

**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 4, 2023 at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

Jeremy LeBrun	District Manager
Alan Scheerer	Field Manager
Dave Reid <i>via phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order. Four Board members were present in person 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 are no members of the public in person and there are no members on the call-in line, so we will move onto the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Appointed Board Member**

Mr. LeBrun: As stated earlier, we have already administered the oath to Supervisor Knights before the meeting.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the October 2, 2023 Meeting**

Mr. LeBrun: Item A is approval of the minutes of the October 2, 2023 meeting. Those are on page seven of your electronic agendas, and I am happy to take any questions or corrections. If not, we would just look for a motion to approve those if there are no changes.

On MOTION by Mr. Siron, seconded by Mr. Manjourides, with all in favor, the Minutes of the October 2, 2023 Meeting, were approved.

**B. Consideration of Check Register**

Mr. LeBrun: Item B is the consideration of the check register. That is on page 21 of your electronic agendas. From the general fund we have checks 5-33 for a total of \$130,523. We also have checks 593-596 out of the payroll fund for a total of \$663.80. That is a total of \$131,186.80 on your check register. Behind that you have the line-by-line items. Staff is happy to take any questions on the check register. If not, we are just looking for a motion to approve that.

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

**C. Balance Sheet and Income Statement**

Mr. LeBrun: On page 30 of your electronic agenda, you have your unaudited financials. There is no action required on the Boards part. That is just for your review of those financials through October 31, 2023. That is just the first month of the Fiscal Year. So there has only been the one month for the Fiscal Year on that one.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Data Sharing and Usage Agreement with Osceola**

Mr. LeBrun: Next is the consideration of the data sharing and usage agreement with Osceola County. This is a yearly agreement that the Board enters into with Osceola County. It just states that we will not release information that is confidential as it relates to parcel IDs and ownership. So, we follow the same requirements that they have of not releasing any information that is deemed confidential. That is the yearly agreement that all of our districts in Osceola County enter into. I am happy to take any questions on that, if not we are just looking for a motion to approve that agreement with Osceola County.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. LeBrun: That brings us down to staff reports. I don't hear District Counsel on the phone.

**B. District Engineer**

Mr. LeBrun: We will move down to District Engineer, Dave.

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

**C. District Manager**

Mr. LeBrun: The only item that I had we already went through was the check register. I have no further things to report, but I am happy to take any questions. I'll add that I will meet with Supervisor Knights after the meeting, and we will go through the new supervisor packet and also review the Sunshine Law. I will do that with him after the meeting.

**D. Field Manager**

Mr. Phillips: I have to say that the new people you have, Floralawn, do 100% better job than the previous vendor.

Mr. Scheerer: That's good to hear. Thank you. Damon does a great job., I always have these worries in my experience doing this, that we're going to get this amazing account manager and then they always do amazing, so their company recognizes it, and they get promoted and then we have to rework another amazing individual. But I'll make sure to pass that on to Damon. I meet with him this afternoon. We have a turnover meeting at the other CDD later on this afternoon. Most of the stuff that you see in the field report is something you have seen before in the past. The architectural fountain is in good shape. We did get all the fountains working. I did double check them again today. So, every fountain in the lakes is working. I think that leaves you guys maybe short one pond here that maybe doesn't have a fountain. Maybe next year we will look at that one. It's the one that you exit west side in Oasis on the right.

Mr. Manjourides: I don't know if that's deep enough. It almost dries up.

Mr. Phillips: I thought it was five feet.

Mr. Sheerer: I don't know, but we will look into it and if it's something you want to do next year, we will bring you some recommendations.

Mr. Knights: What about the fountain that goes from seven to eight? It's behind the houses there. You looked at that one time.

Mr. Manjourides: It's a small little pond back there.

Mr. Scheerer: Oh, in the North tract?

Mr. Knights: Oh, that's right. We have nothing to do with that.

Mr. Scheerer: That's a different CDD. I know it's kind of off topic and it's not your CDD, but it is part of your community. Those are the last two remaining fountains of the original ten that we were asked to fund in our budget and install. So, we will be bringing that quote back after the first of the year and that will take care of those two. But I also know that Champions Point has a lake which is very far north end of Westside Blvd. North of Bella Citta. And I believe there is one other new pond in there that they are digging that that Board or those residents will more than likely want us to add fountains to.

Mr. Phillips: Yeah, because Champions Point has nothing to do with anything with Champions Gate I don't think.

Mr. Scheerer: Well, they are part of the Stoneybrook South at Champions Gate CDD. They just named their HOA Champions Point Homeowners Association as opposed to Stoneybrook HOA or whatever. That Champions Point, those last two properties Fox North and X tract as it is referred to are part of the Stoneybrook South at Champions Gate CDD. We do have the same responsibilities there as you do here. Mostly some common area landscaping, Westside Blvd., and the pond maintenance.

Mr. Phillips: So how would that work with residents from our north tract are in the same CDD as Champions Point which is totally different?

Mr. Manjourides: Yeah, they are part of the same CDD.

Mr. Phillips: Yeah, but they need people from their residents and our residents to be on the CDD Board?

Mr. Scheerer: Well, it will be everybody that lives withing the Stoneybrook South Champions Gate CDD will be eligible to run for that Board. You don't live in that CDD so you wouldn't be eligible.

Mr. Phillips: It's Lennar? But it's two separate?

Mr. Scheerer: They just changes the name of the HOA, and I can't speak to that. I can just tell you...and Jeremy as the district manager, so he can correct me.

