

**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 2, 2023** at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Bason Nembirkow <i>via Phone</i>	Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Ron Phillips	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	GMS
Alan Scheerer	Field Manager
Amanda Udstad	District Engineer
Vivek Babbar <i>via Phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order. Three Board members were present constituting a quorum and one Board member joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next item on the agenda is the public comment period. Just for the record, there is no members of the public present in person, just Board and staff. Is there anybody on the call-in line?

Mr. Flint: There is no one on the call-in line.

Mr. LeBrun: Alright, there is no one on the call-in line either, so we will move down to the next agenda item.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual in Seat #5 with a Term Ending November 2026

Mr. LeBrun: There is still an open seat similar to last meeting. Seat #5 is still open. Do any of the Supervisors have anyone they wish to appoint at this time?

Mr. Nembirkow: Yes, I do. I have Gerry Knights, long time resident of the community.

Mr. Flint: What was the last name?

Mr. Siron: Knights.

Mr. Nembirkow: He was not available today. He is out of town.

On MOTION by Mr. Nembirkow, seconded by Mr. Siron, with all in favor, Appointing Gerry Knights to Board of Supervisors Seat #5 with a Term Ending November 2026, was approved.

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

Mr. LeBrun: The Board has elected to nominate and appoint Gerry Knights to Seat #5, which expires in November 2026. Staff, we will work on getting him sworn in and also filling out the appropriate paperwork and then we will join this for the next meeting, we will plan on having that as well.

C. Consideration of Resolution 2024-02 Electing Officers

Mr. LeBrun: Also, after we do an appointment, there is also the opportunity to nominate and elect officers of the District. There are different ways we can do this. We can do each office individually or we can elect a slate of officers. Also, as the Board, you can opt to keep everything the same and then add them on as an Assistant Secretary. So really, it's kind of up to the Board of how you would like to proceed.

Mr. Siron: I propose we keep the same slate of officers.

Mr. Flint: Who was Vice Chair?

Mr. Manjourides: We are going to have to look at somebody as Vice Chair. Who wants to be Vice Chair?

Mr. Phillips: You do.

Mr. Siron: Yes. Chris.

Mr. Manjourides: Alright. Can I nominate myself?

Mr. Phillips: I nominate Chris as Vice Chair.

Mr. Siron: And I second it.

Mr. Flint: And you will make the new person an Assistant Secretary?

Mr. Siron: Assistant Secretary. Right.

Mr. Flint: And keep all the rest the same.

On MOTION by Mr. Phillips, seconded by Mr. Siron, with all in favor, Resolution 2024-02 Electing Officers, Nominating Chris Manjourides as Vice Chairman and Add Gerry Knights as Assistant Secretary and Keep other Officers the Same, was approved.

Mr. LeBrun: Alright. We will get that resolution filled out and executed fulfilling those wishes.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 7, 2023 Meeting

Mr. LeBrun: That brings us down to #4, Business Administration. The first item under that is the approval of the minutes of the August 7th, 2023 meeting. Those start on page 10 of your electronic agenda. Happy to take any corrections. If not, we just look for a motion to approve.

Mr. Manjourides: I will make a motion.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The second item under that is the consideration of the check register. That starts on page 32 of your electronic agendas. In your general fund, you have checks #803 through #813 for a total of \$40,885.38. We also have checks out of our general fund of SouthState, checks #1 through #4 for \$8,883.50. That brings us down to a grand total of \$50,432.68. The check register follows that. I am happy to take any questions. If not, we would just look for a motion to approve.

Mr. Manjourides: I will make a motion to approve it.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Check Register from August 1, 2023 through September 25, 2023, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun: Following that, you have your balance sheet and income statement. There is no action required on the Board. This is just your unaudited financials. I am happy to take any questions or comments. There is no action required on your part.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-01 Designating Assistant Secretary of the District

Mr. LeBrun: This is consideration of Resolution 2024-01 designating Assistant Secretary of the District. That can be found on page 49 of your electronic agenda. This resolution is just adding me, Jeremy LeBrun, as an Assistant Secretary. As George mentioned last meeting, I have been working with him to transition into different Districts, so this is just adding me on as an Assistant Secretary. I am happy to take any questions or comments. If not, we just look for a motion.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Resolution 2024-01 Designating Assistant Secretary of the District, was approved.

