

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, February 5, 2024, at 10:06 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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

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 that have called in, so we will move onto the next item.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the December 4, 2023 Meeting

Mr. LeBrun: The first item starts on page 7 of the electronic agenda and is approval of the minutes of the December 4, 2023 meeting.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Minutes of the December 4, 2023 Meeting, were approved, as presented.

B. Consideration of Check Register

Mr. LeBrun: On page 15 of the agenda is consideration of the check register. Checks #34-56 totaling \$1,916,697.96. That is for the debt service that is being paid on the various bond issues which is why this number is larger than you would normally expect. General fund is check #814 that is for \$12, 241.45 and below that is the payroll fund for the Supervisors who are allowed to collect \$200 per State Statute for the meeting. The grand total for the check register is \$1,929,603.21. Behind that is the detailed check register listing all of the expenses. Happy to take any questions on that. If not, looking for a motion to approve.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Next is your unaudited financials through December 31, 2023. There is no action required on the Board's part.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of School Traffic Issues

Mr. LeBrun: The HOA approached the Board about some traffic issues. In front of you is a handout of the location that they described. At school dismissal times, twice a day basically, there seems to be some congestion in this area and families waiting to pick up their children are essentially parking on the side in the purple area waiting to get in to get their children. School is releasing and children are walking out to their cars. The HOA is a little concerned because in that neighborhood right in front of the school it is causing some congestion. They are worrying about the safety of the kids and them going out to the cars. We met with the HOA and brainstormed some solutions. The HOA representatives met with the school to troubleshoot. The CDD owns those roads so they are working with the school to discuss dismissal procedures. The HOA also asked if the CDD would be interested in placing no parking signs in the areas along the right of way to further illustrate that. There will be some legal procedures that we would have to go through which one would be a public hearing. We would have to advertise that public hearing in the newspaper most likely for the next meeting that we are looking at changing the parking rules in

the District. At that point, the public can provide input and then the Board can make changes to the parking such as adding a no parking sign. The costs of that would be the no parking signs, installation, and legal advertisement so there would be some cost involved of adding that if that is the direction the Board wanted to go. The HOA also discussed the school working on their dismissal procedures, suggesting extra staff members to regulate the flow of traffic better whether directing cars or making kids cross safely at the crosswalk. It is on the school to make sure their children are dismissed in a safe manner.

Mr. Phillips: The problem they have here is the people who are parking on the street are too lazy to go into the other entrance to stand in line. They tell their kids to come out here so I don't have to stay in line. There are a couple of people that park down the street almost to West Side and the kids walk out to West Side but block the roads.

Mr. Manjourides: The procedure with that school is everybody has to go out the main door unless they are signed up to walk home. In order to be a walking student, you have to be within a certain area. A walking student can come out a different entrance but you still have to cross at the crosswalk. A lot of people put down that their kids are walkers but they are not walkers, they are being picked up.

Mr. Knights: The one issue I see with the no parking signs is people don't give a damn.

Mr. Siron: Who is going to enforce it?

Mr. Knights: There is no place to park there, those are two lanes so you don't stop in the middle of the lane on any street.

Mr. LeBrun: A good point to bring up is the CDD is not an enforcement agency so we would fall on law enforcement to enforce that no parking area.

Mr. Knights: As an example, if you go to ChampionsGate Village, there is clearly a fire lane around all of the stores but on any given day there are five to six cars parked at the UPS store. It is a problem. I think the first solution is to have the school monitor who is walking home. If you're a walking student you are supposed to walk home and not be picked up. If your being picked, up, you need to be on the list and go out the other door.

Mr. Siron: I agree but some of that would be resolved if there were crossing guards there because they would make them go across the crosswalk to the other side toward Publix.

Mr. Manjourides: The problem is the cars picking up the kids. Those kids are down as walkers but being picked up.

Mr. Siron: Do we have an idea of the projected cost of putting up these signs?

Mr. Scheerer: Probably would be under \$800 because they would have to put them on both sides of the road and do you want to put any on the entry side. Probably \$800 to \$1,000 for generic U channel posts with an 18 x 24 sign that says no parking. The way the no parking rules are, you have to have a starting point and stopping point. The company that we use does a lot of FDOT stuff so the signs are regulation. As the District Manager stated, there would have to be a rule making hearing first and that is a couple of months to put that together.

