

**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 7, 2024**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides
Terry Siron
Gerrard Knights
Ron Phillips *by phone*
Larry Bickel

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Alan Scheerer
Jason Allgood *via phone*
Vivek Babbar *via phone*

District Manager GMS
Field Manager
District Engineer
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order. Four Supervisors were in attendance constituting a quorum. Mr. Phillips joined via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There are no members of the public present or on the phone.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 5, 2024 Meeting

Mr. LeBrun: These are the minutes of the August 5, 2024 meeting. Those were sent out electronically and also in your agendas. Happy to take any revisions on those. If not, just look for a motion to approve those minutes.

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On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Minutes of the August 5, 2024 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The check register starts on page 23 of your electronic agendas. You will see the check register is through September 30, 2024 which takes us through the end of the fiscal year. From your general fund you have check numbers 126-147, total there is \$109,791.68, check number 3 from your capital reserve is there \$5,439.28, and the payroll fund checks 50113-50117 total there is \$848.50. The grand total for the check register is \$116,079.46. Behind that you will see the line-by-line register that details those checks. Happy to take any questions on those, if not, just look for a motion to approve that check register.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: The balance sheet and income statement is behind your check register. No action required on the Board's part. Those are just your unaudited financials for your review.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Addendum to Landscape Agreement

Mr. Scheerer: Included in your agenda package is a landscape extension with our current provider of the Stoneybrook South CDD. There is no increase anticipated for this year. There is also an option for renewal in 2026 and 2027. As this is a joint agreement, there is also a fee summary in there for the Stoneybrook South at ChampionsGate. I think in 2026 and 2027 there is a request for a 3% increase in either one of those years. I can try to answer any questions for you but this would just renew them for October 1st through September 30th of this year and an option for two more once this addendum expires.

Mr. Manjourides: Where is this?

Mr. Scheerer: It is an addendum to the landscape maintenance agreement.

Mr. LeBrun: We just started the new fiscal year and each year we renew it.

Mr. Scheerer: These maps are just showing some of the other service areas.

Mr. Manjourides: What is the map for?

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Mr. Scheerer: This is for Fox North. You have a joint agreement now with both CDDs so the other District that meets after you guys will be looking at this as well. It just shows what the fee summaries are for Fox North. It is not on your side. It is on the Stoneybrook South at ChampionsGate side. It is just showing the dollar amounts.

Mr. Knights: A question on the Floralawn contract. Are you pretty satisfied?

Mr. Scheerer: Yeah, I have no issues with what they are doing. I think the HOA may be renewing. I am not sure what is going on with that. I know that most of the Board seemed pretty satisfied with the services they are getting from them.

Mr. Manjourides: The Masters uses them too.

Mr. Scheerer: We are the only ones that don't have them. The Country Club doesn't have them. The Country Club has United. United did go through the same public bid process and unfortunately you guys the Country Club had already entered into an agreement with United prior to the joint RFP between the Master and the CDD. We are good with them. I have no problems with them. They are very cooperative and very helpful. Everything seems to be in good shape.

Mr. Siron: It looks good for me.

Mr. Manjourides: They were cheaper than United when they bid this job.

Mr. Knights: I am not surprised. If we get one company doing everything, they won't be stealing each other's employees.

Mr. Scheerer: Prior to our bid, we were trying to have conversations with Country Club saying hey we are going to do a joint bid do you want to be part of that. My understanding was they were just ready to get rid of Down to Earth right now and they made a decision to go ahead and get their own landscape pricing. It's not to say we can't do a joint at some point again. Maybe after these two extensions if they are granted in 2027, all three parties can together and once again do the joint RFP. That is how we ended up with Down to Earth originally was we did a triparty bid between the HOA, CDD, and the Master.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Addendum to Landscape Agreement, was approved.
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B. Appointment of Audit Committee and Chairman

Mr. LeBrun: Each year the District is required to undergo a third-party independent audit of its finances. Item 4B is appointment of the Audit Committee and a Chairman. At your December

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meeting the Audit Committee will meet and solicit bids for auditors. At the February meeting, the Board will select the auditor based on criteria. All this item is doing is appointing the Audit Committee. We recommend the Board appoint themselves as the Audit Committee and the Chair of course can be the Chairman of the Board and the Audit Committee. That is our recommendation but the Board can of course appoint whoever they wish but that is what 99.9% of all Districts do. If the Board is amenable, we just need a motion to appoint the Board as the Audit Committee and Chris as Chair.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Appointment of the Board as Audit Committee and Chris Manjourides as Chairman, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: Vivek, do you have anything to report?

Mr. Babbar: Nothing to report. Happy to answer any questions.

