

**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, **February 3, 2025**, at 10:04 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  
Larry Bickel

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Alan Scheerer  
Vivek Babbar *via phone*  
Casey Hallman *via phone*

District Manager GMS  
Field Manager  
District Counsel  
Floralawn

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 10:04 a.m. Four Supervisors were in attendance constituting a quorum. Mr. Siron joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: Next is our public comment period. Just for the record, there are no members of the public present, just Board and Staff.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the December 2, 2024 Meeting**

Mr. LeBrun: That brings us down to item number three, business administration. That starts on page 38 of your electronic agendas. This is the approval of the minutes of the December 2, 2024

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meeting. I am happy to take any comments or revisions. If not, I'll just look for a motion to approve those minutes.

On MOTION by Mr. Phillips, seconded by Mr. Knights, with all in favor, the Minutes of the December 2, 2024 Meeting, were approved.

**B. Consideration of Check Register**

Mr. LeBrun: The next item is the consideration of the check register. This starts on page 47 of your electronic agendas. You'll notice the number is a lot bigger than it usually is for the check register. That is just because there were debt service payments for each of the bond series that are calculated and then transfers into your operating reserves. That's why that number is a little higher than it normally is. Those are things that are done a couple times per year, and this was one of those times. What we have for our general fund are checks 148-191 that total \$2,145,431.58. From your payroll fund, you have checks 50118-50127 and the total there is \$848.50 and for checks 50123-50127 is \$848.50. The total for the check register is \$2,147,128.58. Behind that you have your register. I am happy to take any questions on it. If not, I am just looking for a motion to approve that check register.

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

**Mr. Knights: The \$1.7 million, what is that? I'm just curious.**

**Mr. LeBrun: Which one are you looking at?**

**Mr. Knights: The general fund. That's a big number, that's why I ask.**

**Mr. LeBrun: That's your debt service. Each bond series has debt service that is paid twice per year. You'll see that is reflected there. That's why those numbers are pretty large. Any excess funds that we can transfer into the investment account that the Board doesn't need for day-to-day operations, we put that in there. That earns more interest. That's where you guys get your interest on that money that is not just sitting in the checking account. It is moved into an investment account.**

**Mr. Bickel: Where does it show the total income?**

**Mr. Manjourides: We haven't gotten to it yet.**

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**Mr. Bickel: I'm sorry. I apologize.**

### **C. Balance Sheet and Income Statement**

Mr. LeBrun: Behind that you'll see, as Mr. Bickel brought up, you have your unaudited financials. Those start on 56 as the title page. And then if you scroll down a couple pages, you will see your balance sheet that is as of December 31, 2024. You have your adopted budget, your prorated budget, and then your actuals through 12/31. That gives you a snapshot of what's been spent through that 12/31/24 date. No action is required from the Board's part. Those are just there for reference and Board review as well. That's where you'll find all that, Mr. Bickel.

Mr. Bickle: Thank you.

Mr. LeBrun: And good news on the assessments. It looks like we're at almost 87% collected on the assessments, so that is good news.

## **FOURTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Ratification of Data Sharing and Usage Agreement with Osceola County**

Mr. LeBrun: Next is the ratification of the data sharing and usage agreement with Osceola County. I've already signed this as District Manager, this is basically a required agreement with the County saying we won't share any confidential information to anyone else. They don't usually send us any confidential information, but this just basically says that we will follow any confidentiality agreements that they have. I already signed this, and I am just looking for ratification from the Board on that item.

On MOTION by Mr. Bickel, seconded by Mr. Knights, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was ratified.

#### **B. Presentation of FY2023 Audit Report from Berger Toombs**

Mr. LeBrun: You have in your agenda the Fiscal Year 2023 Audit Report from Berger Toombs. That's on page 108 of your electronic agendas. If you go to page 108, they provide a letter to the Board of Supervisors that essentially summarizes their findings. The full audit report is there and is available on the website as well. If you look at the last section of it on page 108, it basically says it was a clean audit. There were no audit findings, which is good news. Essentially,

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they are saying it's just a clean audit from their analysis and this is an independent third-party auditor.

