

**MINUTES OF MEETING
STONEYBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **December 2, 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 *by phone*
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 Alligood *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 at 11:00 a.m. Three Supervisors were in attendance constituting a quorum. Mr. Phillips and Mr. Siron joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There were no members of the public present or on the call in line.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #1 and #2

Mr. LeBrun: As the Board is aware, these two seats were up in the general election. No members qualified through the Supervisor of Elections so if Terry and Ron wish to continue in their positions, the Board can declare these seats vacant and reappoint them to fill the remainder of that term if the Board wishes.

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On MOTION by Mr. Knights, seconded by Mr. Bickel, with all in favor, the Appointment of Mr. Siron to Seat #1 and Mr. Phillips to Seat #2, was approved.

B. Administration of Oaths of Office

Mr. LeBrun: When Terry and Ron are in person at the next meeting we will administer the oath of office.

C. Election of Officers

Mr. LeBrun: Anytime there is an appointment to the Board you are required to do an election of officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. LeBrun: The Board can change the officers, Chair or Vice Chair, or keep everything the same.

Mr. Knights: I make a motion to keep everything the same.

On MOTION by Mr. Knights, seconded by Mr. Bickel, with all in favor, Resolution 2025-02 Electing Officers – Keeping the same slate of Officers, was approved.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 7, 2024 Meeting

Mr. LeBrun: These are the minutes of the October 7, 2024 meeting. Those start on page 10 of your electronic agendas. Happy to take any comments or revisions of those, if not, we just look for a motion to approve those minutes.

On MOTION by Mr. Bickel, seconded by Mr. Knights, with all in favor, the Minutes of the October 7, 2024 Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The check register begins on page 20 of the electronic agendas. There are checks from the general fund, checks 148-169 that total \$274,246.44. There are also checks from

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the payroll fund, checks 50118-50122 totaling \$848.50. The check register total is \$275,094.94. Behind that is your line-by-line register. Happy to take any questions on the check register.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind that check register is your unaudited financials through September 30, 2024. No action is required on the Board's part. They are just there for your review.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-03 Authorizing Electronic Signatures

Mr. LeBrun: This will allow the Chair and Vice Chair to sign documents electronically. We have done that in the past but this just kind of formalizes it, that way we are not bringing hard copies of documents and having to track Board members down. It can all be done electronically. This resolution memorializes that electronic signature for the District.

On MOTION by Mr. Knights, seconded by Mr. Bickel, with all in favor, Resolution 2025-03 Authorizing Electronic Signatures, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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

Mr. Babbar: Nothing to report. I'm happy to answer any questions.

B. District Engineer

Mr. LeBrun: I believe Jason is on. Jason do we still have you? We will check back as he was on earlier.

Mr. Alligood: Good morning, sorry about that. Nothing to report. I did reach out to Dave Reid but haven't followed back up so will call him again to get information that would be helpful.

C. District Manager

Mr. LeBrun: Nothing here to report. Happy to answer any questions the Board may have.

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D. Field Manager

Mr. Scheerer: Included in the agenda package is a copy of the Field Report. As you know, we had a couple of storms. We did pretty well on these last storms. We did not have a lot of damage but what damage we had, we pretty much corrected. I understand there are some concerns with some of the storm water system which I will see what I can do to address some of that as far as the wetlands go and a couple of the golf holes, namely hole 18, so we will look into that. Irrigation inspections are ongoing. The letters on all of the archways were working as of this report. I was out all last week for vacation so this report went out a little early. We will continue to monitor those as well as the landscape up lights. All of the fountains are working. As of this report, they were all working this morning as well. Nothing to deal with fountain wise. The landscaping is looking pretty good. We are getting ready to do palm tree pruning so if you see some ribbons around some of the palms that is the landscaper identifying which ones are part of Stoneybrook South CDD because some are ours and some are respective HOA so we have that going on. Annuals are in. I believe I saw some at the main gate coming in this morning. I will check the rest of them after the meeting. The ponds are being disced monthly. The architectural fountain is in good shape. We should begin some of the pressure washing relatively quickly. We have talked about this before but the traffic circle and some of the entrances. We do not own the sidewalks and the roads internally so we won't be doing any of those. One of the things I know, I met again with Ron to go over the signs at the school. Those signs were changed out with the approved language as well as the DOT stickers that are on the back. Hopefully local law enforcement won't come back to us and say you didn't do or we need. The only thing we haven't talked with them, will have to get with the new engineer, is the proposed crosswalk that they want and where it is at and whether or not it can be done. I will get with Jason on that. At some point, we will meet on site and go over all of that.

Mr. Knights: It is a lot better.

Mr. Siron: There are only a few people that cannot read.

Mr. Scheerer: There is always those few. It doesn't matter. Always a few that don't think the language applies to them.

Mr. Knights: I agree with the crosswalk because that is the only issue that I feel is dangerous right now.

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Mr. Manjourides: The sign on the Bella Citta exit.

Mr. Scheerer: Yes, we have to remove that. The big advertisement sign that is out there.

Mr. Manjourides: Yes, we should get rid of that.

Mr. Scheerer: When my guys come out to the landscape lights, I will have them load it up and remove that for you all. As a side note, we had some cleanup items on street lights. We had gotten with the HOA. There was just a couple of sections internal here that were still in the name of the HOA that should have been CDD. I am working with Laura over at Duke and of course Jeremy and the HOA. We have identified all of those and those have all been transferred into the name of the District. Shouldn't have any other hopefully outstanding items that are in the name of the HOA that should be CDD at this time. We will have the same report for the next meeting because we did a bunch over at the other CDD as well. That is all I have and can answer any questions you might have.