B. Consideration of Quit Claim Deeds (2) Related to Conveyance of Common Area Property to the Country Club at ChampionsGate Community Association, Inc.

Mr. LeBrun: Below that we have consideration of quit claim deeds. This is two of them related to conveyance of common area property to the Country Club at ChampionsGate. I would be happy to answer any questions on these two documents. These two quit claim deeds, they start on page 51. These are two monuments, one on Moon Valley and one on Dove Valley. These are two entrance monuments that are being quit claim deed over to the HOA. This is to align with the landscape maintenance maps that were done for the joint bid for the District. And this just moves ownership and maintenance of those items to the respected HOAs that those monuments lie within. Alan, if you want to add anything.

Mr. Scheerer: Yes. The one on Moon Valley is obviously going to go to the Retreat and the one on Dove Valley over by the plaza will go to Country Club.

Mr. Manjourides: And it's just those two?

Mr. Scheerer: No. The other ones have already been deeded, sir. So, if you go into Country Club, the Deuce Circle, the Mickelson and all of that, all those monuments interior have already been deeded. These are two that have yet to be deeded to the respected agent.

Mr. Manjourides: Okay. What about at the end Mickelson, that circle?

Mr. Scheerer: That is all Country Club now.

Mr. Manjourides: It's all deeded already?

Mr. Scheerer: Yes sir. We had a meeting. Myself, Jeremy, Stephanie with First Service, Pat, am I saying that right? Pat.

Mr. Manjourides: Yes.

Mr. Scheerer: Pat and, I want to say Paul for some reason, and John Borland with United Land, we all met here. We talked about the various areas that were going to Country Club and various areas going to Retreat. We did a drive through, myself, Jeremy, Stephanie and United, to just verify those locations and we handed those documents that we had that were already signed and filed with the county to Stephanie and Pat during that meeting so they have a record of it that these were already transferred. I believe these were just the last two monuments, one for Country Club by the plaza again and the one on Moon Valley to the retreat.

Mr. Manjourides: What about the circle behind the plaza? That's all taken care of too. That's HOA.

Mr. Siron: That is the one on Dove Valley.

Mr. Manjourides: No.

Mr. Phillips: It's the one behind it.

Mr. Scheerer: There is a Palmetto.

Mr. Manjourides: That is on Palmetto Dunes.

Mr. Scheerer: Yes. That has already been transferred. That is, I think, L10. Yes. That has already been transferred.

Mr. Manjourides: Okay.

Mr. Scheerer: Yes sir.

Mr. Manjourides: So, it is all over?

Mr. Scheerer: Yes sir. All that should be with Country Club now and United was going to work to after their meeting on Friday once they cleared up some areas of responsibility between the two HOAs, United was going to work to provide an addendum to the Country Club to be

considered. I believe they have a meeting or had a meeting coming up this week to consider those addendums to the landscape contract.

Mr. Phillips: Are they responsible for the monuments also?

Mr. Scheerer: Yes.

Mr. Phillips: So, what? Light bulbs.

Mr. Scheerer: Lights. Painting.

Mr. Phillips: Painting, everything.

Mr. Scheerer: Yes sir.

Mr. Phillips: Okay.

Mr. Scheerer: We did a final check before the end of the month of all the interior neighborhood monuments, as they were still CDD, and we went ahead, and I think there was one light out on the monument on Iron. That was the only one that we were aware of that was out, so we went ahead and changed that.

Mr. Manjourides: Okay.

Mr. Scheerer: Hopefully.

Mr. Manjourides: Everything will transition.

Mr. Scheerer: Yes. We will continue to work. They have been a good partner. We know United pretty well. We do business with them. Stephanie was really good to work with and Pat, so we exchanged information and Jeremy was there and we can contract each other at any time.

Mr. Manjourides: Good.

