

**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, **June 2, 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
Ron Phillips *by phone*
Larry Bickel

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

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

District Manager GMS
Field Manager
District Counsel
Floralawn
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Three Supervisors were in attendance constituting a quorum. Mr. Phillips joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: Next, we have our public comment period. This is the time for members of the public to make a statement to the Board. We just ask that you state your name and address and keep it to three minutes. Neil, do we still have you on the phone?

Neil Roberts: Yes, this is Neil Roberts, I'm calling as Vice President for the Country Club Board of Directors. I'm calling to ask for an update on the question that I raised at the last meeting which relates to the maintenance of the Palms and bulkheads within our country club's golf course. I asked for documentation to be provided or the country club's responsibility as it relates to the

June 2, 2025

Stoneybrook South CDD

maintenance. I did follow up with regard to this request and Jeremy, you and I have had some contact in terms of emails with regards to you being unable to find any documentation that relates to the other CDD, but I haven't heard a response on the Stoneybrook South CDD. I'm just following up on that and was looking for an update in terms of where you are with your investigation on that.

Mr. LeBrun: Sure, thank you Neil. To update the Board on that, we couldn't find any specific documentation that is between the golf course and the CDD about the maintenance of the ponds on the actual golf course. Most of the items that we have were just general during the formation of the District and the Engineer's Report. Nothing that specifically says one way or the other that yes, the CDD maintains the ponds or the golf course maintains the ponds. Neil sent me some parcel identification numbers, so we sent those to the other CDD's counsel just to see if they have any documentation of anything related to those. As of now, we did not find anything that specifically address that issue.

Mr. Manjourides: Who takes care of them now?

Mr. LeBrun: The golf course.

Mr. Scheerer: Yeah, I think that's the question. I don't know that the golf course is expending any funds for pond maintenance on the golf course.

Mr. Manjourides: And pond maintenance is spraying the ponds.

Mr. Scheerer: Shoreline vegetation, yes. I believe Neil is also asking about the maintenance of the bulkhead which is probably what was used to construct a golf hole or a golf green, so right now the CDD is not doing any work on any of the stormwater ponds or ponds located anywhere on the golf course. We always thought that that would be the responsibility of the golf course. But now Neil is looking for some sort of agreement I believe.

Mr. LeBrun: Yeah, I couldn't find anything specifically.

Mr. Scheerer: Our attorney couldn't find any type of an agreement.

Mr. Manjourides: So, the bulkhead, does it need to be replaced? Or is this just for the future?

Neil Roberts: Chris, I think you know as part of our 558 lawsuit against Lennar, we are claiming that the bulkheads are in disrepair. Now, the attorney's issue is if the responsibility for the maintenance of those because they are clearly owned by the CDD, if you go onto Osceola website for the property appraiser, you can see that the ponds are owned by the CDD. But there

June 2, 2025

Stoneybrook South CDD

has always been this assumption that the maintenance of the bulkheads was the responsibility of the golf course. Well, in checking with our golf superintendent, he has advised me that we do not maintain those bulkheads, it's not our responsibility. My ask at the last meeting is, we need to see some legal documentation that tells us that the golf course is responsible for that. And if there isn't any, then it would be the owner who is responsible for it, i.e. the CDD. So, that could impact our 558 claim.

Mr. Manjourides: The lawyers are going to have to figure that out.

Neil Roberts: I was going to say, that is probably the next step. I'll have our construction detail attorney liaise with the lawyers from both CDDs because there is no documentation from you guys so we need them to give us the clarity. If that is okay with everybody, I will have our attorney start that proceeding.

Mr. Manjourides: I think that's the best thing.

Mr. LeBrun: I referred the parcel ID number to the District Engineer for this one and also the other CDD just to look at anything they might have. We're still trying to figure it out.

Mr. Manjourides: Is this on the hole 18?

Neil Roberts: It's on the holes that have bulkheads. There are other holes that have bulkheads. 15 has bulkheads, 2 has bulkheads. It crosses over both CDDs, both this one and ChampionsGate.

Mr. Manjourides: Sounds good, I think that the lawyer is going to have to figure this one out because there is no documentation.

Neil Roberts: Okay, I'll take that away and have our attorney contact you and Jerney has provided the contact.