Mr. LeBrun: Any questions for counsel? I think they are all good, thank you.

B. District Engineer

Mr. LeBrun: I believe we do have our new District Engineer on the phone, Jason with Kimley-Horn. As the Board recalls, previously they went out to bid and selected Kimley-Horn as the new District Engineer. I believe Jason is on the phone.

Mr. Allgood: Good morning, this is Jason Allgood with Kimley-Horn. Obviously, I have nothing to report yet but I do plan to get out next week assuming the hurricane stuff doesn't cause more problems. I would just like to get out there physically and get out there for at least one meeting in person just to kind of get faces and names, those kinds of things. There are documents that I probably want to get from the previous engineer just to kind of review those and get caught up on that as well. Other than that, I am happy to join the team.

Mr. Siron: Welcome.

Mr. LeBrun: Jason, I have already contacted Dave. He has already reached out to see if you guys need anything so I will make sure he has your contact that way you guys can connect.

Mr. Allgood: Sounds good. Thank you.

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C. District Manager

Mr. LeBrun: Nothing to report back to the Board. I am sure Alan will cover most of the hurricane storm prep items in his report. Nothing to formally to report to the Board but happy to take any questions that you may have.

D. Field Manager

Mr. Scheerer: As Jeremy stated we are in full hurricane prep mode right now. There is not a lot of prep for the CDD on this side but we are right now in the process. I started before the meeting, shutting off all of the lake fountains. I have an email into Cascade who maintains the architectural fountain to see if they recommend us shutting that down. If that is the case, I will shut it down no later than tomorrow if I don't hear from them right away today. I have already had meetings with Casey Holland our account manager with Floralawn. They have the crews in here to do some general clean up and pickup to make sure everything is looking good. Immediately after the storm probably Thursday-ish as this thing is tentative to come through Wednesday evening through Thursday morning, as soon it is safe to get back out on the road, staff will be on the road, myself, and the landscapers as well. At some point, we will get out and turn the fountains back on to see if we have any damage and will go from there. With that said, the managers' report is in your agenda for review. The Architectural fountain is working well. Irrigation inspections are ongoing. All of the fountains were working at the time of this report. New landscaping is still looking good. We will be shutting off all of the irrigation clocks. We don't want to run water during the hurricane as well. If something gets on or something stuck, we will address it as soon as we can. The ponds are still being maintained in a good fashion. We do a monthly check of the landscape lights in and around the entry towers and the signs coming in. We will be going into fall cleaning with pressure washing the whole 13 wall, traffic circle and some of the other monuments prior to Thanksgiving and Christmas holiday which is coming up.

Mr. Siron: Do we maintain that wall between us and that other subdivision?

Mr. Scheerer: We maintain it on our side but we don't do anything on the other side. Typically, I get a request from the Board to go out there because we do get a little mildew on there. We get out there and do a little Wet and Forget or put something on it to clean it. We will be doing that. I have on here from the last storm we held up pretty well from Helene but now I guess we will see what happens.

Mr. Siron: But Helene didn't kind of hit us direct like this one is going too.

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Mr. Scheerer: Yes, this one is going right across our driveway. I will be on call. I am not sure what our office is doing but if you guys have a problem, I know Chris has my number. Shoot me a text if something is going on or somebody is complaining about the fountains. It is intentional that we are shutting them down because I know they love their fountains. If you have any problems or concerns. I live East of town by Harmony so I am way out there so hopefully we have some sort of power or cable or internet but we will see what happens out in the remote cow pastures of Osceola County. Also, I met with Ron Phillips with the school parking out here. I did get a new sign drafted up that says no standing, stopping or parking. I sent the diagram to Ron. I know he is going to send it over to the HOA but I haven't heard anything back. If I can get approval for that, I will get those signs changed out with no standing, stopping or parking. Instead of just having an arrow in this way, the sign guy thought it might be good to have arrows going both ways.

Mr. Siron: Right, I agree with that.

Mr. Scheerer: If everybody is okay with that, I don't know if Ron has anymore information from our meeting onsite, I can go ahead and get those ordered and we will get them installed as soon as possible. I will need to meet with our new engineer because of the pedestrian crosswalk that is being requested in an area that is beyond my expertise of whether or not we can do it there. It's kind of out that exit gate only coming from the school which means we would have to cut the median out and put in truncated domes to create an actual crosswalk with the crosswalk striping and the proper signage. I would have to get with our new engineer and let them look at it and tell us if it is feasible.

Mr. Knights: Who is requesting that?

Mr. Scheerer: Law enforcement.

