

**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, **April 7, 2025**, 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  
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 10:00 a.m. Four Supervisors were in attendance constituting a quorum. Mr. Siron joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: This is the time for the members of the public to make a statement to the Board. We just ask that you state your name and address and try to keep it under three minutes. We have no members of the public in person. I believe we do have one on the phone. Mr. Roberts did you want to make a statement to the Board?

Neal Roberts: I am calling in on the basis of being the VP of the Board of Directors for the Country Club. As you are probably aware, we are going through a 558-construction defect lawsuit with the developer, Lennar. One of the aspects of that lawsuit relates to the bulkheads in the golf

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course. Now the Stoneybrook South CDD has ownership of those ponds and bulkheads in holes 15. There aren't any bulkheads in 16 to 18. On those two ponds, my questions historically are in regards to the maintenance of those and the response I have always received has been that while the Stoneybrook South CDD owns the ponds and the bulkheads, the maintenance of those falls to the Country Club. Obviously, it is important for us to ensure that legally that is the correct position. I am looking for a written agreement that specifies those terms so that when our lawsuit against Lennar goes into its legal stages, we need to clarify certain aspects that I have that document which shows Country Club responsible. My ask is if the CDD can provide that agreement in writing and signed to the Country Club Board of Directors.

Mr. Phillips: He wants a statement from us saying that we actually own but they maintain it.

Mr. Scheerer: Yes, he wants to see a legal document. Mr. Roberts if I am paraphrasing here, he would like to see the legal document that states the District owns the bulkheads and the ponds and that the responsibility for maintenance of those fall to Country Club. Is that correct Mr. Roberts?

Mr. Roberts: That is absolutely correct. I talked to our golf superintendent, Ethan Caldwell about this and he has been the golf superintendent for many, many years and he has never provided any maintenance to the bulkheads because he is not aware that it is our responsibility so I need clarification on that.

Mr. Scheerer: We will have to do some research obviously and get with legal to see what we can come up with.

Mr. Roberts: That is great. Thank you very much for your help.

Mr. Scheerer: Yes sir.

Mr. LeBrun: I am taking that comment down and staff will work to get some information and see what we can find.

Mr. Phillips: Do you want me to provide you with his contact information?

Mr. Scheerer: I have Mr. Roberts contact information, yes sir. He contacted me over the weekend about some trash in the pond on Olympic.

Mr. Knights: When this place was being built, who put that bulkhead in.

Mr. Scheerer: Probably Lennar as part of the golf course construction.

Mr. Knights: It didn't have anything to do with the CDD?

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Mr. Scheerer: I don't know. I can't answer that question.

Mr. Manjourides: I think that was there before Lennar took it over.

Mr. Phillips: It was probably Stoneybrook South.

Mr. Manjourides: Stoneybrook South probably put it in when they started it and then they went out of business. Lennar acquired the land and it was already there.

Mr. LeBrun: I will reach out to District Counsel.

Mr. Manjourides: While we are talking about that, there is a little piece of land on the corner of Bunker and Dove Valley that is like a triangular piece of land there, the Country Club says it's the CDDs.

Mr. Phillips: I think that was all turned over when they turned over all the monuments and stuff.

Mr. Manjourides: They have it listed under taxes that the CDD is supposed to have. Can you check to make sure that is Country Club?

Mr. Scheerer: Where?

Mr. Manjourides: Bunker and Dove Valley.

Mr. Bickel: The Southeast corner, right?

Mr. Scheerer: They are on there. They are just really small. There is Dove Valley and Bunker right there.

Mr. Manjourides: There is a piece of land right here, Dove Valley.

Mr. Phillips: That square?

Mr. Manjourides: You guys don't take care of that.

Mr. Scheerer: We maintain this right. We maintain that as part of that stormwater system.

Mr. Manjourides: But you don't take care of that?

Mr. Hallman: No sir.

Mr. Manjourides: But the Country Club says it's supposed to be CDD land.

Mr. Scheerer: Okay, we will look into it. My maps don't show that. I think that was actually supposed to have been transferred to Country Club when Lennar and the turnover happened.

Mr. Manjourides: There is a little piece of land across the street there.

Mr. Scheerer: We are doing the other side.

Mr. Manjourides: Right next to that house.

Mr. Hallman: Your talking North of that, there is also a section.

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Mr. Manjourides: Still on Bunker but right across the street before that house. There is like 8 ft. of land.

Mr. Scheerer: That is what I am saying, we maintain that.