Mr. LeBrun: And Neil, I'll let you know once I hear back from the other counsel just to see if they have any information with those parcel ID numbers. If anything, we can sort out prior to that as well. I'll let you know any updates I get from them.

Mr. Siron: Who has been maintaining the ponds?

Mr. Scheerer: Nobody. Not the CDD.

Mr. Siron: But if somebody has been maintaining them, isn't that establishing a precedent?

Mr. Manjourides: Well, we're talking about the ponds, not the bulkheads. The bulkheads might be separate.

June 2, 2025

Stoneybrook South CDD

Mr. Scheerer: That's kind of tricky in my opinion. It's just my opinion. The attorney and the engineer will figure it out. The bulkhead wouldn't be there if they didn't create the golf hole. But I guess the problem is, is who is supposed to be maintaining them.

Mr. Manjourides: Well, I think what happened was, the bulkheads weren't created by Lennar. They were created by the developer that went out of business.

Mr. Scheerer: The previous developer?

Mr. Manjourides: Yeah. They started to develop the golf course.

Mr. Siron: But they only did the front nine didn't they?

Mr. Manjourides: Yeah, that's what we're talking about.

Mr. Siron: Well, the back nine, other than 2, is where the bulkheads are.

Mr. Manjourides: Oh, I'm not sure.

Mr. Scheerer: I'm not sure either. I've never been on the course. It might be changing soon. It was before we got here. I'm sure they will work it out.

Mr. Manjourides: Do you want to say anything, Ron?

Mr. Phillips: No.

Mr. LeBrun: We'll continue to explore the different avenues, and we'll keep the Board apprised of any updates that we get. The District engineers are aware. Counsel is aware. It just might take a little bit to untangle.

Mr. Siron: Can we deed those over to the HOA?

Mr. Manjourides: I think what they are doing is trying to set a precedent of who owned them before.

Mr. Scheerer: I think there is a lawsuit going on and that's kind of what has triggered all this.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the April 7, 2025 Board of Supervisors Meeting

Mr. LeBrun: We'll go down to item number three. On page seven of your electronic agendas you'll see the minutes of the April 7, 2025 Board meeting. I am happy to take any corrections on those. If there are no changes, we would just need a motion to approve those minutes.

June 2, 2025

Stoneybrook South CDD

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Minutes of the April 7, 2025 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: The next item is consideration of the check register that is on page 24. On page 24 you will see the summary of invoices. This is from April 1, 2025 through May 28, 2025. From your general fund you have checks 217 through 232. The total there is \$139,710.48. From your payroll fund you have checks 50133 through 50137. The total there is \$848.50. The total for the check register is \$140,558.98. If you scroll past that, you'll see the line-by-line register for those checks. I'm happy to take any questions on that. If not, I just need a motion to approve the check register.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials. No action required on the Boards part. It just shows you your unaudited financials through April 30th.

FOURTH ORDER OF BUSINESS**Business Items****A. Presentation of the Fiscal Year 2024 Audit Report**

Mr. LeBrun: Next, we have our business items. If you scroll to page 44, you'll see that's the start of the Fiscal Year 2024 audit report. As the Board is probably aware from previous years, each year the District is required to undergo an independent third-party audit. You'll see that here in the agenda package the full audit. It was a clean audit which means there was no findings from the auditor which is always great news. The full audit is there, but I do point Board members, on page 70, the auditor writes a letter to the Board of Supervisors that kind of just summarizes all of their findings, so I usually point our Board to that page. That's on page 70. You'll see the letter there to the Board of Supervisors and the next to last paragraph they stated our opinion that the District complied in all material respects with the aforementioned requirements for the Fiscal Year ending September 30, 2024. There are no findings, it's a clean audit. I'm happy to take any

June 2, 2025

Stoneybrook South CDD

questions on it. If not, we just need a motion to accept this audit report and then authorize staff to transmit the audit to the state.

On MOTION by Mr. Siron, seconded by Mr. Bickel, with all in favor, Presentation of the Fiscal Year 2024 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBurn: That brings us down to our staff reports. We'll start with District Counsel. Vicek, do we still have you on the phone?

Mr. Babbar: Yes, I am still here.