Mr. Manjourides: I think the first thing we should do is have the school monitor the children that are being picked up because if they are being picked up by those cars then they should not be down as walkers. If you are put down as a walker you are supposed to walk home and not be picked up. If you are being picked up you have to go out the main door on the other side. They put them down as walkers and they pick them up over here so they don't have to wait in line.

Mr. Siron: We can't control the school, what they do or don't do.

Mr. Manjourides: No, but we could ask them.

Mr. LeBrun: The HOA has met with them at the school and we are on Board with trying to get them to improve their procedures.

Mr. Knights: The bottom line is the only thing we can do is control the road.

Mr. LeBrun: We own that portion of the road.

Mr. Knights: The question is do we want to put signs up or not.

Mr. Siron: I think we have to.

Mr. Phillips: I think it's a good idea if there is enforcement. You can't get a police presence anytime hardly.

Resident [not identified]: We met with the principal at the school and he struggles all the time getting the parents to do something. He said they are almost as bad as the kids. He says you tell them not to do something and they do it again. It has been brought up numerous times and we have directed some people to chime in and let you guys know. They asked about the traffic being bad and the parking on both sides then what you see is the kids are coming in and out between the cars. It is not a good spot a kid could get hurt pretty bad.

Mr. Manjourides: In order for the children to be picked up on the side street, they have to be down as a walker and they are not really walking, they are being picked up. My suggestion would be to have someone monitor who the kids are and put them down as not walkers then they

have to go out the other door and be picked up by a car. They can't go out the door unless their car is there to pick them up.

Mr. Knights: The only way to do that is to have somebody out on our street here monitoring the kids that are walking that way, are you a walker or rider?

Mr. Phillips: Put a crosswalk in the middle where the drive is that goes into the school that is blocked off, put a crosswalk right there. There is a road that goes into the apartments and one that goes into the school.

Mr. Manjourides: That is a good idea.

Mark: One of the things they talked about was putting up some signs like no parking signs then that way the police can come in and give a ticket. The school might ask them to come in and do that at certain times like if they are parked and somebody gets a ticket and word gets around then nobody does it anymore.

Mr. Siron: We are right on the county lines so who is going to do it. Osceola? I think you would have a hard time enforcing. It's not a bad idea but if you don't enforce it, you might as well not have a sign.

Mark: I think when it gets bad that is what they will do, they will end up calling Osceola County and saying can you send someone here at this time. They go there and the signs are there and they give a ticket a couple of times and then word will pass around that you can't do it.

Mr. Siron: I think Ron's idea of a crosswalk as well as no parking signs makes the most sense.

Mr. Phillips: The crosswalk would allow the kids that live in the apartments to cross there then the people would have to stop and let the kids go through.

Mr. LeBrun: The actual approved crosswalk is present; they would just have to walk up the sidewalk.

Mr. Sheerer: We would have to ask the Engineer if it is viable. That is one in the middle of the road. Like Jeremy said the approved crosswalk is at Bella Citta and Oasis Club. You can't have two islands as that creates a safety hazard.

Mr. LeBrun: If we are adding a crosswalk that is us now creating a hazard if they are walking across the road. I would recommend using the already approved crosswalk that is there.

Mr. Knights: Why isn't the county providing a crossing guard there? They do down the street in Polk County at the other school.

Mr. LeBrun: If there is a general consensus that we want to add signs, we can see where everybody stands on that.

Mr. Scheerer: The number of signs will be dictated by the length of space.

Mr. Manjourides: There needs to be a sign at that gate because people stop right there and the gate can't open.

Mr. Scheerer: We will bring a plan back. It sounds like you guys are in favor of adding the signs which means we need to do the rule making hearing. In the interim, we have a couple of months. I will get with my sign company and come back with the recommended sign plan and the Board can look at that and say yes or no we would like one here and modify that if that is okay. We can probably place signs there that say no parking, no standing, no stopping and then have one in the middle that says no school drop off or something like that. I think for enforcement purposes, you have to have the appropriate no parking sign. That is a good start if that is the direction the Board wants to go.