Mr. Knights: It has gotten better since the law enforcement has been there a few times so thanks to Mark Lustra's tenacity getting those people out there. It has gotten a little better. I mean you still have problems at times but it has gotten better. A lot of what you are saying is what the police had recommended. We actually had a division sergeant out there and several police officers from Osceola County Sheriff's Department and they pretty much read people the riot act about parking there.

Mr. Scheerer: They told me I had to put the DOT certified stickers on the back of the signs which the company that we use to do this work does a lot of DOT work. The DOT approved sticker

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has to be on the back of the sign because they can't enforce it without it. It's kind of crazy but we will have them install them.

Mr. Phillips: I think all of those signs have been approved by the Masters so you can proceed with that.

Mr. Scheerer: Okay, thanks Ron. I will do that and send the email with the approval today.

Mr. Phillips: Thank you.

Mr. Siron: Do we own the crosswalk to be painted?

Mr. Scheerer: Yes, we own from Oasis Club Blvd from Bella Cita to the guard house.

Mr. Siron: We don't own Oasis Blvd or anything?

Mr. Scheerer: No. Once you get inside the gates, it becomes part of the Masters. I am assuming because there is a school there, they made that section of the road public and not private. I believe coming in off Palmetto or Eagle Dunes off of 27 that is all of your road, same with coming in off West Side Blvd that is all of your all's road. We do have landscape tracts in those areas that the CDD maintains obviously but the roads are all private except for Bella Cita and the Oasis Club.

Mr. Siron: What about the other crosswalk at the end? That is not the CDD, right?

Mr. Scheerer: Yes, it is. From my understanding, that is not where they want kids crossing because everybody comes out of that locked gate and go directly across to the apartments and want a crosswalk there. It would be right before the guard house.

Mr. Scheerer: There is an island coming out of the school.

Mr. Manjourides: Yeah, there is a gate there.

Mr. Scheerer: There is a small concrete divider there. They want us to create a pedestrian crosswalk through the middle of that divider which means we would have to cut out that divider and then stripe it and take it all the way across to the apartments.

Mr. Manjourides: Isn't there a driveway there?

Mr. Scheerer: That is why I have to get the engineer to look at it. I am not an engineer.

Mr. Manjourides: There is no sidewalk for them to go to.

Mr. Scheerer: Well, there is. There is a sidewalk all the way down. The sidewalk runs parallel to Oasis Club on both sides of the road. Basically, you have the school here, that little divider here so they want us to sawcut that and put a crosswalk all the way over and adjoin it where the other sidewalk is by the apartments.

Mr. Siron: Sidewalk to sidewalk.

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Mr. Scheerer: I don't know that it is feasible. I would look at it and go that is crazy. I would never put one there.

Mr. Siron: It isn't going to do us any good if they don't have a crossing guard. That is not on us.

Mr. Manjourides: Everybody comes out of the school in the back and walks across.

Mr. Scheerer: I will get with our engineer and he can look at it. He can tell us if it is doable and if so, how much it is going to cost.

Mr. Siron: Sounds good. I always go by there and they have that gate closed now. The worst part is if the cars are back there, they walk between the cars and you can't see them.

Mr. Knights: A kid is going to get hit there one of these days. They don't pay attention to what is going on around them.

Mr. Scheerer: That is all I have. Everybody stay safe during the storm. Call me if you need me.

Mr. Siron: The ponds right, what is the access to the community of the ponds? Is it all no fishing?

Mr. Scheerer: We don't manage most of the ponds here. Most of the ponds out here are managed by golf. The ponds that we have are the two at 27 and Palmetto Dunes. We have the two as you come in off of Oasis.

Mr. Siron: Nothing within the community?

Mr. Scheerer: We probably own them as part of the stormwater system but we don't do any maintenance on them. The golf course manages them because most of them are on the golf course.

Mr. Siron: So, it is our responsibility to make a decision on fishing or no fishing.

Mr. Manjourides: Wouldn't that be Country Club making that decision?

Mr. Knights: It would be golf club land.

Mr. Scheerer: Most of our ponds are no fishing and no trespassing just from a liability perspective.

Mr. Knights: We had a couple on five a couple of weeks ago that would not get off the course. They said we are taking pictures. I said you are on private property.

Mr. Scheerer: Vivek can comment on that if you want no fishing and no trespassing signs.

Mr. Knights: I don't think the signs help.

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Mr. Siron: I was just curious about it. It would be Country Club to figure out how they want to stand behind that but I do appreciate the liability issue.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: That brings us down to Supervisor's requests. Do we have any Supervisors requests? Hearing no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: That brings us down to a motion to adjourn.

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

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

Signed by:

Chris Manyourides

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Chairman/Vice Chairman