Mr. Scheerer: There are shared zones, just so you know with the irrigation right now. All of Oasis Club Boulevard, pretty much, all the annuals and stuff are being watered off of irrigation that the District pays for. It should be, hopefully, a minimal amount. I think Country Club had mentioned they may go to more of a perennial or something permanent as opposed to annuals on the monuments, so they don't have to keep changing them out, which means we don't have to keep watering them for 30 minutes to keep annuals away.

Mr. Flint: It's really not practical to split the irrigation system out.

Mr. Scheerer: Yes.

Mr. Flint: There will be some irrigation. I mean, we could do a cost share.

Mr. Manjourides: What about the fountain? The CDD still owns that right?

Mr. Scheerer: The pond fountains?

Mr. Manjourides: No. The fountain right here near Palmetto.

Mr. Siron: The circle coming in.

Mr. Scheerer: Yes. The architectural fountain?

Mr. Manjourides: Yes.

Mr. Scheerer: Yes. That is CDD.

Mr. Manjourides: And all the flowers and everything.

Mr. Scheerer: Yes. Everything is ours.

Mr. Manjourides: Okay.

Mr. Scheerer: We have the annuals there. We have the annuals of the three.

Mr. Manjourides: So that is really the only monument?

Mr. Scheerer: Well, we have three, the main entrance is coming in, 27 Bella Citta and Westside, those are all CDD, so we have those annuals along with the architectural fountain.

Mr. Flint: It's just a neighborhood monument.

Mr. Scheerer: It's just a neighborhood monument. Yes sir.

Mr. Flint: Switching because the HOA zoned the roads. Well, the master owns them.

Mr. Manjourides: Okay. Sounds good.

Mr. Scheerer: And that same practice was followed up in the other District as well. The other CDD also. Monuments were turned over and stuff so.

Mr. Manjourides: We will see if they can keep them up.

Mr. LeBrun: Any of the Supervisors have any further questions about the two quit claim deeds? If not, we are just looking for a motion to approve those.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Quit Claim Deeds (2) Related to Conveyance of Common Area Property to the Country Club at ChampionsGate Community Association, Inc., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: That brings us down to staff reports. We will go to District Counsel on the phone. Do you have anything to report?

Mr. Babbar: No, nothing to report.

Mr. LeBrun: Okay, thank you.

B. District Engineer

Mr. LeBrun: We will go to our District Engineer.

Ms. Udstad: I do not have anything today.

C. District Manager

Mr. LeBrun: I believe we covered the items that I had within this meeting. I know George didn't have anything.

D. Field Manager

Mr. LeBrun: That bring us down to the field manager.

Mr. Scheerer: Yes. Included in your agenda is the field manager report. The architectural fountain at the time of the report was working well, but since then we had a motor go down on the pump that provides water to the very top of the tower. That's been approved and they are getting that on the schedule to be repaired as quickly as possible. Irrigation inspections are on-going. The monument lights coming into all the entrances were working as of this report. You will see a little different pattern in the disking of the ponds now. Floralawn, Inc. kind of likes to do the circle out approach. It kind of looks pretty good, so we will see how they get their feet wet and then doing that, but so far so good. We have had a couple of fountain issues over the last month of the last meeting. The fountain on tee box #8, it looks like that is due to the lightening. So, we are going to be filing an insurance claim on that because the cost to fix it is about \$13,000. We are going to reach out. The average cost of a fountain is about \$13,000 to \$24,000.

Mr. Phillips: It's working now.

Mr. Sheerer: On eight?

Mr. Phillips: It was the last time.

Mr. Scheerer: No. That's the whole eight. This is on the tee box on eight.

Mr. Phillips: Yes. It was working the other day.

Mr. Scheerer: It has not worked for a month.

Mr. Siron: I think it was working.

Mr. Phillips: It was working. We played together.

Mr. Siron: Yes.

Mr. Manjourides: It was working the other day, but I don't know how long.

Mr. Scheerer: I don't know either. I have been out here three times. I had the contractor out here. We will check it again. If we don't have to do it, great, but it wasn't on this morning when I came in.