Mr. LeBrun: I have heard there is a motion to authorize staff to notice a public hearing on parking policies and we will set the hearing date for your March BOS meeting so at that time we will bring the parking plan where the signs will go. The public will have an opportunity to comment which is part of the process and then the Board will have the information and make a final decision about potentially adding those parking signs.

Mr. Manjourides: I think we should put parking signs on the way out on both sides.

Mr. Scheerer: Yes, and we talked about doing it on the entrance as well.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Advertising a Public Hearing for the April 1, 2024 Board of Supervisors Meeting for a No Parking Zone, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: That brings us down to staff reports. District Counsel, anything to report?

Mr. Babbar: I wanted to update the Board on the legislative session that started January 9th and expected to run through March 8th unless it gets extended. No significant bills that would impact the operations. There are two things I want to highlight. They have not gone anywhere. They have done some first readings and committees but they are the ones that would most directly impact CDDs. One would require CDDs to adopt a mission statement and then do an annual review

of performance measures and standards and require a report to be posted on the website. Personally, I think this is just a feel-good measure that someone put in somebody's ear that really accomplishes nothing. I expect it will be a minimal cost to the District as there will be boiler plate that all special districts and CDD's use for meeting the requirement. The other area is one that we have seen come up five or six times in the past few years. It increases the sovereignty waiver limit. That basically means if there is a lawsuit against the CDD that the maximum award is capped currently at \$200,000 per individual and \$300,000 per incident. This year they are proposing to double it \$400,000 and \$600,000 and automatically increases with CPI. Last year the proposal was \$500,000,000. I am not sure it will pass this year. It will pass at some point because attorneys are lobbying for it and it has not changed in probably over 20 years or so. Obviously cost of medical coverage and other damages have gone up but the statute has not changed. If that does pass, there probably will be an increase in your insurance premium but again it is something we will monitor. That is all that I have to discuss. I will provide updates as sessions continue.

B. District Engineer

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

Mr. Reid: No, I have nothing to report at this time.

Mr. LeBrun: Anything for the Engineer? Hearing none.

C. District Manager

Mr. LeBrun: I provided the school-based discussion documents that was my part of it. Happy to take any questions.

D. Field Manager

Mr. Scheerer: The architectural fountain is working and we should be pressure washing and prepping it for paint this month. We will work with Cascade the company that manages the fountain and does the maintenance so we will work with them on a shut down time. We will make sure we have all of the safety measures in place there. We are using the same company that worked on it years ago. Irrigation repairs are ongoing. We are working towards your 2025 budget already. We are putting in a cloud-based irrigation controller system called baseline and some master flow meters in here so we know when the water is running if it is not supposed to rain or we have a mainline break or something like that, that will detect it and tells us and we will have a shut off right away instead of losing water. The lights on the Bella Citta monument were repaired. We do

have a set of lights out on 27. I have met with a new lighting company and met with the people who do the main Campions Gate sign as you come in off I4. They actually suggested a monthly maintenance program so we are looking at that for you right now. They are in the process of assessing the rest of the lights. I know Bella Citta has about three or four maybe the gates out on one side. Whistling Straights has a bad ballast in the entry sign flashing so they are working on that for me now. We will fix everything accordingly but going to look for this agreement with them. They do paint the channel letters as well so that is something that we will work into your budget for 2025 as well. The Bella Citta monument, we met with the stucco and repair people and are going to have to strip that monument. The kids love to hang out there and kick it. We are working on some safety measures as you say there is a school drop off and pick up there that you all just approved a public hearing for but we will make sure we will have all of the safety measures up. They are going to have to strip that down to the stud and replace some of the stud because the backing is bad. The pole that is there was made a little bigger so we can get in and check it but that should start within the next week to 10 days and shouldn't last more than two weeks for that repair.

Mr. Manjourides: Tell them to put plywood behind it so when the kids kick it.

