prepped for the storm well in advance of its arrival. In the report you will see where we shut the architectural fountain off, we shut all the lake fountains off. The purpose of that is to keep the water in the structures from getting damaged. We shut them off at the main breaker, so I am in the process of turning on all the fountains today. The architectural fountain will be done by cascade fountains which is the company

that maintains the water quality and the upkeep of that fountain. They asked us to specifically just shut it off and then we notified them, and they are going to get us on the schedule so it may be off for a few more days as far as that goes. All the entry lights were in pretty good shape with the exception of Bella Citta we had a couple of the letters out. When I came in this morning, I noticed that the entrance over off of Oasis Club and Westside Boulevard was out. I didn't get a chance to check the Bella Citta entrance but there are multiple entry features that are currently off. We are resetting the breakers. I'll come back again on Wednesday morning because I am going to be down south tomorrow. We will reassess everything and get the appropriate company out here to make whatever repairs are necessary. As far as the community goes, I think it held up really well. Palmetto Dunes we got a palm tree down over there. From what I saw, only a handful of trees are down. With respect to the CDD, Down to Earth was in constant communication with me and I with them, just letting me know what we saw, what they saw, and making sure that we got a plan in place. That plan looks like it's moving full steam ahead. We continue to do irrigation repairs as need. Dry ponds are always as scheduled by the end of the month and most of the dry ponds look pretty good. We do have a few that are holding water, but that will take care of itself at the appropriate time. Detail crew is trimming hedges, I saw them out there this morning doing the holly trees across the street. Previous to this meeting we had a fountain off of 27 that wasn't working. The motor was bad, so we had it replaced. As far as I can tell and in talking to the very nice security officer there, it's working really well. We fired it right back up again this morning, no hesitation whatsoever. We did replace the Texas sage around the architectural fountain with an arboricola trinette. It's the green and yellowish kind of plant that is in there. I thought that worked out really well. Nothing is coming up; we're not going to endure that anymore as far as that goes. Other than that, just coming up in the next month or so, we're going to be gearing up for the holidays of course so we will have some pressure washing folks out here getting everything cleaned up around the property that the CDD owns. We'll touch up that 13-hole wall like we normally do once or twice a year as needed. We're going to be looking at redoing the stucco on the Bella Citta entrance. We've got several cracks and stuff and we'll be working towards some of the maintenance items in there. We have one monument internally that has one of the lights out in the dome and we'll get that replaced as well. With that, I an answer any questions, or if you have any other concerns.

Mr. Manjourides: The two fountains that are on Bella Citta.

Mr. Scheerer: The 27 entrance?

Mr. Nembirkow: Those are the other CDDs those are not ours.

Mr. Manjourides: Oh, they are the other ones? Oh okay.

Mr. Scheerer: Just because you did ask, I started in here this morning, I still have to turn on the 18 fountain and then I'll go to the other CDD which is at Westside and Bella Citta and Blackwolf and Bella Citta and the one on Whistling Straits and we will get those turned on.

Mr. Siron: Both of those light breakers.

Mr. Scheerer: Are tripped. And they already know.

Mr. Siron: They will not come on.

Mr. Scheerer: They already know. Yes sir. But the fountains do work, I know the lights are a problem on that one.

Mr. Manjourides: That one pine on Double Eagle. That got hit by lightning.

Mr. Scheerer: It's dead, it will be coming out. We have one on the ground and one that looks really majestic only it's dead. I'm meeting with Down to Earth after the meetings today, so right around 2:00 when we are done here, I'll be meeting with John over with Down to Earth. We're in good shape here, I was shocked. That's all I have.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any Supervisor's requests or anything else that was not on the agenda that the Board wanted to discuss.

Mr. DiCocco: I have a question; why are there no residents on the other CDD?

Mr. Flint: It hasn't transitioned yet. The way that the election of the five Boards works is that initially all five seats are landowner elected which is a one vote per acre or part of an acre process and typically the developer for a period of time is going to control who is on the Board. Once the District is six years old and has 250 registered voters, then two seats transition. And then in two year two more seats and then in another two years the last seat. It just hasn't started that transition yet. I think 2024 will be the first two seats if I remember correctly. Anything else?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there is nothing else, is there a motion to adjourn?

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



Secretary/Assistant Secretary



Chairman/Vice Chairman