Mr. LeBrun: Do you have anything to report for the Board.

Mr. Babbar: I didn't have a full report for the Board. I'm happy to answer some questions that you all have for me.

B. District Engineer

Mr. LeBrun: That brings us down to our District Engineer. Jason?

Mr. Alligood: Good morning. Last week I reached out to South Florida's Water District. We'll follow up with them at the end of the day and check on that. That response that they are requesting, I'm working on that. I also have the annual reports at the end of the month, so I am working on that as well.

C. District Manager

i. Presentation of Registered Voters – 1,024

Mr. LeBrun: That brings us to the District Manager's report. A couple items under here, just a couple reminders. The first one is actually the presentation of registered voters. Each year the District is required to announce the number of registered voters that live within the District. This is more important at the beginning of a District's creation. Once you have been established for six years and have 250 voters, that kicks off the transition to residency. You guys are already fully transitioned, but we are still required to announce it. The number of registered voters within Stoneybrook South CDD is 1,024 as of April 15, 2025.

Mr. Manjourides: Why is that so high?

June 2, 2025

Stoneybrook South CDD

Mr. LeBrun: It's the number of registered voters that live within the District. Everything that is within the District's boundaries.

Mr. Manjourides: It's only one per house, right?

Mr. LeBrun: It is however many registered voters live in the household.

Mr. Bickel: You can have three, four, five...

Mr. Manjourides: I see.

Mr. LeBrun: I think that comes from the Supervisor of Elections. They send us that data. Another reminder is your Form 1. That's due July 1st. That's sent via email. I got mine last week.

Mr. Manjourides: I already filled mine out.

Mr. LeBrun: This year they have a nice feature where you can import your previous year's data, and it automatically fills it out. That was a nice little touch. This is the second year they have done it all electronic. So, just a reminder to get that filled out. There is a small grace period after July 1st but we always recommend doing it.

Mr. Bickel: I got the notice, but I didn't get the form.

Mr. Manjourides: You click on the little link.

Mr. LeBrun: When you get to the bottom and if you forget your password there's a forgot password feature.

Mr. Manjourides: It's very easy.

Mr., LeBrun: Just a reminder to do that. As of now, the ethics training is still in effect. So, you would have taken that last year, and this Form 1 you are filling out now, you're just clicking "Yes" I did. The one you take this year, which is due by the end of the year this year, you'll fill out for your 2026 Form 1. We haven't seen any updates movies or videos or links. I can resend out with all the links to be the same training you've already listened to. We have until the end of the calendar year to complete that. But just a reminder on that Form 1 if you haven't completed it yet.

Mr. Manjourides: Do you get a notice that that's completed?

Mr. LeBrun: You'll get a confirmation email when you send it back.

Mr. Manjourides: No, I did. I wondered if you did.

Mr. LeBrun: I did. I'm not elected to Boards, but I am appointed to an officer role. So, mine may be slightly different than elected. But I got a confirmation saying they'd received it. If

June 2, 2025

Stoneybrook South CDD

you don't, I think on the email too there is an email address you can send a question to. They are usually pretty good at responding back to you.

Mr. Bickel: We're just a bunch of poor retired people, so it's not that hard.

D. Field Manager

Mr. LeBrun: That gets us down to our field manager report. Alan's report is included in your agenda. It starts on page 78.