Mr. Manjourides: The taxes are being paid by Lennar.

Mr. Scheerer: We will look into it. I will pull everything up later today and see what we have. When we redid all the maps to HOA, Condo, CDD back when Lennar

Mr. Manjourides: That is what I told them.

### **THIRD ORDER OF BUSINESS**

### **Business Administration**

#### **A. Approval of Minutes of the February 3, 2025 Audit Committee Meeting**

Mr. LeBrun: This is on page 7 of your electronic agendas. First is approval of the minutes of the February 3, 2025 audit committee meeting. Those were previously circulated. Happy to take any revisions, if not, just need a motion to approve those.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Minutes of the February 3, 2025 Audit Committee Meeting, were approved.

#### **B. Approval of the Minutes of the February 3, 2025 Board of Supervisors Meeting**

Mr. LeBrun: This is approval of the minutes of the February 3, 2025 Board of Supervisors meeting. It is on page 11 of your electronic agendas. Those were circulated previously. Happy to take any revisions, if not, a motion to approve those minutes.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Minutes of the February 3, 2025 Board of Supervisors Meeting, were approved.

#### **C. Consideration of Check Register**

Mr. LeBrun: This is consideration of the check register on page 22 of your electronic agendas. This is for the period of January 28, 2025 through March 31, 2025. From your general fund you have checks 192-216. The total for the general fund is \$228,610.50. From the payroll fund you have checks 50128-50132 amount there is \$848.50. The grand total is \$229,459.00. Behind that you have your line-by-line register that details those checks and it goes through page

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27. Happy to take any questions or comments on any of that, if not, just look for a motion to approve the check register.

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

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

Mr. LeBrun: Behind that you have your balance sheet and income statement. No action is required on the Boards part. This is just your unaudited financials through February 28<sup>th</sup>. Like I said, no action required by the Board. It looks like your about 92% collected on your assessments so doing great there. We will get that last few remaining in these last couple of months.

### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

#### **A. Ratification of Audit Engagement Letter**

Mr. LeBrun: On page 41 you have ratification of the audit engagement letter. Each year the District is required to undergo a third-party independent audit. The Board selected Grau & Associates previously. This is just ratification of this engagement letter. I signed it as District Manager so they could start the audit process. Like I said, Grau does great work so they are already getting started. Just need a motion to ratify that engagement letter.

On MOTION by Mr. Manjourides, seconded by Mr. Phillips, with all in favor, the Audit Engagement Letter, was ratified.

#### **B. Consideration of Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. LeBrun: Resolution 2025-04 starts on page 47 of the agenda package. The Board is going to be approving a proposed budget and essentially that just sets the high watermark for the budget then it sets a public hearing which will be your August meeting. That is what this resolution is doing is approving this proposed budget and setting that public hearing. That is all part of the normal yearly budget process. You don't actually adopt the budget until after that public hearing in August so this is just kind of the first step in that. The budget starts on page 51 of the PDF. The good news is the budget was prepared with no assessment increases so everyone's assessments will stay exactly the same. We already know anticipated any increased cost but still manage to not

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increase assessments for residents which is always good. I will just kind of walk the Board through it. I know you guys have seen this before. Please let me know if you have any questions. At the top is the revenues section listed there so you will see there is a carryforward surplus that is reflected in the revenues. That is just anticipating underspending for the year which is always good so that is in there. Like I said, you still have three to four months left to go in the fiscal year but that is where we are projected as of now. Next, we have the administrative section. You will see the administrative cost to run the District. In the far-right column is the proposed budget. You will see there all the costs listed there on the far-right column. You will see that administrative section of the budget. Below that, you will see your operations and maintenance. This is for the operation and maintenance of the District. You know Alan's work with vendors and look for any other items that might change cost, projected inflationary costs, things of that nature. You will see that reflected there. Landscaping is one of the larger costs in this District. If you go down to the next page, page 52 you will see your assessments by product type but like I said no increase at all for assessments for residents. You will see the shared cost. As the Board recalls, we have a shared cost with Stoneybrook South at ChampionsGate. It helps with the economy of scale you know lumping the two Districts together to share cost based on the amount of units within each District. Behind that starting on page 53 you will see the narrative which is just an explanation for each of the categories. That way if residents wanted to know what a category is, it kind of gives you a brief description in that narrative there. The rest of the budget document is just the various types of operation and maintenance that the District works through each year. On page 61, you will see the capital reserve fund so this is money that is set aside for capital projects. It is listed there as well. Towards the end, you have your debt service information and then your debt schedule and that takes you through the end for the amortization schedule which takes it through the end of the bond period. That is pretty much a quick summary. No assessment increase. Happy to take any questions on the budget. You can still make changes up through August. We just can't raise it at all which we don't need to because there is no assessment increase but can still make changes all the way up through the end of that public hearing. This is the first step of approving the proposed budget. Do any Board members have any questions on the budget? If not, we just look for a motion to approve Resolution 2025-04 and set that public hearing for your August Board meeting.