Mr. Manjourides: Where does this go to?

Mr. LeBrun: This gets transmitted to the state. We have to send these in to the state.

Mr. Manjourides: And they just hold it there?

Mr. LeBrun: Yes, they will look at it and they'll go through it. If there are any issues they will get in touch with the auditor.

Mr. Phillips: It's like any corporation. At the end of the year, you have to have an outside party do the audit.

Mr. LeBrun: The Board selected a new auditor for this upcoming year, Grau & Associates. I'm happy to take any questions on this. Like I said, it's a clean audit, and I am just looking for a motion to approve the auditor report and authorize transmitting it to the state.

On MOTION by Mr. Manjourides, seconded by Mr. Bickel, with all in favor, Accepting the FY2023 Audit Report from Berger Toombs, was approved.

**C. Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Firm to Provide Auditing Services**

Mr. LeBrun: The next item is the acceptance of the Audit Committee recommendation and selection of #1 ranked auditor to provide auditing services. Previously the Audit Committee met and they selected Grau & Associates as the #1 ranked auditor. We're just asking the Board to accept that ranking. I'm happy to take any questions on it. If not, I am just looking for a motion to accept that ranking of Grau as #1.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm Grau & Associates to Provide Auditing Services, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. LeBrun: Next is staff reports. Vivek, did you have anything for the Board?

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

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**B. District Engineer**

Mr. LeBrun: I don't know if we have our District Engineer on the line. I don't think so, and I have not received any reports or anything of note from the engineer.

Mr. Knights: What do we have going with them right now? Anything?

Mr. Scheerer: Nothing really at this time, no.

**C. District Manager**

Mr. LeBrun: Next we have our District Manager's report. I don't have anything to report other than what we have covered in the meeting so far.

**D. Field Manager**

Mr. LeBrun: That will bring us down to field management.

Mr. Scheerer: The field report was included in your agenda. I assumed you all looked at it pretty good. The upper part of the fountain is not working.

Mr. Manjourides: Again.

Mr. Scheerer: No, last time was the bottom part of the fountain. This is the pump for the upper part of the fountain. They pulled the pump and motor. They said that the bearings, the seals, and the impeller all need to be replaced so they are working on that right now. After this report you will see a ratification of those repairs and a list of the repairs that we will talk about. I have already approved them, so it is already in process with that. Irrigation inspections are ongoing. We've got a little bit of brown patch up and down the boulevard. You'll see this really tan looking area. That's brown patch. I know Casey's here, our landscape provider manager, is here today and I know they are working on that. All the letters on the signs are all working., We did have a couple of the tower lights out. I'm hoping they have been repaired by now. That was supposed to be done last week.

Mr. Phillips: Which gate was that?

Mr. Scheerer: That was here at the main gate.

Mr. Manjourides: I checked them last night.

Mr. Scheerer: I know, I try to get ahead of you. I know Chris's routine now. It's like the day before the meeting I'll get some pictures. So, I am trying to keep you from having to do that, sir. All fountains are working as of this report. The entrances look really good. Irrigation inspection is ongoing. Ponds are being dissed monthly. We do restate to them,

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make sure you are picking up all the trash. The wet ponds are being treating. We have four, as you know, that have water in them that the District pays for maintenance on. Palm tree pruning is completed. New annuals and mulch. We did have the traffic circle and the tips of the islands coming up to each side all pressure washed and cleaned. Those look really good. Landscape lights, tower lights, should all be working as of this report. We are gearing up for budget season, just so you know. So, if there is anything the Board or you're hearing through your HOA that they would like the CDD to do, we need to know as soon as possible in case we need to allocate any additional funding for capitol projects. I'm not aware of anything as of right now. We have two years remanding on the agreement with FloraLawn so we shouldn't see anything going up as far as contract costs with that. We'll reach out to the various contract, Lake Doctors, and stuff and work with them to make sure. Because we only meet every-other month. So, if you hear anything, see anything, please let me know. And we'll be working hard here in the next 30-days to start prepping your budget for 2026.