Mr. Scheerer: You have hopefully had a chance to scroll through this. The fountain is in good shape, architectural wise. Irrigation is ongoing. We have reduced our run-times to three days a week. As we get more rain, we will adjust that going forward. The entry signs are in pretty good shape. I'll touch base on the Bella Seita one in a minute. The north fountain on 27 as you exit the property is down. There are a handful of electrical components that have failed. It's not due to lightening or anything, they are just old. We have a box that rusted out. Water got into it and took out some of the components. We're working with Lake Fountain Aeration as well as Knocktech Electric who did most of the installs here since I have been here. So, we're working on that. We've got parts offered and we'll get that up and running as soon as possible. Landscaping is looking pretty good. We do have some hot spots on the sod, which Casey is here, we'll talk about them here in a minute. We continue to deal with Floralawn on a regular basis. Again, we adjusted the run times. The pond guy is here today doing the disking of the dry ponds across the street when I pulled in. The wet ponds are not in bad shape. We talked about the Highway 27 pond. At the last meeting there were some photos that were provided, especially for the monument at Bella Seita and Oasis Club Boulevard. I did meet with a contractor, they have done some work for, they turned out to be the lower proposer on some other projects, so we're waiting on information from them. And then Jessica Roman sent me an email, I explained to her where we are with that process so they can inform the HOA as well. We are waiting on that. We do have a couple lights out at the westside entrance of Oasis Club Boulevard. There is a wiring issue. We're in the process of trying to track that. We'll figure out where the wires broke and that will get a couple of the landscape lights and the tower light fixed. That's what we are waiting on as far as that goes. We are in the process, I don't know if he's done, but we were pressure washing the three main entry monuments. I know that Chris had given me some mud dauber photos, but he hasn't told me those are done yet, but with school out, that's a good thing so we can get in there and hopefully knock those out. I'll

June 2, 2025

Stoneybrook South CDD

try to have some progress at the next meeting. And three dead pine trees on the main boulevard. The will be in the process. That's on the schedule in a couple more weeks. And Duke Energy has confirmed that the transition process from our old lighting system to our LED lights is ongoing, so we're making some progress with that. I think now here at the townhome community Azalea Sands, I think that's been done. Oasis Club Boulevard has been done, and they are working on both sides of the street to get that done.

Mr. Bickel: Just a quick comment on the lights. I noticed that they were working on Bunker Drive. I don't know if they were just putting regular lights or conversion. But I tell you that whole street looks so much different and safer with whatever work they did.

Mr. Scheerer: That's probably the LED upgrade.

Mr. Bickel: They do appear to be different. I've never seen it as safe it actually looks.

Mr. Scheerer: Is it a cleaner light?

Mr. Bickel: Yeah, it is. It looks like that LED kind of light. But at the end of the day, that's kind of like a racetrack. We need to figure out some speed bumps in it just like over on Dove Valley. But now the speeders can see.

Mr. Scheerer: I can't do anything about your speeding, sir. But it's nice to hear some positive feedback on the illumination that's being done with the conversion from inconstant to LED. That's all I have for my report. If I can answer any questions you might have, I am happy to do that.

Mr. Manjourides: Did you get those pictures that I sent you on the westside that somebody had put two 4x6 and made a pathway between...

Mr. Scheerer: Did you email it?

Mr. Manjourides: Yes. Anyway, on westside going towards Ronald Reagan. You know we have those fixes. Someone put, almost like they are going to put a sign up. Two 6x6 polls about four feet apart. Where the hedges are. In the ground. I mean this looks like a contractor came in and put these in.

Mr. Scheerer: We'll take a look as soon as we are able to today and see what is going on. They don't have permission.

Mr. Manjourides: Here, look at this. This is what I am talking about. You can scroll; there are about three or four pictures.

June 2, 2025

Stoneybrook South CDD

Mr. Scheerer: Nobody should be putting anything up there. That is CDD property, and I'll put out the knowledge that it's the CDD.

Mr. Manjourides: It's been a month or a month and a half. And they haven't put any sign up or anything. I thought they did it for a cut through. Anyways, take care of it. Get rid of those.

Mr. Scheerer we'll take care of it right away.

Mr. Bickel: Can I circle back to the ponds real quick? We were talking about the maintenance for the ownership of the ponds. Who actually owns the ponds?

Mr. Scheerer: That's what I think they are trying to figure out.

Mr. Bickel: The question in the past that I understood was the CDD owns and maintains the ponds, and the fight was over the bulkheads. I could be wrong.

Neil Roberts: *(inaudible)*

Mr. Bickel: I can't hear you, Neil.

Mr. Scheerer: He said if you look at the Osceola County property appraiser it will say that the ponds are owned by the CDD.

Mr. Bickel: So, they are.

Mr. Scheerer: But typically, when they are on a golf course, the golf course maintains the ponds. I'm not saying that's the case here.

Mr. Bickel: My questions would be then, you mentioned maintenance. There is maintenance need for ponds, right?

Mr. Scheerer: They are not required for ponds unless they obstruct, and the engineer will have to speak to that. But you can have vegetation and a pond as long as it doesn't affect the functionality of the pond.