Mr. Scheerer: There was plywood there but water got in overtime and finally exposed itself in the last six to 12 months. There is plywood, felt, the sheeting that goes over it then the stucco. It got exposed somewhere and water got in it. We hope to start that in the next week to 10 days. The 27th fountain had a pump replaced and the other fountain we had it cleaned off because it was not running the other day so they came out and cleaned it. They did another one-off Whistling Straights in the other District as well and it is working well. We removed more dead pines and a couple of palm trees. We are working with a change in our onsite guy Damon who was our account manager with Floralawn moved out of state. We have a new guy named Brian. I met with him several times and he is very knowledgeable. He was hoping to be here this morning so we could introduce him to you folks. But we are working with him and will meet with him later on this afternoon. The ponds that they are discing are pretty nice compared to just the straight discer, we have the nice design so that looks good. Floralawn is doing that. The dead palms, we are going to hold off obviously on Bella Citta. We want to make sure we get everything painted and get the stucco work done. We are looking at the mule palm as was suggested but again in talking with the University of Florida, they are coming up with a procedure now that if you have fusarium or lethal yellowing which is what took out the canaries over there, they want you to wait possibly up to five

years before even thinking about replacing palms regardless of the palm. We will work on that and continue to work with the University of Florida Extension office. Again, that new sign vendor is called Don Bell Signs. Mr. Manjourides gave me a heads up on a broken bench over at the traffic circle. We will get that pulled out and will probably look at replacing both of those because they are in pretty bad shape right now. If I missed anything, I apologize but will try to answer any questions you might have before we move on to the next agenda item.

Mr. Siron: The fountain that you are doing, we had a report that there was some rusting on there? Is that why we are painting and doing all of that?

Mr. Sheerer: Yes, back in the old days they used metal corner beam and now they use plastic so you don't get that corner rusting. We will have to sand that all down and put a rust inhibitor on there. It's the decorative fountain at the traffic circle.

Mr. Manjourides: I don't know if you were involved it but I think that Phil from the Champions Club has got a bunch of requests and complaints when they turn into the Champions Club that the landscaping has grown up too much and sometimes they can't see the cars coming.

Mr. Sheerer: I wasn't a part of it but was informed of it and met with Damon and Brian and the plan is to remove some of the plants from the line of site and maybe elevate some of the magnolias. It is frustrating to put a magnolia in a median like that, then it becomes overgrown and the next thing you know you are creating this stump before you get to the actual. That is something we are working on for the line of sight coming out of the Champions Club.

Mr. Knights: I didn't think it was that bad.

Mr. Sheerer: Me either, but I was in a pickup truck. If you are in a Cadillac, you know low to the ground then I can see where it could be a line-of-sight issue. We will look at it from a lower vantage point other than my pickup truck.

Mr. Knights: You have to pull out to see. I think it is at the 27-exit entrance. South on 27 you almost have to get in the crosswalk to see down 27. This is probably more of a county thing but when you leave that 27-exit going North, there is a big hole. Do you know the contact there?

Mr. Sheerer: That is Polk County.

Mr. Manjourides: I think it is the drainage. When it rains, it pulls all of the sand out of there and makes a hole.

Mr. Sheerer: If there was a pothole on the Bella Citta entrance/exit from Bella Citta on Oasis Club towards the gait then that would be us, but any of the rest of those fall to the HOA and or the respective County.