Mr. Phillips: Neither was the one off.

Mr. Scheerer: Off hole eight.

Mr. Phillips: No. I said neither was the one off eighteen in Westside. I turned it on.

Mr. Scheerer: Oh. You did the other day because I saw you over there.

Mr. Phillips: I turned it on five times a week because it keeps kicking off.

Mr. Scheerer: It keeps tripping. We've got the one on the tee box down here that we are looking at and then I noticed today when I went in through 27, I couldn't get that breaker to reset.

Mr. Manjourides: Yes. That one has been off for a while.

Mr. Scheerer: We have about ten pine trees that are down. Pine beetle got on them, so we have already approved the quote to get those removed. Hopefully that is happening soon.

Mr. Manjourides: You're just going to take them out? You're not going to put anything back.

Mr. Scheerer: Not unless you want me to.

Mr. Manjourides: No. I was just wondering. Are you going to take the stumps out?

Mr. Scheerer: We are just going to flush cut them. Yes. Stump grind them. Flush cut, stump grind them.

Mr. Manjourides: Yes.

Mr. Scheerer: We will sod those areas back in when we are done.

Mr. Phillips: What's going to happen when the beetle gets in the rest of them?

Mr. Scheerer: Well, I mean.

Mr. Phillips: I mean, we've got to have something in there.

Mr. Manjourides: Yes. We've got to put some kind of tree. Maybe a palm or something down there.

Mr. Phillips: We can't have it just, I mean that's a long distance down that road there.

Mr. Scheerer: Well, for the time being, we are just trying to get the diseased trees out. We can come back with some suggestions after that if the Board wants them.

Mr. Manjourides: You've got to replace the ones over there by the monument anyway that you cut down.

Mr. Scheerer: Again, that was a fusarium issue that is the lethal yellowing. The problem with that is we can't typically put palms back in there. That was a canary palm, so that was a high dollar palm. That was probably a \$20,000 palm tree that got diseased. We could look at what we want to put back in there or if we just want to go with like a, if you want a palm tree, we're going to have to go back with the Sylvester, I think, which is what we put up and down Double Eagle Drive. If you want that, we can look at those, but it's not going to be anywhere near as big as that canary one.

Mr. Phillips: If you put Sylvester in, you could.

Mr. Scheerer: I am sorry. Sabals.

Mr. Phillips: You can inoculate them where the bug won't get them.

Mr. Scheerer: The what?

Mr. Phillips: The beetle.

Mr. Scheerer: No.

Mr. Phillips: Yes. I've done it. I will show you under the University of Florida. I have the stuff to do it. I did all of mine.

Mr. Scheerer: They have been doing that and they have still failed.

Mr. Phillips: I am doing mine.

Mr. Manjourides: We can look at it, but we've got to think about something. You got to get that stump out anyways either way.

Mr. Scheerer: Yes. We will come up with a plan on what to do with that for you, but to try to put something in that big is going to be very costly. We are not going to get anything the same.

Mr. Flint: And we've got to get prices on sabals. That is what we planned and so far, the sabals seem to be resistant to the disease.

Mr. Scheerer: Holding up.

Mr. Manjourides: Yes. They seem to be doing well.

Mr. Flint: I don't know. Eventually they may end up being susceptible too, but you can get a pretty good tree for \$700.

Mr. Manjourides: The other thing I wanted to ask you, when they come in to do the trimming of the trees down Double Eagle there from 27 coming in, there is a bunch of trees that have, not on our land, but they are back about 10 feet on both sides, there is about 12 trees, and the golf course is supposed to take care of them.

Mr. Scheerer: That is correct.

Mr. Manjourides: But they never do. For five years, they haven't trimmed those trees.

Mr. Phillips: They don't have the equipment to get up there to do it.

Mr. Manjourides: Probably. I was just wondering if there is a way that we could do the trimming and send them a bill.

Mr. Flint: As a government entity, we are really not supposed to maintain private property and that would be going on private property to do that, even if we were billing them.