**Mr. Bickel:** I have a question. When you said, what the Board wants...

**Mr. Scheerer:** Well, you guys. A lot of time we get requests from HOAs.

**Mr. Bickel:** So, what kind of requests do you accept and decline?

**Mr. Scheerer:** We look at everything. And we won't do anything without permission from the Board. So, if we got anything like, say this other pond up here at Westside and Oasis Club. If you wanted a fountain in that. It's really the only one you have here that doesn't have a fountain. So, if that's something you wanted to see or you're members of your HOA, I don't know if you all are involved with your HOA. But if you hear stuff like that, that's something we can at least look at it, try to get number for it. It doesn't mean you're going to approve it.

**Mr. Manjourides:** What I would like for you to look at, is between Oasis Boulevard and Ronald Reagan on Westside, that row of bushes.

**Mr. Scheerer:** On the right side, as you are headed toward Ronald Reagan?

**Mr. Manjourides:** There are a lot of blank spots and dead bushes that need to be replaced.

**Mr. Scheerer:** Okay, we'll work within the budget we have now to get that...

**Mr. Phillips:** I have a questions, are those supposed to get much taller than they are? Or is that height going to be it? Because it doesn't seem like...

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**Mr. Scheerer:** Those grow pretty good typically, but they have been the same height since I have been here.

**Mr. Phillips:** I was just thinking it would make it more secure in here I think if those were bigger.

**Mr. Scheerer:** Let me work with FloraLawn and we'll see what we can do to fill in the gaps and the voids. We'll just keep the beds clear, and we'll just start letting them grow and trim them as needed.

**Mr. Phillips:** Start looking like a real gated community.

**Mr. Bickel:** How much property does the county own on Westside Boulevard? On the eastside of Westside. On the golf course side.

**Mr. Manjourides:** It goes all the way up to the sidewalk.

**Mr. Scheerer:** My understanding is a lot of that stuff that's across the street, is basically slated for another lane.

**Mr. Manjourides:** I know you have a sidewalk you can walk, but on the other side, isn't there a sidewalk that's up by the gate?

**Mr. Bickel:** I was just getting at, and somebody jumped in there and said what I was going to ask, some sort of sidewalk running down that side of the road. Since we have a sidewalk. On the eastside of Westside.

**Mr. Phillips:** They won't do it because that's going to be another two lanes.

**Mr. Bickel:** And with a new road going in, that's going to make it even more dangerous.

**Mr. Phillips:** My understanding is the only reason they haven't done that is the last 100 or 200 yards belong to Polk County, and they won't approve it.

**Mr. Manjourides:** The problem is they have to move the high-tension lines. That's a lot of money to move those.

**Mr. Scheerer:** That will eventually be a long-term plan for the county. Anyway, that's all I have as far as that report goes.

**Mr. Phillips:** I have a questions. A couple of meetings ago, I think you eluded to them changing the light post. Duke Energy, I believe. Is that still?

**Mr. Scheerer:** It is. Between Jeremy, myself, and a representative from Duke Energy, all the accounts have been transferred. The information we received when we started the

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process to swap over to LED, that it would take about eight-months. So, we are nowhere near that eight-month period right now. I would imagine it would be somewhere towards August/September time frame. To where they will start changing out all the heads to LED heads.

**Mr. Phillips:** The only reason I ask is because there are so many lights that are out. They probably hate me there because the numbers that I'm sending to them.

**Mr. Manjourides:** No, keep sending them to them.

**Mr. Scheerer:** We do the same thing when we're out here. We do the exact same thing. I have my iPad. I get right on the website, report the lights out, and the numbers. But that's their job.