Mr. Phillips: A week or so ago the fountain on 18, the lights do not go on. There is a short in it. If you try to turn it on, it just keeps kicking the breaker.

Mr. Scheerer: Yes sir, we will check it. I don't see the lights because I am only here during the day.

Mr. Phillips: Thank you!

Mr. Bickel: The CDD has nothing to do with the internal roads like even in our master HOA.

Mr. Scheerer: Apparently, we own the curbing as part of the stormwater system and the inlets but the road itself is private and belongs to the respective HOAs or condos or however they are set up.

Mr. Bickel: On Dug Valley, there always gets all kind of debris by the curb and all the water rushing down the street even just from sprinklers it just stops. It doesn't make it down quickly to the storm drain. Oh not Dug Valley, its Bunker. Is that a problem that when the storm drain comes.

Mr. Scheerer: If it is a storm drain problem.

Mr. Bickel: It is not. It is a feed into the outflow.

Mr. Scheerer: If it is a roadway problem then that would fall to the respective HOA. Jeremy and myself and Dave Reid the previous engineer, there was some questions coming up about some

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cracked curbing and stuff like that and that was identified as being part of the storm system so that would be us to repair but as far as cleaning the streets.

Mr. Bickel: I was talking about at the actual drain clogged up.

Mr. Scheerer: If it is in our drain then we would have to do it.

Mr. Bickel: It is even prior to that, because there are those trees along there. I take my dog up there twice a day but keep forgetting to bring my shovel. I just want to run the shovel down to get that water going.

Mr. Scheerer: I can get with the landscaper. Are you on the Retreat side or on the Country Club side?

Mr. Bickel: The country club.

Mr. Scheerer: I would think that United Land would do that. They mow all the yards, right?

Mr. Bickel: Yes.

Mr. Scheerer: Part of that would be to clean up any of the gutters in front of the house because you are edging in front of the homes. I can get with United. I have a relationship with them even though they are not our provider.

Mr. Knights: We will see what happens when they cut the grass and it goes out into the street then combines with the blowers and they blow it back into the curb.

Mr. Scheerer: They should blow it out of the curb. Our landscaper this morning, I am not pointing fingers, but she was out there with her blower. They had mowed Oasis Club Blvd. that the CDD maintains and she was blowing everything out of the curb and that is the way that should go. It shouldn't be left in the curb.

Mr. Knights: It just depends on who has the handle on the blower at that time.

Mr. Scheerer: We can address that.

Mr. Knights: I have seen them in the middle of the street blowing everything into the curb.

Mr. Scheerer: I will get with John Boralin.

Mr. Bickel: It's nothing, not a big deal. I don't know how pristine or clean anything needs to be to go into that storm drain system.

Mr. Scheerer: It should be as clean as possible.

Mr. Bickel: After a while, you are getting all of that build up.

Mr. Scheerer: It is against the permit to blow grass, leaves and debris into the storm drain.

Mr. Manjourides: Where does the storm drain go, into the ponds?

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Mr. Scheerer: Into the ponds, yeah.

Mr. Knights: I can remember when they were building the North side, they would drain one pond so they could build those drains down below the water surface that way critters can't go in there and build nests.

Mr. Bickel: I can't imagine what is down there.

Mr. Knights: It is not just right under the surface. They build those drains way down at the bottom. Those ponds are pretty deep. It surprised me how deep they were, probably 10, 12, 13 feet deep some of them.

Mr. Scheerer: I will get with United.

Mr. Bickel: Once a month all they would have to do is run a shovel all the way down.

Mr. Scheerer: Well, every time they mow. Remind you now, we are in winter season so a lot of the landscapers are every other week that they come to do that now. Anytime they edge and mow, anything that gets in the road up against a curb, they should be blowing out. That is what we expect.

Mr. Manjourides: Absolutely because all of those leaves and stuff.

Mr. Bickel: In our area it's Master Association, they get their sprinklers going in that little section on the sidewalk and grass but none of it goes on the grass.

Mr. Scheerer: That is up to your landscaper.

Manjourides: On Bella Citta exit, there was a tree that they had cut down and you were going to investigate it and maybe put something else there.

Mr. Scheerer: There really isn't a good palm tree that we can put back in there. We are not planning it this time. We would have to come back in and stump grind that old canary palm out. If you want a tree, we can look into it.

Mr. Manjourides: No, I was just wondering because you said you were going to look into something else.

Mr. Scheerer: We did, we thought we could put in another palm but the University of Florida extension office that handles all of the landscape and stuff anymore is leaning more towards a five year wait period for any palm that has fusarium or lethal yellowing because if not, you have to try to replace all of the soil. Right now, we are in a hold. I can put a Japanese blueberry or something in there.

Mr. Manjourides: No, I was just wondering.

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Mr. Scheerer: The canary was great. Those are amazing palms but pretty much every palm tree now seems to be susceptible to fusarium.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

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

Mr. Phillips: Alan, look into a Mule Palm. They are less susceptible to lethal browning.

Mr. Scheerer: We did.

Mr. Phillips: What did they say?

Mr. Scheerer: The University of Florida is recommending not planting anymore palms up to a five year wait period Ron.

Mr. Phillips: Is that right?

Mr. Scheerer: That is what they are telling us.

Mr. Phillips: I just took one out of my yard and put one in so we will see if it dies.

Mr. Scheerer: Private property is different than ours.

Mr. Phillips: I am just saying if their recommendation is not to plant for five years then it should be everywhere and not just on certain soils. I had one in my yard and took it out and put a new one in so we will see if it dies.

Mr. Scheerer: Yes sir.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there are no other Supervisor requests that brings us to a motion to adjourn.

On MOTION by Mr. Knights, seconded by Mr. Bickel, 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