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On MOTION by Mr. Phillips, seconded by Mr. Knights, with all in favor, Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for the August Board Meeting, was approved.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Counsel**

Mr. LeBurn: That brings us to staff reports and we will start with District Counsel.

Mr. Babber: No follow up items from the last Board meeting. I just wanted to make a note that the legislative session in Tallahassee started in March. On our preliminary review of the bills, nothing really significant stood out other than the potential increase in the sovereign immunity liability cap. They are proposing to increase to \$1M and \$3M. We have seen this bill in the past and it hasn't gone anywhere but it's just a matter of time of when it gets passed some point in the future. It will cause an increase in insurance premiums so obviously the liability would be increased. Two other bills I will make note of, the bill that required Special Districts to adopt goals and objectives, you had to do that last year if the Board recalls and the other bill would make the tree owner responsible for any damage. Currently established Florida law and case law says that trees are a part of nature and you can't necessarily control damage unless it is known to be a hazard so that bill would potentially cause some additional expenses or liability. We are monitoring that. We will certainly provide updates as these bills progress or go to the governor for his signature. That is all I have for the Board. I am happy to answer any questions if there are any.

Mr. LeBrun: Any questions for Counsel?

Mr. LeBrun: No questions from the Board.

### **B. District Engineer**

Mr. LeBrun: That brings us down to the District Engineer. Jason, do we still have you?

Mr. Alligood: Nothing to report at this point. Is there anything that you guys' need from me?

Mr. LeBrun: Any questions for Jason?

Mr. Manjourides: No.

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**C. District Manager**

Mr. LeBrun: That brings us to the District Managers Report. The main item there was the budget and that was presented to the Board that I had. I took down the notes from the public comment and then the question about the one parcel on the corner. I will get with staff and Counsel and we will try to get information and bring that back as soon as possible.

**D. Field Manager**

Mr. Scheerer: The field managers' report is included in your agenda for your review and any questions. We did replace the pump on the architectural fountain. It got clogged somehow so we got that cleaned up.

Mr. Manjourides: Is there two pumps in there?

Mr. Scheerer: Yes.

Mr. Manjourides: I knew we had replaced one, one time and now the second one.

Mr. Scheerer: It seems to be working well. Irrigation inspections are ongoing. Just so you know I have worked with Casey Hallman who is here our account manager as well. We have been working together to try to get the irrigation run times under control and how many days a week. Toho says twice a week and it takes about 22 hours maybe a little more just to get through all of our zones here. We are going to be working on that for both Districts. All of the levers at the entries were working well as of this report. I do have a fountain down on Bunker. It just keeps tripping the breaker so we had the company back out. They cleaned everything and went through it. I was out again this morning and it was tripped again.

Mr. Manjourides: Is that the one on 16?

Mr. Scheerer: No, it's hole 18. It is the tee box area just right outside the gate back there. We are working on it and I had a nice conversation with a couple of the homeowners there last week as well. Landscaping is in good shape. We continue to meet as regular as possible. Ponds are being disced. We will see some activity in the ponds right now due to the hot weather and cool weather. We are supposed to get rain tonight and tomorrow then we are supposed to be down in the 70's so there will be some adjustments with that. We had all the traffic circle concrete and island tips all pressure washed. We had the hole 13 wall cleaned. I don't know how bad it was but we did it anyway in advance of rainy season. I had a request to add an additional bench at the architectural fountain. What we are going to do is just replace all of those benches with some newer

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benches. The powder coating on the rails on the sides are starting to chip really bad. We have painted them before.

Mr. Manjourides: If they are that bad, just get new ones.

Mr. Scheerer: I have Casey here if we have any other landscape questions with our landscape provider.

Mr. Manjourides: When you do get the benches, do you think you can secure them?

Mr. Scheerer: I sure can.

Mr. Manjourides: Because there might be some sticky fingers with new benches.

Mr. Bickel: Don't put them next to our patio furniture.