Mr. LeBrun: Everything you said was correct about the two separate entities of the different CDDs and two different Boards.

Mr. Phillips: And there is nobody on the residents Board?

Mr. Scheerer: There will be I believe next year. Next year the first two seats are starting to transition. As you know, and Jeremy can elaborate, every two years up until that fifth seat is filled.

Mr. Manjourides: I know that Lennar, that money from Osceola to finish the road. Westside is going to go right through.

Mr. Scheerer: So, just so you know, that wasn't any of your funds that are being spent with that. Osceola County has contracted with Lennar to go ahead and finish the connection of Westside Blvd.

Mr. Manjourides: Which is going to be a nightmare.

Mr. Scheerer: There are a lot of about times in this.

Mr. Manjourides: The end of this road here is Polk. And Polk doesn't want to fund it.

Mr. Scheerer: Yeah, it's crazy. As soon as you turn the corner off of Ronald Reagan, you've got that little bush there on the right and as soon as you pass those bushes it becomes Osceola County. Anyway, so Chris gave me some wonderful photographs. He's a wonderful autobahn photographer. So, we're going to work on those in the next week we will have all those corrected as best we can. I do these reports in advance, so as you see in the report it says that at the time of the report, but I do follow-up and I did follow-up and I noticed that Chris gave me a photo of 27. If you haven't seen, there are a couple of channel letters out on the Bella Citta entrance that wasn't out when I did the original report and those have already been turned over to the electrician and they will get us on the schedule to come out and get those fixed. The pond disking, if you haven't noticed, they do a circular pond disking. It looks amazing, doesn't it? Over on your favorite 13, we have some challenges there because there are two rigs in there that discharge reclaimed water. If you see that and it's not done more than likely Toho was discharging excess reclaim into those.

Mr. Manjourides: Also, along that wall you need to spray the weeds.

Mr. Scheerer: That's not something that we maintain. That's all golf course. For some reason we just own the wall. We have a wall easement there, it's probably five feet on either side, but we perform no maintenance on that whatsoever. We did get rid of all the dead pine trees. All

those as of right now are done. Does this Board want to see us put anything back in lieu of those? I don't really want to get into replacing trees that die. Especially we talked about the canary at the exit side of Bella Citta. They don't recommend replacing it with another like palm. We couldn't go back in with a canary. We couldn't go in with a medjool.

Mr. Phillips: Try a mule palm. Like a jack-ass palm.

Mr. Scheerer: We'll get information on the mule palms. I know something that has come out, and I don't have a hard copy of what the University of Florida extension office, their extension. It looks like they're going to come out with a protocol. Where if you pull something out that had that had lethal yellowing or whatever, you should wait five years before replanting. Just to make sure. Because there are always saying that you need to take out all the soil around it. Well, we're not taking out the soil, we're trying to come up with something different. Like a foxtail or maybe this mule palm or some of the other palms that we've ran down palmetto dunes toward 27. So, we are waiting to get the protocols from the University of Florida because they handle all this agricultural stuff out here and if they say wait five years then that might be something we might want to talk about. Maybe we don't go back in with a palm but go in with something else. But we'll keep you all posted on that. I'll look at your mule palms. So, irrigation. Ongoing inspections. I appreciate the kind words with Flora Lawn. At your next meeting we are going to bring you renderings and pricing for new landscaping at all three entrances. We've got this ugly juniper. We thought about putting the juniper back, but I've got some photos in here with some agapanthus. Some different color ixoras. Some extra turf. I think it will spruce you up and we're going to leave the annuals, obviously at all the entrances, but we're going to bring you back some renderings and some pricing. Those are the things we feel comfortable that we can afford in this budget for 2024. We're going to bring that back to you. And again, we touched base on the architectural fountain, the 13 wall, and we're going to tart with the Bella Citta monument because I think that's the bigger elephant in the room out there. And we'll get all that stucco knocked off and get it re-stuccoed and get everything painted. We're going to be bringing all this stuff back to you in your February meeting and try to get everything knocked out before hurricane season.

Mr. Phillips: I don't see the dead going out to 27. Did you notice that? There is still another dead palm. I was looking on here, but I can't tell from the picture.

Mr. Scheerer: I did not have any dead palms on 27. The only photos that we did were the before and after. Depending on where it is, it may not be ours. If you are exiting form the

architectural fountain towards 27. Is it the palm trees that are right up against the road? Then those are ours. That's as far as we have. We'll get that taken care of. We already have a palm that we are replacing there, and I will make sure it happens.

Mr. Phillips: Okay, cool.

Mr. Scheerer: I appreciate again, the kind words with Flora Lawn. I am going to meet with Dan today. And we will just continue to stay on them and work with them and hopefully they product over the next couple three years here. I can answer any questions you might have.

Mr. Phillips: I have one question. Off of Bella Citta into where the gold course is. Between the proshop and the tennis court. There is that monument there. Who is that?

Mr. Scheerer: HOA maybe. There is a small dry pond right there. If you're going down Bella Citta, not coming in the gold off of Westside Blvd, but you come in there is a small monument there, and then on the right there is a small pond. I believe that is all HOA property. I know they do that pond tilling for Nina. Not for us. It's not one of our stormwater ponds that we maintain here. It's probably Master, like you said. Does it need to be painted?

Mr. Philips: No, the light is out in it.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. LeBrun: That brings us down to Supervisor's requests. Do any Supervisors have requests?

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun: Hearing no Supervisor's requests, we will just look for 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