

**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 6, 2026**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides	Chairman
Terry Siron	Vice Chairman
Ron Phillips	Assistant Secretary
Larry Bickel	Assistant Secretary
Gerard Knights <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager GMS
Alan Scheerer	Field Manager, GMS
Vivek Babbar <i>by phone</i>	District Counsel
Jason Alligood <i>by phone</i>	District Engineer
Karly Chambers	Field, GMS
Casey Hallman	Floralawn

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Five 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. Are any members of the public on the call in line?

Mr. Scheerer: No.

Mr. LeBrun: No, and we have no members of the public at the meeting.

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THIRD ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the February 2, 2026 Board of Supervisors Meeting

Mr. LeBrun: Item number three is the approval of the minutes of the February 2, 2026 Board of Supervisors meeting. If there are any comments or changes we can discuss those. IF not I would ask for a motion to approve them.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Minutes of the February 2, 2026 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: That brings us down to our check register. You'll see that is on page 39 of your electronic agenda packages. We have from your general fund checks #326 through #343. The total there is \$152,734.62. We have check #10 from capital reserve for \$3,306. From your payroll fund you have checks #50152 through #50156. The total there is \$848.50. The grand total for the check register is \$156,889.12. Behind that you have your line-by-line register. If there are no questions or comments we just need a motion to approve the check register.

Mr. Manjourides: I have one question. The last item, the four benches installed.

Mr. Scheerer: Those are the park benches around the architectural fountain.

Mr. Manjourides: Correct. It's down twice. Why is that? Two different amounts.

Mr. Scheerer: That's probably the cost split between the two CDDs that you guys have.

Mr. Manjourides: I don't know what that means. Do you know what that is? It says four benches, \$1,520, and then install benches again, \$1,785.

Mr. Scheerer: I think that's the cost share agreement.

Mr. LeBrun: Yeah, that looks like that could be it.

Mr. Scheerer: One set of benches went by the architectural fountain. I think they take that overall cost, and they split so much for Stoneybrook South and so much for Stoneybrook South at ChampionsGate.

Mr. LeBrun: But I can make a note for accounting to double check and make sure.

Mr. Bickel: Good catch.

Mr. LeBrun: I'll double check that. Any other questions on it? If not, just need a motion to approve that check register.

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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 balance sheet and income statement. No action required by the Board on those. Just there to give you a snapshot of where we're at. We're at 91.2% of your assessments collected. We're tracking pretty good. We'll probably get those last few ones here in March and April to get those up to 100% collected.

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2026-01 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun: The next item, 4A, is consideration of Resolution 2026-01, approving a proposed budget for Fiscal Year 2027 and setting a public hearing. You'll see that starts on page 58 of your electronic agenda packages. The date we're setting the hearing for is your August meeting, your normal August 3, 2026 meeting. That will be the date to adopt the proposed budget. What we're doing today is just accepting a proposed budget and setting that August 3, 2026 public hearing date. Staff will advertise that per state statute. Then, in August is when you'll adopt your Fiscal Year 2027 budget. I know the Board is pretty familiar with budgets, so I'll kind of just go through it a little bit. I'll start off with there's no assessment increase that's contemplated, which is good. So, everyone's assessment should stay level. If you look on page 62 that's where the general fund starts. The accounting team and staff have kind of looked through the expenses for the year up to this point and factored in any new contracts or capital reserve projects that might be anticipated. Those have been input. Even after doing all that, we'll still be able to keep assessments level for next year.

Mr. Manjourides: Do they put in anything for the pond?

Mr. Siron: Bulkheads.

Mr. LeBrun: So, there's nothing in there as of now for budget and maintenance. I think Jason will talk about that today a little later. He got some numbers for repairs for the current that are there. So those are all repaired now. That should get us up to date. We could add that line item in. There's a general repairs and maintenance section, but we can add a specific line for the bulkhead maintenance. Jason might have input later on if we should put some money in there. We

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just can't increase assessments, which we're not doing that anyway. But we can move some money around if you want to take something out of capital projects and put it into maintenance for that. We still have the flexibility to do that; we just can't raise assessments after today.

Mr. Scheerer: Normally that would be a capital reserve item, which we can adjust any time throughout the course of the year. I don't think it's coming out of general fund. I haven't seen the exact numbers yet.

Mr. Manjourides: Okay.

Mr. Scheerer: Once the engineer talks about it, like Jeremy said, we can move some stuff around. Later on in the agenda, we do have the aquatic maintenance on the ponds that they requested.

Mr. LeBrun: And those are factored into the budget.

Mr. Scheerer: Yes, that's factored into the budget.

Mr. LeBrun: Page 62 is your general fund. If you go to page 63, you'll see the different assessment levels for the different product types. You'll notice there there's no increase. Then on the bottom of page 63, you have your shared costs. Stoneybrook South and Stoneybrook South at ChampionsGate benefit from a shared expense model where costs are split between the Districts. On page 64 is your narrative. This is a really good tool to help understand the budget. It tells you what each line item is there for. As you continue down that, you'll see the different accounts, the fountains, electric, meters, all those different things that go into that. And then if you go down to page, I'll show you. Page 73 shows your capital reserve fund. That would be there for those capital projects. You'll see it's a very healthy capital reserve fund that's listed there. There's still earned generating interest every year, projected at \$44,000 in interest just on the capital projects reserve. That could be used towards funding those bulkhead expenses or bulkhead repairs that might be needed in the future.