Mr. Knights: That wall on 13 may need some paint because they keep power washing it.

Mr. Scheerer: We are just doing a soft wash. We are not in there with 4,000 psi. It is a soft wash with a minor chlorine bath.

Mr. Bickel: I think they did it a while back with the hard power washing.

Mr. Scheerer: I will take a look at it. If we need to add some funding for painting, we can certainly accommodate that.

Mr. Manjourides: The 27-gate sign light was not on last night at all.

Mr. Scheerer: Funny you mentioned that because I was resetting fountains today and I noticed the timers for the fountains were off by about two hours.

Mr. Manjourides: This was about 9:00 last night.

Mr. Phillips: Daylight savings time. People go in there that don't know what they are doing is the problem. I keep setting them myself. A lot of them turn the lights off then send emails how come the lights aren't working.

Mr. Manjourides: I have some photos for you.

Mr. Scheerer: I thought I was beyond your photos this week.

Mr. Manjourides: The gate at Westside has two lights out.

Mr. Phillips: That should have been fixed by now.

Mr. Manjourides: The lights facing the ChampionsGate signs on both sides are not high enough. The bushes are higher. You are going to have to extend that.

Mr. Scheerer: We can just cut the bushes down some too. We will look at it.

Mr. Manjourides: Yeah, you can just put a little longer pole on the light.

Mr. Manjourides: This is on Bella Citta.

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Mr. Scheerer: I saw that last week when I was here. Part of the stucco is starting to collapse.

Mr. Manjourides: Already? Didn't we just do that?

Mr. Scheerer: Depends on which one. We did not do them all.

Mr. Knights: The landscaper backed into this one. That is on 27 and this is on 27. (photos)  
Inside the monument are a bunch of hornets.

Mr. Scheerer: We just sprayed those.

Mr. Hallman: I walked under some of the arches and sprayed some stuff.

Mr. Scheerer: You never email me.

Mr. Manjourides: This was last night.

Mr. Scheerer: You could have emailed me last night.

Mr. Knights: The architectural fountain, he was out here about a week ago and was cleaning. The water was coming out of the fountains full blast. There is like a metal plate where the water goes in and he swishes it around and the thing is going crazy. After he left in about an hour, it all settled back down and is a trickle. There must be something under that metal plate or something. I was watching him and it was coming out like it was cleaned but, in an hour, it was trickling.

Mr. Scheerer: It looked good this morning. We will take a look.

Mr. Phillips: Is there any word on replacement of the streetlights.

Mr. Scheerer: They said it would take about eight months so we are probably looking towards the end of this year.

Mr. Phillips: That is from Duke?

Mr. Scheerer: Yes, when we agreed to switch everything out that we presented to you folks from the current lighting system to the LED system. She told us it would be at least eight months.

Mr. Phillips: I don't think they are doing everything.

Mr. Scheerer: I think everything that was eligible at the time. I will get that information because I know we presented a list and a map that was eligible. I think there was only one section that was not eligible. I think we did that in the last year or first of the year. Probably towards the end of this year, we will start seeing somethings happen.

Mr. Manjourides: You are doing very well on Westside. The bushes are really coming back now. I see that you get the water better there now.

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Mr. Hallman: Some areas we were able to help but there are still some areas that are difficult to get too.

Mr. Manjourides: You're going to replace some of those bushes are missing on Westside. There are a few areas that you need to put new bushes. They are dead or gone.

Mr. Hallman: Yes, we have discussed a couple of areas that we are going to be focusing on.

Mr. Scheerer: Not only here but Whistling Straits has some of the same issues.

Mr. Knights: Are they always going to remain that low or are we going to let them come up more?

Mr. Manjourides: They can get a little higher.

Mr. Scheerer: If you want them higher, we can let them go.

Mr. Knights: I think they should be. I think it becomes a barrier. Right now, a 9-year-old could jump over them.

Mr. Phillips: It wouldn't be a bad idea.

Mr. Scheerer: I will work with Casey. Just making sure if anybody is yelling about the bushes not being trimmed you guys got our back, right?

Mr. Phillips: You should trim the sides, just not the top.

Mr. Hallman: I thought that was no trim at all. We will let it get like a jungle then trim them back. But no, we can do that and proceed with just trimming the sides.

Mr. Knights: Yes, I would like to see them a little higher.

Mr. Manjourides: Except for the ones near the fountain, those have to stay low.

Mr. Knights: I am just talking about the boundary ones.