Mr. Bickel: Which means someone has to make sure it has the correct vegetation.

Mr. Scheerer: Well, like we do with ours, if the Board wanted a clean pond bank, shoreline vegetation, we would spray it all.

Mr. Bickel: So, what about trash pickup and stuff like that?

Mr. Scheerer: We don't do any maintenance on the golf course. All I can tell you is what's going on right now. The ponds that the CDD maintain, we will go pick up the trash. The ponds that are on the golf course, we would expect the golf course to clean up. But we're not under contract to maintain any of aquatic vegetation on any of the golf holes right now. I'm not saying

June 2, 2025

Stoneybrook South CDD

that it can't be done. But we would expect, because it is on the golf course, that the golf course would maintain it.

Mr. Manjourides: One more thing. There were two areas I had mentioned last meeting that I wanted you to check in if we owned or not. One was Bunker and Dove Valley. That little triangle there. Do you remember that? You wrote it down.

Mr. Scheerer: I checked my notes, so maybe I didn't write it down.

Mr. Manjourides: Dove Valley and Bunker.

Mr. Scheerer: Is that the easement along the road?

Mr. Manjourides: There is a little triangle there that is between the houses, and we were saying who maintains that? Right across the street on both sides of that. You looked at and I think Floralawn has looked at it too. You were going to look into it to see who owns that piece of property. Who does the cutting and who owns that piece of property.

Mr. Scheerer: Okay.

Mr. Manjourides: Do you know what I am talking about? Do you see it? See if you can find out who is responsible for those. It's across the street too.

Mr. Scheerer: We do this side. But the HOA should be doing that side. That's my understanding. This is the ownership map.

Mr. Manjourides: But this side here, okay, the CDD owns that, right?

Mr. Scheerer: Yeah. That's on our ownership map and we do maintain that. And we do the pond there.

Mr. Manjourides: Does Floralawn take care of that area?

Mr. Scheerer: No, they do. I'm sorry, yes. They maintain it. This little tract here all the way up to the home.

Mr. Hallman: If it's being missed, we can extend it and go all the way.

Mr. Manjourides: I think United is doing that.

Mr. Scheerer: Well United should be doing this side. We should be doing that side.

Mr. Hallman: Some of the other areas they impede and go in.

Mr. Manjourides: I understand. What happened was, there was four palm trees that were taken down because they were, I don't know, hit by lightning or whatever, and they were never put back. And the stumps are still there.

Mr. Scheerer: On the side I just showed you?

June 2, 2025

Stoneybrook South CDD

Mr. Manjourides: Yeah. I think United is maintaining them, but it is our area. But what I am saying is the palm trees need to be put back.

Mr. Scheerer: Okay, well it depends on what happened to the palm trees.

Mr. Manjourides: There's like eight or nine other ones there right next to them.

Mr. Scheerer: I understand that. But again, you can have a cluster of palm trees that are in good shape and then all of a sudden you get a declining palm tree, and the palm tree ends up with lethal yellowing and the recommendation is you don't put the palm trees back.

Mr. Manjourides: I understand that.

Mr. Scheerer: I'll get with Casey, and we'll take a look and see what we can figure out what's going on. We should be maintaining that whole space.

Mr. Manjourides: And there is a little space across the street that is next to the sidewalk there that the CDD owns too.

Mr. Scheerer: If it's on the side of the road then we should maintain the strip between the sidewalk and curb that parallels the entire tract.

Mr. Manjourides: But I'm saying across the street.

Mr. Scheer: Across the street would fall to the HOA. If that's their tract.

Mr. Manjourides: There is a little strip, okay, that's right over here.

Mr. Manjourides: Figure out what is going on.

Mr. Scheerer: We will figure it out.

Mr. Manjourides: Good. That's all I need you to do.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: This is the time for Supervisor's request. Do we have any Supervisor's requests?

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I just need a motion to adjourn.

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

June 2, 2025

Stoneybrook South CDD

Signed by:

Jeremy Lebrun

6656D7A47BB8455...
Secretary/Assistant Secretary

Signed by:

Chris Manyourides

39C5BA6792E040C...
Chairman/Vice Chairman