Mr. Manjourides: I see. Okay. Because they are never going to do it.

Mr. Flint: That would be like the City of Orlando coming on to my yard and trimming my trees. They can't really do that.

Mr. Manjourides: Okay.

Mr. Scheerer: What is strange about that is Country Club owns the golf course and they've hired United Land. United has the ability to trim the trees. Perhaps that is something.

Mr. Manjourides: I will talk to them. I will see what they can do.

Mr. Scheerer: I can maybe just talk to Stephanie with First Service and whisper in her ear that hey, you know, if you guys can get those trimmed.

Mr. Phillips: They won't do it.

Mr. Scheerer: We can just ask.

Mr. Phillips: They won't even cut the bushes in the back of my house. I got to cut my own. Seriously.

Mr. Manjourides: It's tough. I was just wondering just a way around it.

Mr. Scheerer: Their landscaper has the, the golf course may not have the ability, but United has the capability.

Mr. Manjourides: Yes. They just don't want to do it.

Mr. Phillips: They won't do it because their contract reads, if the trees under a certain amount of footage, they don't have to do it or whatever.

Mr. Flint: Yes. Normally there is a 12 or 15 foot on it, but then they charge per tree over that. Usually, you would have the ability to do that, you just have to pay them.

Mr. Siron: Yes.

Mr. Scheerer: You just have to pay somebody to do it. So, we've started our meetings with Floralawn, Inc. on September 5th. They are still getting their feet wet, but they seem to be playing

catch up. Like I said, we are waiting on new designs for the entrances so we can get those all done before the holidays. Get rid of the juniper and some of the deadline materials, we are working on that. They readjusted a lot of the irrigation run times, so hopefully with the cooler weather that is approaching and shorter days that are approaching, we will get a little cost savings on that. That is pretty much it.

Mr. Phillip: Question on the fountain.

Mr. Scheerer: Yes.

Mr. Phillip: Is that scheduled to be painted soon, I hope?

Mr. Scheerer: Yes. Now that we are in the new year, we are going to be doing the painting of the architectural fountain and working on some deficiencies on the Bella Citta monument.

Mr. Siron: And the wall?

Mr. Scheerer: We did not have funding in the wall at the time that request was made, but I will see what we can do to get the 13th wall painted.

Mr. Siron: I think it's going to need a little bit of touch up paint.

Mr. Scheerer: Yes. We can do some touch up, but to spray the whole wall, that wasn't anything that we put in our capital. We can do what we did a couple of years back and just do some touch up paint.

Mr. Manjourides: Yes. There is a few areas that need touch up.

Mr. Scheerer: Yes sir. That is all I have.

Mr. LeBrun: Any further questions for our field manager? Alright we will move down to our Supervisor's Request.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: We will start with our Supervisors in person and then we will go to the phone. Start there at the end. Ron, do you want to start a Supervisor request?

Mr. Phillips: I have none right now, actually.

Mr. Siron: Ditto him then.

Mr. Siron: We are easy.

Mr. Phillips: We talked about it all.

Mr. Manjourides: Nothing from me.

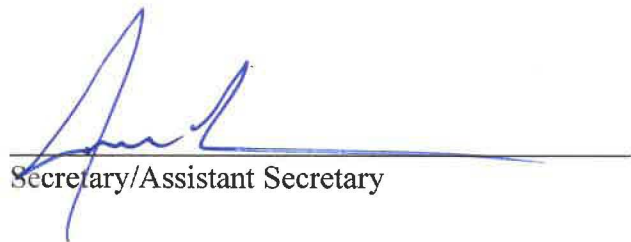
Mr. LeBrun: We will go to the phone. Buzz, did you have any Supervisor requests?

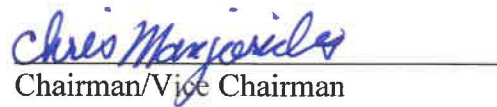
Mr. Nembirkow: No. I am good here.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. LeBrun: That brings us down to the last item, adjournment. Do we have a motion to adjourn?

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


Secretary/Assistant Secretary


Chairman/Vice Chairman