Mr. Scheerer: You can't have a line-of-sight issue. If they create that then that is our problem.

Mr. Phillips: These guys keep up on trimming not like the guys that we have. They trim twice a year.

Mr. Knights: Our guys you have to call them every 10 minutes.

Mr. Hallman: It is a lot to trim but we have a really good crew out there.

Mr. Phillips: I have a place over in Ballentrae and you guys do an excellent job over there.

Mr. Hallman: Thank you.

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Mr. Bickel: I have a question in regard to the ponds. Is this bad timing on where we are at in the meeting. Just curious with obviously the busy season kind of coming to the end for us in the community but we are going to have a couple of months of tons of people coming in, one of the problems I see because I am out walking in the evening is people get down near those ponds. I understand you know we have those little signs that say you are not supposed to be on the golf course, however from a legal standpoint if somebody is down around those ponds and an allegator gets them for instance or they fall in and have problems, with our litigious society how do we protect ourselves? Are there signs that can be put in or is that your responsibility or our responsibility like warning people to stay the heck away from the ponds.

Mr. Phillips: On 15 there is a sign.

Mr. Manjourides: There is a couple of them there that says allegators and snakes.

Mr. Phillips: Down at the golf course, there is none on the green. There should be one just above the green.

Mr. Bickel: I was just curious, is that our responsibility to look into the signs because obviously with our crazy litigious society, a lawyer can throw so much crap against a wall, see what sticks and sues everybody.

Mr. Scheerer: They can sue you even if you have a sign.

Mr. Bickel: Oh, they can? Okay.

Mr. LeBrun: I think most of the ponds do have a sign.

Mr. Bickel: Yeah, but you really have to look for them.

Mr. Scheerer: The golf course ones I am not sure because they don't typically like signs on the golf course.

Mr. Phillips: There are signs on the golf course near the ponds.

Mr. Bickel: Anything near the pond is what I was concerned with. Like 16, there is always kids down there fishing. I am just afraid something is going to happen.

Mr. Knights: There are two gators in that pond.

Mr. Phillips: The thing is the CDD owns the ponds so it would basically come back on us here.

Mr. LeBrun: If they are on the golf course fishing, the CDD doesn't own the golf course.

Mr. Bickel: But again, they are maintained by the CDD.

Mr. Manjourides: They basically sue everybody.

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Mr. Phillips: We still own the ponds that are on the golf course too, correct?

Mr. Scheerer: Yes, stormwater.

Mr. LeBrun: If you want, staff can look and make sure there is signage.

Mr. Bickel: How many signs do your legal people think would be appropriate?

Mr. Hallman: That sign means nothing. They can still sue you with the sign but.

Mr. Scheerer: As long as there is a sign then they can't say there wasn't a sign because I know we have signs and I know Lennar went through and placed a bunch of allegator and snake signs throughout the community just to make sure that we had the signs. We will talk to insurance and see what they say.

Mr. Bickel: Insurance, legal whatever.

Mr. Phillips: Most places like on 16, that is people who live there going fishing. But here you have a problem because people from here who are visiting go down 15. I have seen cheerleaders on 15 green cheering.

Mr. Scheerer: We will get with Jeremy and reach out to insurance.

Mr. Bickel: Just protection.

Mr. Scheerer: Depending on the size of the pond is how many signs.

Mr. Phillips: I think we need one on that green right by the bulkhead.

Mr. Bickel: I would.

Mr. Phillips: Right before the pond down by the bulkhead.

Mr. Hallman: It doesn't have to be by the green. It could be on the right side there.

Mr. LeBrun: The CDD can only put signs on property that the CDD owns.

Mr. Bickel: I am just throwing it out there to see what lies where.

Mr. Phillips: If the CDD doesn't own that property, so we need to put them on there.

Mr. Scheerer: I think it would be better if it was a collective effort between all of the parties involved because everybody has an investment in it. The golf course has an investment. The HOA that owns the golf course has an investment. We have an investment.

Mr. Knights: You are absolutely right about the signs. They mean nothing. Look what happened at Disney about five years ago when that kid walked into a pond and there was an allegator. There were signs all over the place – do not go into the water, allegators present – and Disney got sued.

Mr. Manjourides: When I was putting up fencing along Westside.

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Mr. Scheerer: At Champions Pointe?

Mr. Manjourides: No, it is part of us too. It is Bella Citta at the gates they are putting up all of this fencing.

Mr. Knights: They are putting black fencing up on the other side of Bella Citta.