Mr. Manjourides: Is there any money put in there every year?

Mr. LeBrun: Right now, since it's generating so much interest to keep assessments level, they didn't have a transfer in for this year. There wasn't one last year either.

Mr. Manjourides: Okay. We haven't used anything out of that?

Mr. LeBrun: I don't believe we've used any large expenses.

**Supervisor Knights joined the meeting in person at this time.*

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Mr. LeBrun: But you'll see there, there is some proposed expenses that are factored in there. The monument painting is in there. Then I believe 26, the fountain is going to be in for 26 this current year. But that's the only year mark to capital expenses or those monument paintings, those three monuments. For your capital reserve, it's at \$1,400,000 and change.

Mr. Manjourides: Okay.

Mr. LeBrun: That is a pretty healthy capital reserve. Behind that, you'll see your different various debt service reserve funds. Your bonds are listed there. That pretty much takes us through the entire budget. Like I said, assessments are level. All new contracts are accounted for.

Mr. Manjourides: The level of the reserve. Is that a normal level, high level, or do you think that we could take money out of that to do stuff?

Mr. LeBrun: That's a very healthy capital reserve. Especially since you don't own the roads. Usually, road expenses are your highest cost of resurfacing. Roads can cost millions of dollars, but that's not the District's responsibility. It's a very healthy capital reserve fund, so I wouldn't be worried about anything with that. It generates a significant amount of interest each year. Typically, the amount of interest it's generating is a pretty good transfer in number just on itself for this size of District and what the capital needs that you guys will have.

Mr. Bickel: Jeremy, when you say roads, does that refer to the roads outside of the country club?

Mr. LeBrun: No. Some Districts own the roads, so they have to repair them. I have one that's in Brevard County where they own the roads and each year they're putting in \$150,000 just for the roads to make sure 10 years from now when they go to repave them, they have a little nest egg built up. They can do like 25% of the neighborhood and then it resets.

Mr. Bickel: Just to be clear though, roads that are inside the country club, if they needed to be repaired or replaced, is that the responsibility of the county?

Mr. LeBrun: The roads are private.

Mr. Bickel: That would be a private road?

Mr. LeBrun: The private roads are maintained by the private entity.

Mr. Bickel: Okay.

Mr. Scheerer: All your roads in here are private roads, both CDDs.

Mr. Bickel: Okay.

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Mr. LeBrun: Because if the CDD owned and maintained the roads, then anybody would be allowed to come in because they have to be open access.

Mr. Bickel: Got it.

Mr. LeBrun: So, the benefit of that is also the responsibility.

Mr. Phillips: But the road coming in off of Bella Citta to the gate is?

Mr. Scheerer: That's the only one own. We just own that little front porch.

Mr. LeBrun: Like I said, we can still make adjustments to this all the way up to August. We just can't raise assessments after this point. But there's no need to raise assessments based on what it is now.

Mr. Manjourides: Okay.

Mr. Phillips: How about the road from 27 to the gate? Is that ours between the two ponds?

Mr. Scheerer: I don't believe so.

Mr. Phillips: Really?

Mr. Scheerer: Yeah. I'll have to double check.

Mr. Manjourides: That's a different county.

Mr. Scheerer: Yeah.

Mr. Siron: That's Polk County.

Mr. Manjourides: Polk County cuts right through that gatehouse.

Mr. Phillips: I think that's still Osceola.

Mr. Scheerer: No, that's Polk County.

Mr. Phillips: The fences.

Mr. Scheerer: From the gate out to the road, I believe, is Polk County.

Mr. Manjourides: Yeah, that's Polk.

Mr. Phillips: Yeah, but the fence for Polk County, the one that we maintain, that we power wash and paint.

Mr. Scheerer: The wall?

Mr. Phillips: The wall. The fence wall, but that isn't a wall, it's a fence.

Mr. Scheerer: I don't know. I'm used to you guys telling me to pressure wash the 13th wall.

Mr. Phillips: Well, that's it, 13th. But that's south of and Polk County starts south of that wall.

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Mr. Manjourides: Well, but it goes right up 27 Polk County, and it cuts right through the gatehouse going up that way.

Mr. Phillips: Oh, it cuts through the gatehouse, so those two ponds are in Polk County.

Mr. Knights: Yes. Technically part of the green on 12 and the tee box on 13 are in Polk County.

Mr. Phillips: I didn't know where. I thought 27 was the road.

Mr. Scheerer: No, it's inside the community a little further. I don't have the exact map, but I can get you the information.

Mr. Phillips: I know years ago, 12 and 13 were in Polk County, and then they redid something to make it so that it would be.

Mr. Knights: But it's part of it. I think they're actually part of the green on 12 and one of the tee boxes on 13 are actually in Polk County.

Mr. Siron: One we don't play.

Mr. Knights: Yeah, one we don't play.

Mr. Scheerer: Is that the championship tee box?

Mr. Siron: Yes, the championship.

Mr. LeBrun: If there's no questions or adjustments needed, we just approve Resolution 2026-01, which is approving this proposed budget and then setting that hearing for your August meeting.

Mr. Knights: And there's no changes really to the assessments or anything?

Mr. LeBrun: No, the assessments are staying level.

On MOTION by Mr. