

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

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **October 6, 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
Gerard Knights

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

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

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 present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. Neil, do we have you on the phone for public comment?

Resident (Neil): Yes you do. I had three topics that I wanted to raise at this meeting. My first topic is the bulkheads on the golf course. Jeremy, you and I corresponded via email last week but I wanted to formally request an update.

Mr. Manjourides: What was the other question?

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Resident (Neil): The first question is on the bulkheads. I saw from the minutes of the last meeting you appointed Lake Doctors to deal with treatment of four of the retention ponds. My question is does that include the ponds on the golf course?

Mr. Scheerer: No. There are two ponds at Highway 27 and there are two ponds as you come in off Oasis Club and Westside Boulevard. Those are the same four ponds they've been treating for a number of years. There's no golf course ponds being treated by this CDD, Stoneybrook South CDD, or the other CDD.

Resident (Neil): Okay. As you own those ponds, is it not the responsibility of the CDDs to treat those ponds?

Mr. Scheerer: That would be a Board decision. As far as I know, none of the golf course ponds have ever been treated by the CDD since I've been here. I don't believe it was that way previous to that because we can't find any agreements that covered that. But that would be a Board decision. If they want to entertain that, that would be up to both Boards.

Resident (Neil): That's my question, there's no agreement that you can find in terms of the responsibility for the treatment of the ponds. But also, the subsection part of that question is the landscaping of the CDD land that you own is getting with no agreements in place for either of those maintenance services. I think we need to have our respective attorneys have a conversation around establishing who is responsible for them and who is responsible for the cost of that. At the moment, I believe the country club is treating those ponds. There's no reason why we should be treating those ponds. It's costing a significant amount of money annually in our budget to do so. We need some clarity around responsibility of both the actual maintenance and responsibility for the cost of those. How do you see it, Jeremy or Alan? How do you handle it?

Mr. Scheerer: Well, just some other clarification since I've been involved with the community is we do maintain the landscaping between any of the homes and the pond. Golf courses always maintain the grasses and the area that borders the golf course. Now, I know that our CDD landscape contract, when we bid these out twice, includes those buffer areas between the houses and the edge of the pond. Golf courses always maintain the landscaping around the edge of the golf course. That's what has been going on here since I've been here. Previous of me being here and with your previous golf course superintendent, that was also the same understanding that he had. It doesn't mean it has to stay that way, but that's going to have to be a Board decision with both Boards on how to handle it. We typically do not maintain any property that borders the golf

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course as it's on golf course side, but that doesn't mean that can't change. None of that is budgeted, just so you know, there's no funding available. I can also tell you the Board probably has spent over \$200,000 with fountains to keep the water in decent shape. They paid for all the fountains, and they continue to pay for the maintenance and the billing for the fountains. There are some costs there that the Board has been dealing with as well.

Resident (Neil): I understand that. I guess we just need some clarity around responsibility as we are working through our 2026 budget. You say it's a Board decision, so you have the Board there. Does this get motioned to the Board?

Mr. Scheerer: Well, I think what would have to happen is there has to be an understanding of what it is they're being asked and how much is it going to cost because there's no funding. We've already adopted our 2026 budget. We're currently in Fiscal Year 2026, which started October 1st, so there's no funding that has been allocated for maintenance of that. I think there has to be an understanding of what it is country club and golf is asking of this Board and the other Board, since it's going to affect both CDDs. Then whatever direction we get from them, whether its price it and see what it is, that would be a Board decision. But I'm not the lawyer and I'm not the District manager; I'm just giving you some historical perspective.

Resident (Neil): Okay. I will work with our attorney on drafting an agreement or certainly an understanding and then that can be submitted through you, Jeremy, to the Board.

Mr. LeBrun: Sure. I can pass it on to District counsel as well.

Resident (Neil): Okay. That's something we can do, and then in terms of the bulkheads, you're still waiting on your attorneys to come back on that?

Mr. LeBrun: Yes. I have no update on the bulkheads.

Resident (Neil): The last thing I had was the traffic at the Bella Citta gate, with the school there it seems to be getting back to its old ways; lots of people parking, picking up school children there and dropping them off. I know at one stage you had a sheriff to try and move them along. I definitely think that is something that needs to be done there again to reinforce that.

Mr. LeBrun: Okay, we can discuss that with the Board.

Resident (Neil): That was the three items that I wanted to raise there.

Mr. Knights: That school traffic was on my list of things to talk about.

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THIRD ORDER OF BUSINESS**Business Administration****A. Approval of the Minutes of the August 4, 2025 Board of Supervisors Meeting**

Mr. LeBrun: Item three is the approval of the minutes of the August 4, 2025 Board of Supervisors meeting. That's on page six of your electronic agendas. I'm happy to take any corrections or comments. If there are no changes, I just need a motion to approve those minutes.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Minutes of the August 4, 2025 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Next we have our check register that starts on page 19. From your general fund you have checks 271 through 279 and the total there is \$55,780.30. From your Capital Reserve you have \$39,776.88. Totaled together is \$95,557.18. Behind that you have your line-by-line register. I can take any questions on it. If not, we just need a motion to approve that check register.

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

C. Balance Sheet and Income Statement

Mr. LeBrun: Behind the check register you have your unaudited financials. Those are through August 31, 2025. No action required on the Board's part, just there for your awareness.

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Engagement Letter for Professional Audit Services from Grau & Associates**

Mr. LeBrun: Item number four is on page 36. The Board previously selected Grau & Associates to be your independent auditor for the previous fiscal year. This is just the engagement letter that allows them to get started on the audit. It's within budget. Happy to take any questions on it. If not, I just need a motion to approve that.

Mr. Manjourides: Is this the same company?

Mr. LeBrun: Yes.

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On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Engagement Letter for Professional Audit Services from Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: District Counsel, Vivek, do we still have you?

Mr. Babbar: Yes, I'm still here. Nothing to report. Happy to answer any questions.

Mr. LeBrun: There was a public comment asking about the bulkheads, just making sure that's still on your radar. That also relates to Champions Gate CDD.

Mr. Babbar: Yeah, I was able to hear that. I know we looked into that. I'll follow up and check into that.

Mr. Manjourides: The reason they want to know about the bulkheads is one of the bulkheads is sinking and it's costing around \$400,000 to fix. They want to bring that to us. Does the CDD ever do bulkheads on ponds like that in other places?

Mr. Scheerer: I've always been of the opinion, and I'm not the engineer or anything, is that if there wasn't a golf course there, there wouldn't be a bulkhead there because the bulkhead is used to create a tee box green. I don't have any that we maintain in any of the properties. I'm not saying that there aren't any out there.

Mr. Manjourides: Let's say there wasn't a bulkhead and the ground was sinking.

Mr. Scheerer: If it was an erosion, drainage issue, we would fix that.

Mr. Manjourides: Okay. But if a pond behind the houses or something like that was eroding.

Mr. Scheerer: We would fix that.

Mr. Manjourides: Okay.

Mr. Knights: So, the ponds come under us is what you're saying?

Mr. LeBrun: It's the stormwater system.

Mr. Manjourides: Okay.

Mr. Knights: But the bulkhead itself was built by the golf course.

Mr. LeBrun: So I think that would have to be where counsel and engineer would have to kind of verify what is the function of that as part of the stormwater system that the CDD actually

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owns as opposed to a function of the course. I think that's where the gray area is. We'll have to get more from both that engineer in this District and Champions Gate.

Mr. Knights: It would just seem to me that that bulkhead is there to serve the purpose of the course, not the pond.

Mr. LeBrun: Yeah, that's what they would need to research.

Mr. Knights: It's there to make sure there's level ground up to it, that sounds like a golf course problem.

Mr. Scheerer: Well, if you think about it, if that bulkhead ends up with you guys, CDD, and we end up having to do the maintenance of every stormwater pond here, that's going to change your assessments dramatically.

Mr. Manjourides: I understand, but people are going to have to pay one way or the other. The assessment either goes to the HOA or it goes to the CDD.

Mr. Knights: That's true.

Mr. Scheerer: I think that's a little different, though.

Mr. Manjourides: The CDD doesn't include the retreat area, right?

Mr. LeBrun: It's within, but the stormwater system is part of.

Mr. Manjourides: But they don't pay into our CDD.

Mr. LeBrun: Yeah, they're in the District.

Mr. Scheerer: Yeah, everybody.

Mr. Manjourides: Oh, they do.

Mr. LeBrun: There are certain areas that the CDD doesn't own or maintain.

Mr. Manjourides: I understand, but they do pay in.

Mr. LeBrun: Yeah. Everyone that lives within District boundaries pays into the CDD.

Mr. Knights: Everybody in here does.

Mr. Manjourides: Okay, so the retreat pays into the CDD. They should not have to pay for the golf course maintenance. That's what I'm saying.

Mr. Scheerer: You have two CDDs now and there's a cost split too, now. We have a cost share agreement.

Mr. Manjourides: I understand.

Mr. LeBrun: We don't maintain the golf course at all. The CDD has nothing to do with that.

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Mr. Knights: So his point is, and I agree with him, his point is that if those bulkheads are golf course property, and we're trying to make a decision whether we are going to pick that up, that means people who live in the retreat that have nothing to do with the golf course would be paying for it.

Mr. Scheerer: Everybody will pay for it.

Mr. LeBrun: Everybody in the District will pay for it. I think that's where the key is, to see where the ownership lies. Is it part of the stormwater system or is it the golf course?

Mr. Knights: Where is the bulkhead that's sinking though?

Mr. Siron: On 18.

Mr. Manjourides: Yes, 18.

Mr. Scheerer: Oh, really? Right down here?

Mr. Siron: Yeah, right in front of the green.

Mr. LeBrun: I think that's where counsel and engineer will have to work together in both Districts and see.

Mr. Manjourides: I understand, but I was just trying to figure out where the money is coming from. Somebody is going to have to pay for it.

Mr. Scheerer: You're going to end up paying for it, probably.

Mr. Manjourides: Yeah. It's just going to have to be an assessment.

Mr. LeBrun: There's ways too. You have a capital reserve that you transfer into if the Board doesn't want to raise assessments.

Mr. Manjourides: I understand.

Mr. LeBrun: Depending on the cost, it might just be mathematically impossible to keep it level.

Mr. Manjourides: They want to keep the HOA cost down because everybody's screaming about it, so they're trying to put it on the CDD.

Mr. Scheerer: I know on the pond banks and stuff, I'm sure all those pond banks are part of the stormwater system.

Mr. Manjourides: Yeah.

Mr. Scheerer: The only difference is if those were just regular pond banks, ours aren't decorative like that. We don't have all the grasses and stuff like that. Ours is just sod. So, there's

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a lot of maintenance for these guys to go in there and hand pull weeds and trim grasses every year. I get where the HOA is coming from, but those are costs that we haven't factored into any budget.

Mr. Manjourides: I understand.

Mr. Scheerer: It's going to be costly one way or the other.

Mr. Manjourides: I just wanted to know who's paying into the CDD. If it is retreat too, they shouldn't have to pay.

Mr. Scheerer: Everybody.

Mr. Bickel: Well, but the thing is, it's a county-wide project.

Mr. Siron: That's right.

Mr. Bickel: If it ends up being a county responsibility, they should take care of it. I will tell you, back when I was on the Board, the big question about the bulkheads were, now this is back three or four years, the actual ownership of where those bulkheads lie.

Mr. Knights: Well, that's what we were saying.

Mr. Bickel: They were always under the impression that that was owned by the CDD. Anyway, that's where the engineering thing happened.

Mr. Scheerer: You would think it would be based on the fact that it is used to hold water. But I'm not an engineer, I can't speak to that statement.

Mr. Knights: I disagree with that statement. I think those bulkheads are there to hold back land. It's holding back the land, so the land is level.

Mr. Scheerer: But is the bulkhead in the property that's owned by the District?

Mr. LeBrun: I'll work with our counsel and engineer in both Districts, keep reminding them that they're going to do the permitting and see if the bulkhead is part of the permit. The professionals in those areas will have to give the Board their opinion and then we will go from there.

Mr. Manjourides: Absolutely.

Mr. Bickel: That's all we need. Just a starting point and then move forward.

B. District Engineer

Mr. LeBrun: I don't believe we have our District engineer on the phone. Do we have our engineer?

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C. District Manager

Mr. LeBrun: That brings us down to our District Manager section. I don't have anything extra to report, but it sounded like Supervisor Knights, you had a question or some feedback on the school.

Mr. Knights: Yes, it was brought up to me yesterday by one of the guys that's on the HOA Board about the traffic issue. About a year ago we had some Osceola County sheriffs, and it seemed to correct the problem for a while. Well, I've taken pictures of people parked right under the signs that say, "*No Parking or Standing.*"

Mr. LeBrun: I think the Board took that measure.

Mr. Knights: But anyway, they're back to blocking stuff. The other day I had to go like this between cars and then kids are running between cars because there's no discipline as to where they go. It's crazy there. Somebody's going to get hurt.

Mr. Bickel: They are going to get killed at that intersection.

Mr. Knights: Bottom line is evidently the HOA doesn't want to pay Osceola County sheriffs to come down there and just plant a car there for a couple of days at the school hours. From what I understand, the fee from the county sheriff's department to do that is \$60 an hour, minimum four hours. If you did that for four or five days is all you'd have to do. If you go out of there, there's way more people doing it the right way than there is doing it the wrong. But there's always privileged people that just don't want to comply with the law. They're parked right under signs that say, "*No Parking or Standing at Any Time.*"

Mr. Siron Can we have Curtis Security Service go up there?

Mr. Knights: I think that land there is outside the property.

Mr. Siron: Well, it's a CDD property.

Mr. LeBrun: What I've seen in my experience with this type of thing is if you do get a sheriff involved, they actually have the ability to write citations there. There's some teeth to their presence there.

Mr. Knights: That's correct. The other thing is, remember when we put those signs in the first time, they were wrong, so the sheriffs couldn't issue tickets but they did give them warnings. Then we got the signs corrected and now they're right, so the sheriffs can give them tickets. I found out, which surprised me, is a minimum fee for a parking ticket in Osceola County is \$240.

Mr. Siron: Good. We'll make our money back then.

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Mr. Knights: Osceola County will make the money. We won't make anything.

Mr. Siron: That's right.

Mr. Knights: I was surprised that it was that high.

Mr. Bickel: The problem completely lies with the function of that school.

Mr. Knights: They should not let people out that back door.

Mr. Bickel: Exactly. They should have that line coming through the front entrance of the door and kids wait in line. But everybody's in a hurry.

Mr. Knights: No. What it is, is they allow people who say they're walking home to go out that back door.

Mr. Bickel: I get that. But the car problem is the fact that there should be no cars back there.

Mr. Knights: I agree. We all agree with that.

Mr. Bickel: But that's a school problem.

Mr. Knights: That part is. But right now, we have a problem getting in and out of that gate.

Mr. Bickel: I don't know who should communicate with the school though.

Mr. LeBrun: Last year I reached out to him and relayed the concerns and the issues. I'm happy to do that again.

Mr. Bickel: That would be great because somebody is going to get killed there.

Mr. Knights: Why doesn't Osceola County have a school crossing guard there like they do one block up at the Polk County school? There is a school crossing guard that blocks and makes everybody use the crosswalk. I was watching a kid the other day just walk right out in front of traffic with his phone like this. Just keeps walking. Never even looked at traffic on either side. Another kid goes shooting across on one of those electric scooters that came out of the window. Never even stopped. Anyway, I'm in favor of bringing a cop in there for a couple of days if we can do that.

Mr. Manjourides: I think it would be more effective if we had a cop one day a week on alternate days.

Mr. Knights: Yes, random days.

Mr. Manjourides: Maybe Monday, Wednesday.

Mr. Knights: I agree. That's the way to do it.

Mr. Manjourides: And do it for a few months.

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Mr. Knights: Yes, one day a week. That's going to cost us \$240 a week.

Mr. Manjourides: We will do it for like two months.

Mr. Knights: I am good with that.

Mr. LeBrun: Does the Board want to set like a not to exceed amount that you guys can approve and that way I can work through with Osceola to get enforcement out?

Mr. Knights: Yes. I think that we should do that.

Mr. LeBrun: If you're saying it's roughly \$250 per time and a four-hour stretch.

Mr. Manjourides: It's only in the afternoon there, right?

Mr. Knights: No. It's in the early morning too. The other day I had a doctor's appointment that I was almost late for because of trying to get out that gate.

Mr. LeBrun: Which times would you like for them to identify?

Mr. Knights: From about 7:40, 7:45 in the morning to about 8:30.

Mr. Scheerer: They have to do four hours. It's a four hour window. It's not an hour here and an hour there.

Mr. Knights: Oh, gotcha.

Mr. Scheerer: It's a four hour block.

Mr. Manjourides: Why don't we start in the afternoon.

Mr. Knights: The afternoon one is the more important. I think the afternoon one is a more important one and that'll get the message out.

Mr. LeBrun: What time are you thinking for afternoons?

Mr. Manjourides: Whatever time the school gets out.

Mr. Knights: Well, they vary. It depends on which day. Fridays they get out at 1:30 p.m. The rest of the week they get out at 2:30 p.m.

Mr. Manjourides: And they start lining up like a half an hour before that.

Mr. LeBrun: So start at like 12:30 p.m. because it has to be four hours.

Mr. Manjourides: 12:30 p.m. will be great.

Mr. Knights: 12:30 p.m. to 4:30 p.m. will be good.

Mr. Manjourides: Then one day a week, alternate days.

Mr. Knights: Yeah. Just change the days.

Mr. Manjourides: That way they don't know what day he's coming.

Mr. LeBrun: Okay.

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Mr. Bickel: It would be great to contact the school prior to them engaging.

Mr. Knights: What do you say, two months, Chris?

Mr. Manjourides: Yeah. Do it for 60 days.

Mr. LeBrun: Okay. We'll do it for 60 days. It's \$250 a week, so that's \$1,000 a month. Did the Board want to do a not to exceed of \$2,000?

Mr. Manjourides: \$2,500.

Mr. Knights: Yeah. I'd say \$2,500.

Mr. LeBrun: If the Board is ok with that, we would just need a motion to approve a not to exceed of \$2,500 for security.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, NTE \$2,500 for Traffic Enforcement, was approved.

Mr. LeBrun: I'll reach out to Osceola County. It's also depending on availability, it's usually off duty so they have to make sure someone's there, but I will work all that out. We should be able to get that set up.

D. Field Manager

Mr. LeBrun: That's all I have. I'll bring it down to the field manager.

Mr. Scheerer: The first item is obviously the architectural fountain. I know we talked about that briefly. The upper portion of the fountain is out. I've sent an email back to Cascade this morning to see what the holdup is. They were going to send service out. I don't know if service has made it. Maybe they have and they haven't sent me a repair order yet. But hopefully we'll get that soon. Irrigation, which we really don't need right now is working on repairs as needed. I did speak with Casey. I have Casey here with Floralawn about water running after all the rain we've been getting. We're looking at maybe rain sensors that are not functioning properly and stuff like that because clearly we don't need it.

Mr. Knights: Yeah. I was noticing that the other day. It was pouring down rain and the sprinklers are out.

Mr. Scheerer: Yeah, so we'll get through those today. The Champions Gate letters are all working. I think the "I" on the Westside Boulevard is starting to fade a little bit, so we will keep an eye on that. We hate to bring in for just one letter. I think there's an "I" here. And over at the

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Whistling Straits entrance, there may be an “H” that’s starting to fade. We’ll look at combining everything. We’re still having issues with the northside fountain at 27. I spoke with the fountain people. Their recommendation is to move all the equipment up by the monument, which I don’t get. And the price to me is just a little bit over the top. It’s like \$7,000 to remove all that. I’ve got Terry’s Electric, Inc. who is going to come out, take a look at the solenoids, take a look at the breakers, take a look at all the other stuff that’s associated with that because we have the exact identical equipment on the south side for the south side fountain. I’m going to do a little more work before we move that.

Mr. Manjourides: When the electrical company comes out, ask them if maybe we should replace the wire in the conduit to the fountain.

Mr. Scheerer: You know, the wire goes under the road on the south side and then it shoots over to the breaker panel, over by the cart path. But yeah, we can look at that.

Mr. Manjourides: I understand that, but it may have been damaged with rats or whatever inside or something.

Mr. Scheerer: They will be able to tell me when I get Terry’s Electric, Inc. out here. They do a pretty good job with that. But I’m going to start with the breakers. I’m going to start with the contactors. I just don’t know that we need to move all that equipment when it’s exactly the same across the street.

Mr. Manjourides: Right.

Mr. Scheerer: We’ll keep working on that. I’m sure you’ve seen the progress of the repair work on Bella Citta. I did get an email late Friday. I haven’t looked through it yet, but they sent me a link for a bunch of photographs. I’m going to take a look at those. I’ll send them over to Jeremy and maybe he can distribute it to you guys, and you can take a look.

Mr. Manjourides: Yeah. Just make sure. They’ve broken a lot of the lights over there.

Mr. Scheerer: Yeah. I looked at the lights. We’ll make sure that those get fixed before they pull out.

Mr. Manjourides: There is a couple of lights that are under the bushes. The bushes need to be trimmed down.

Mr. Scheerer: We didn’t mess with really anything over there until they’re done.

Mr. Manjourides: I understand.

Mr. Scheerer: Paintings the next step.

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Mr. Manjourides: Do they do any landscaping?

Mr. Scheerer: No.

Mr. Manjourides: Because they've left a lot of debris in the landscaping area.

Mr. Scheerer: They'll clean all that up. I sent photos this morning over to the office. There's some two by fours, there's some caution tape, there's some tarps, there's actually some stucco around the base of the actual archways themselves. I sent them photos and I said we need to get this cleaned up. I also asked them to put some safety cones at the dumpsters by Palmetto Dunes and 27 because as you come out, if it's raining like it's been, maybe you don't see the dumpster. I've asked them to place some safety cones around the backside of that roll off.

Mr. Manjourides: And I've also noticed on the bottom where it meets the ground, where they put the stucco, I think there should be some kind of a barrier around that because it's like jagged. I think water is going to get in there. Take a look at it.

Mr. Scheerer: I will.

Mr. Manjourides: You know what I'm saying?

Mr. Scheerer: But once they clean everything up.

Mr. Manjourides: Yeah.

Mr. Scheerer: Obviously we're not paying them. We paid them the deposit to get it started and we're not going to pay them anything until we do a final walk.

Mr. Manjourides: I understand. But just take a look at the bottom there, where it meets the bottom.

Mr. Scheerer: Yes, sir, we can do that. Other than that we're disking the pond as we can. We've been getting a lot of water and of course now with all the rain, Toho's dumping a bunch of reclaim into our pond. That's going to be a little bit of a challenge. The landscape up lights, I had an issue at the 27 entrance. I came in two weeks ago and the breaker was tripped. I reset the breaker; lights are all working. I came in the following week and the breaker to the timer was tripped. I don't know if it's just the weather or what's going on weather wise, but we'll continue to monitor that. But all the lights are working. All the landscape lights at 27, all the ones up at the entrance, they're working. And I do have a proposal from Floralawn to do some landscape upgrades at Bella Citta. Once we get all this work done, I think it gets painted. It looks really good. I think the next step would be replace at least the landscaping at the two entrances themselves and then we can

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focus on the media and some of the side stuff. I know Casey and I are going to be meeting on that and kind of dissect that proposal and some of those ideas.

Mr. Knights: I am assuming they haven't finished painting those because of the weather, right?

Mr. Scheerer: Oh yeah. When I first spoke with the contractor, he was like we're waiting for the stucco to dry. And we're getting rain, rain, rain and rain. Yeah. But I mean you could see if before we got the range, you can kind of see the moisture starting to dry up within the stucco. And once it's dried internally, I think it'll be okay, regardless of the amount of water we're getting.

Mr. Manjourides: Are they going to put any kind of sealer on that before they paint it?

Mr. Scheerer: It'll be more of a no sealer because it's just going to be paint. But it'll be kind of like a mid-grade paint.

Mr. Manjourides: They are only going up halfway. They're not going all the way.

Mr. Scheerer: Correct. I did ask if they would give me a change order and a price to do the whole thing. One of the things I'm going to work on for your budget for next year, already thinking of 27, is we may need to have somebody come out and check the archways, the structural integrity, because those are steel, and I am seeing a little bit of rust starting to form up there. We're going to want to get somebody up there to inspect those and then have that actual archway structure inspected and painted. I don't think we have any issues right now because it looks minimal from where I'm standing. But I know one of the things, if you read the proposal when they did the change order is the top of the arches are flat. We had some holes that developed in the top and they're supposed to create like a little dome over the top of those. The water sheet flows off of either side so that it's just sitting on top. You know, we're seeing some things working with this one that will make up on the 27 one. And then again, look at the archways, the steel structures themselves. The ones over on the others are relatively new, but I know the three here are the earliest ones and probably need a good look. We'll be working on that. The new benches, we're just waiting for them to ship.

Mr. Manjourides: Yeah. They are coming from China.

Mr. Scheerer: Well, we got tariffs, so I can tell you it's taken almost six months to get them next door. That's how backlogged they are.

Mr. Manjourides: Okay. As long as they are coming, that's good.

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Mr. Scheerer: And then Casey's here with Floralawn. I think they're doing a good job for us. Things are looking good. If you have any questions for Casey, he'll be happy to answer those for you.

Mr. Manjourides: The west side towards Ronald Reagan, the bushes on the right there.

Mr. Hallman: I've got it notated somewhere.

Mr. Manjourides: But the ones you put in before are doing well.

Mr. Hallman: Yes.

Mr. Manjourides: And they're really getting nice and high. But there's about three to four sections that are starting to bear out that are dead, and you need to replace those.

Mr. Hallman: And we're on it.

Mr. Manjourides: I know you're on it. I'm just saying.

Mr. Scheerer: Yeah. We had a couple areas where people were driving to get to the cul de sac. We've replaced them a couple of times. We removed some two by fours. Like I said, we'll continue to monitor those and any that need to be replaced.

Mr. Knights: The cul de sac on the west side of it?

Mr. Hallman: Correct. Coming out of the retreat.

Mr. Knights: Where that house was that used to have like 9,000 cars at it?

Mr. Siron: Yes.

Mr. Scheerer: Yeah. Too lazy to go through the guard house; they just drove over the turf.

Mr. Bickel: That brings me all the way back to sniper towers.

Mr. Siron: Yes. I agree.

Mr. Manjourides: West side is going to start becoming very congested because when they open up west side going toward 192, everybody's going to use that as a cut through.

Mr. Knights: There is only like a hundred freaking yards that needs to be finished.

Mr. Scheerer: Yeah.

Mr. Manjourides: It's finished.

Mr. Knights: No. There is still some work they've got to do.

Mr. Manjourides: Somebody did a flyover with a drone.

Mr. Knights: Okay.

Mr. Manjourides: It's all done.

Mr. Scheerer: Yeah. It's not open yet. There's still some work that they're doing over there.

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Mr. Knights: Yeah. It looked to me like there was that last hundred yards between where that big S curve is. They still had some work to do there. The blacktop is in, but it's not really finished yet.

Mr. Scheerer: Yeah. I think the bigger question is going to be how long until the county widens the road to Ronald Reagan.

Mr. Knights: The problem is Polk County.

Mr. Manjourides: Yeah. The problem is Polk County. Polk County's at the end there. And there is a high tension voltage line right on the corner.

Mr. Scheerer: Yeah.

Mr. Knights: They won't have to move that though, they'll shift it.

Mr. Hallman: There is a road here and it's highly traveled, it's Heritage Pass, I believe. It's outrageously busy. They are putting in lights and everything else.

Mr. Knights: I wouldn't put it past them. That would be the biggest expense if they have to move it because if they have to move that, they'll have to shut down that line and it's revenue.

Mr. Scheerer: They'll just put in another line and then transfer it over.

Mr. Manjourides: But I'm just saying, maybe 100 yards is Polk County.

Mr. Knights: It's about the last 200 yards or so.

Mr. Siron: And they just invested a ton of money on either side of the road with the crosswalks and everything going in. They put a new sidewalk in. Build it up and tear it down.

Mr. Knights: When I looked at that, I thought what they'll do there so as to not have to move that big pole. I mean, that's almost a 75 or 80 foot pole and it's concrete. I think what they're going to do is at the end of the road there where they've already put the lights in, they're going to take the center divider out. So, the four lanes will come together. Yeah, that's how they're doing. That saves them like probably half a million dollars. My engineering mind looking at how I would do it to save the money.

Mr. Scheerer: Well, you make the big bucks.

Mr. Knights: Not anymore.

Mr. Scheerer: That's all I have. If you have any other questions.

Mr. Siron: I do have a question about the breakers in the ponds for the fountains. Does power outage trigger the breaker?

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Mr. Scheerer: Power outages, power surges, anything. You know, I haven't seen any water intrusion. I was at the, it's not a hole, but at the corner of westside and Bella Citta, the big pond on the corner. That breaker was tripped this morning. I went ahead and reset it.

Mr. Siron: We haven't had any problems with power outages, but we're having a lot of issues with, I'm assuming, it's the infrastructure with spectrum like adding and deleting or whatever that we get a lot of those disruptions. But that would have nothing to do with fountains.

Mr. Scheerer: It shouldn't. We're probably just getting some power surges and stuff. Ground rods are taking a hit somewhere.

Mr. Siron: Okay.

Mr. Scheerer: I don't know what you do. I live on the east end of Osceola County and all the rain we've received has been great. But last night, I heard thunder and lightning for the first time out of all this rain. I don't know what you're getting out here to the west, but we're getting a ton of rain, we're getting a ton of problems and they're mechanical, too. It just could be stress on the fountain. Could be the Whistling Straight ones. We called it in a couple weeks ago. I see it looks like it's clogged again today. I've got that called in. It's the Whistling Straight in Bella Citta.

Mr. Knights: Yeah.

Mr. Scheerer: By the guard house.

Mr. Knights: Oh, by the guard house.

Mr. Scheerer: Number 3.

Mr. Knights: The one that Ron reset that breaker the other day.

Mr. Manjourides: The top of it is a.

Mr. Scheerer: Weather vein.

Mr. Manjourides: Yeah. Is that connected into the system to shut it down?

Mr. Scheerer: I think maybe at one time it had. That had been activated, but it's never worked. There's a whole complex set of controls in the pit, and all they do is turn the breakers on and off. Right now, none of that stuff is being used to my knowledge. Probably just had too many problems with it and they just said the easiest thing is bypass it all, turn it on, turn it off, and call it a day.

Mr. Manjourides: Yeah. Because the lights run all the time now too.

Mr. Scheerer: The good thing is they're LED, so they don't burn as much as an incandescent.

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SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: Next, are there any Supervisor requests?

SEVENTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Jeremy LeBrun

665CD7AA7BB8455...
Secretary/Assistant Secretary

Signed by:

Chris Manjournides

39C5BA6792E040C...
Chairman/Vice Chairman