Mr. Manjourides: Is that on the CDD? Where would that be?

Mr. Scheerer: I need more specifics.

Mr. Manjourides: They are closing in everything.

Mr. Phillips: The gate at Whistling Straits, they are coming up and then going down Bella Citta to the other gate where people can go in.

Mr. Manjourides: All the way down Westside.

Mr. Scheerer: They are calling that a living fence?

Mr. Manjourides: There is a fence and then shrubbery in front of it.

Mr. Phillips: There is a barbed wire fence there now.

Mr. Manjourides: Is that on the CDD?

Mr. Scheerer: I would have to see if it is on CDD property or not.

Mr. Phillips: We think it is on our property because one of the stakes they have there is about 2 ft. from the cart path.

Mr. Manjourides: Look into that. Another thing, hole 12 next to the apartment buildings, there is no fence there. On the Master plan, I was wondering if Lennar had to put a fence there.

Mr. Scheerer: I don't have answers to those questions as to what they are required to do as far as their development out here.

Mr. Phillips: There is a wall there that the apartment put up.

Mr. Manjourides: Yes, a little bit but there is no fence.

Mr. Knights: There is a railing.

Mr. Manjourides: The wall only goes about 50 ft. Lennar is putting that fence all around everything. I was just wondering on their master plan if there was supposed to be a fence there too.

Mr. Scheerer: I know they have been doing fencing in a lot of places just to try to keep foot traffic to a minimum coming into the community.

Mr. Phillips: They are actually putting foot traffic gates up in some places.

Mr. Bickel: We really don't have the problem here.

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Mr. Scheerer: I didn't notice anything. Are you saying there is fence here around your community or at the other CDD?

Mr. Manjourides: Right now, they are working on the other CDD.

Mr. Scheerer: I know they were doing the one at Champions Pointe and that is actually all on HOA property.

Mr. Phillips: No that's not Champions Pointe.

Mr. Scheerer: The far North end.

Mr. Manjourides: Not that far down. Right at Bella Citta and Westside.

Mr. Phillips: Where our maintenance shed is. Blackwolf Run all the way around to Whistling Straits down Bella Citta.

Mr. Scheerer: I will take a look.

Mr. Bickel: They have it all staked out. You can see it.

Mr. Scheerer: Is there a question with why they are doing it.

Mr. Manjourides: No, the question is, is it on CDD land or is it Country Club?

Mr. Scheerer: The golf course is all Country Club.

Mr. Manjourides: This isn't on the golf course. It is next to the sidewalk.

Mr. Scheerer: I have no idea so let me wrap my arms around what it is you are asking me.

Mr. Bickel: If you take a ride down there on the golf cart path going down parallel to Bella Citta towards Blackwolf Run, look to your right.

Mr. Scheerer: I will be meeting with them later today too.

Mr. Manjourides: If you are going to meet with them ask them if they are going to do anything over here.

Mr. Scheerer: Let me figure all of this out. Chris, I will get with you. If you guys want to give me a map and markup what you are talking about. I don't know hole 2 from hole 14. I don't get on the golf course. I am not on the golf course.

Mr. Bickel: The key on that is between Blackwolf and Whistling Straits.

Mr. Scheerer: We don't own any property between Blackwolf and Whistling Straits.

Mr. Bickel: Not even up to the road?

Mr. Scheerer: No.

Mr. Bickel: Okay.

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Stoneybrook South CDD

Mr. Scheerer: None of that is us. That is all right of way probably along Bella Citta and Blackwolf because the maintenance building and there is a pond on the right side as you come in, that is all maintenance building, none of that is CDD. We only mow the pond bank. We don't mow the entrance to Blackwolf and don't mow anything around the golf course.

Mr. Bickel: And nothing up by the road.

Mr. Scheerer: No sir. That much I can tell you.

Mr. Bickel: Well that probably answers the question.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Request**

There being no comments, the next item followed.

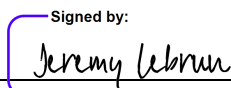
## **SEVENTH ORDER OF BUSINESS**

### **Adjournment**

Mr. LeBrun: Can I get a motion to adjourn?

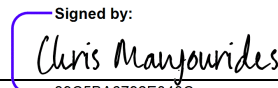
On MOTION by Mr. Knights, seconded by Mr. Manjourides, with all in favor, the meeting was adjourned.

Signed by:



Secretary/Assistant Secretary

Signed by:



Chairman/Vice Chairman