**Mr. Phillips:** Well, you have to be here at night to see them.

**Mr. Scheerer:** I came here early enough in the morning. I'm up at 4:00 a.m., guys. I get out to this neck of the woods at about 6:00. So, it's still plenty dark.

**Mr. Bickel:** They repaired the ones on Bunker.

**Mr. Phillips:** I put them in.

**Mr. Bickel:** You did that? Oh, I was praising them earlier.

**Mr. Phillips:** They have me over there.

**Mr. Scheerer:** It would make more sense to me, if they were out to just put an LED light in there.

**Mr. Phillips:** That's what I'm saying. They change the whole head, though. Because they changed them over in Belle Cita. They look nice.

**Mr. Scheerer:** When that was done, it was based on the knowledge from Ms. Stapleton from Duke told us it would take about eight-months. So, that's where we're at with that.

**Mr. Bickel:** The ponds look terrific.

**Mr. Scheerer:** Good. I see the fountains are on and everything looks good.

**Mr. Knights:** Well, sometimes they are on.

**Mr. Scheerer:** I'm here every Monday morning. That's my day. I come out here and I know Casey is here five days a week. If we see some and there off, we need to reset a breaker. As soon as I am done here, I will be checking them all today. I know that my favorite fountain guy over here is usually sending me some information.



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**i. Ratification of Proposal for Fountain Repairs**

Mr. LeBrun: On the fountain note, there is our ratification on the proposal to repair that fountain.

Mr. Scheerer: That's the architectural fountain.

Mr. LeBrun: Alan has already started that process, so we are just looking for the Board to ratify.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, the Proposal for Fountain Repairs, was ratified.

**Mr. Phillips: Are we responsible to have like aqua people come and take care of them, or is that HOA?**

**Mr. Scheerer: The architectural fountain?**

**Mr. Phillips: No, all the fountains. All the lakes, I mean.**

**Mr. Scheerer: We only have four wet lakes that we maintain. That the CDD maintains. You only pay for four wet ponds. All the other ones that are on the golf course, would fall to the golf course. Now, it is part of the stormwater system, and I don't want to speak out of term, and the engineer is not on the call, but if the Board wanted to look at doing something like that, I guess that would be a budget item to consider for 26.**

**Mr. Phillips: The only reason I ask is there is that one fountain when you're going from seven to eight, that one lake, I'm sorry, when you go from seven to eight, that needs help.**

**Mr. Scheerer: I have no idea what seven or eight is.**

**Mr. Phillips: Behind all of the houses off of Black Wolf?**

**Mr. Scheerer: There is one on the other CDD, that lake is maintained by the CDD. Where they just put in the fountain. There is a bigger one in the middle.**

**Mr. Phillips: No not that one. That one needs help too.**

**Mr. Scheerer: You've got the wet pond and then you have the sand pond next to it? Yeah, that's maintained by the CDD. What I may do with the other Board, there is a machine called a truxor machine and I have a company that owns one that I know. It's not my company. It's a giant paddle boat and they come in there and it's wide like this and it just rips all the plant material out from inside. It's very expensive because we don't have a place**

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to dump it. The price to do the work is probably double to dump it. But if that's something that that Board would like us to do, I have no problem getting Applied Aquatic. It's an aquatic harvester. Since we're probably one here a little quicker than we normally are, I'll see if I can find a photo of it. We used it at a place next to Bass Pro Shop called Story Drive CDD, which is another Lennar project.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. LeBrun: That brings us down to Supervisor's requests. Do any Supervisors have any special requests? Hearing none, we will move to the next item.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

**Mr. LeBrun: We just need a motion to adjourn.**

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

Signed by:

*Jeremy LeBrun*

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Secretary/Assistant Secretary

Signed by:

*Chris Manjourides*

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Chairman/Vice Chairman