i. Proposals from Floralawn for Entrance Landscape Refresh

Mr. Scheerer: We have in the agenda package several proposals to redo the three entryways coming into the community. You have the West side Oasis Club, the 27 and Palmetto Dunes, and then you have the Bella Citta and the Oasis Club. The first set of proposals that you are going to see in the agenda is ChampionsGate West side entrance, it was suggested to either change the look of the entrance and add more plants or because you have had really good success with the juniper and some of the plant material that is there is to remove it and replace with the same thing you see now. The problem that we are having is the juniper which is the low growing green plant is old and is problematic but has been pretty stable for you folks here. We got with Floralawn with Damon and his team and their design guys. The first proposal that you are going to see is the West side entrance the same plant material you will see is basically juniper, ligustrum trees, and some Indian Hawthorn for \$14,000. The next entrance is the 27 entrance with the same material which is \$16,000 and the other entrance which is the Bella Citta entrance in the same plant material is \$15,000. You don't have to do them all at the same time. You can maybe pick an entrance. We can put some more money in for 2025 as we are coming up to the budget season. There is another proposal that says ChampionsGate West side entrance, which is West Side and Oasis Club Blvd, it gives you a list of plants. They are making some changes with some arboriculture nets, some dianthus, agapanthus, and blue daze up by the front. There is some arboricola, more blue daze and some African iris. There are photos that go along with all of that. The cost for that is \$14,855.81. The 27 entrance is basically the same plant material just a different sized bed so you are looking at some different square footages and that is \$16,695. The last one is the Bella Citta entrance which anything at Bella Citta I would probably hold off on until we get done with the monumentation, the work there with the painting and possibly the addition of no parking signs, that one is \$16,967. There isn't anything I am asking you to do today with this other than take a look at it. You don't have to make any decisions today. If you have additional questions and would like to talk to me about it as it is a big nonbudget item but we have been getting calls about how these entrances look. If you have any suggestions, I could certainly work with you all or you can take more time to take a look at this and we can discuss it at the next meeting, that is up to you folks.

Mr. Phillips: Your first proposal had Junipers and Hawthorn. They are not my favorite or anybody else's here.

Mr. Sheerer: It was a suggestion that I had from a couple of folks because it has been pretty successful. If you want to go back with the like instead of having nothing. We are pulling stuff out as it is going and not really putting anything back.

Mr. Phillips: Hawthorn's get a fungus on them.

Mr. Siron: That happens if it is sprayed. If you have the drip line and they aren't getting sprayed I think they stay fungus free.

Mr. Phillips: The pictures of the second version look a lot better. It's a couple thousand dollars more but looks a lot better.

Mr. Sheerer: You would have a lot more color instead of having green because right now it is all green.

Mr. Manjourides: Are the plants in the front annuals? It shows yellow and red ones.

Mr. Sheerer: The Dianthus is more of a perennial. It is not an annual so it will not be replaced. You already have annuals at your entrances. We are not touching any of the annuals at any of the entrances. This is all new plant material and will give a little color and they stay low. With the agapanthus it looks like a giant puff ball. You have green leaves and then a center stalk comes up and blooms then we cut the center stalk down and let it regenerate. The Ixora, the dwarf Ixora stay about 2.5 ft and always constantly bloom year-round and are yellow, orange, or red.

Mr. Phillips: I think they can get frost bit is the only thing with them but they do come back though.

Mr. Siron: Mine frosted last year and they came right back.

Mr. Sheerer: Again, you don't have to make a decision today. If you want to sit on this that is fine. If you have some recommendations. If you want to do one entrance this month and do an entrance in two months.

Mr. Manjourides: We don't want to do Bella Citta anyway.

Mr. Sheerer: We also have palm trees that we have been asked to replace. If we can, we will do palm trees but if we can't, we will bring back another suggestion. Elaeocarpus is another name for Japanese Blueberry. They are a really nice trees but not a palm tree. The only palm trees that we have been replacing are the Sables on Palmetto Dunes and that will be another area we hit with that Indian Hawthorn like you all said. Personally, I would remove all of the Indian Hawthorn

and get rid of it and leave a nice mulch bed unless you all want color there on Palmetto Dunes going out to 27 but that is not a part of this. We are looking at the entrances now.

Mr. LeBrun: There are a few different ways to fund items that are not budgeted. Typically, there is a transfer to your reserve account that can be pulled from different line items maybe underspent. That is something too if the Board wanted to place this on the next agenda, you have time to get feedback and look through and then we can see which expenses are trending lower and might have a better idea which would give you guys a chance to get all of the feedback after you have seen them in person. Our next meeting is April 1st that kicks off the budgeting process and then usually the hearing is set for the following meeting after your June meeting.

Mr. Phillips: Let's make this happen as soon as possible, everything but Bella Citta.

Mr. Sheerer: 27 and West side?

Mr. Phillips: I think so. I think it looks great.

On MOTION by Mr. Phillips, seconded by Mr. Siron, with all in favor, the Proposal for New Plantings at two Entrances (27/Westside), was approved.

SIXTH ORDER OF BUSINESS Supervisor's Request

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

SEVENTH 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. Manjourides, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman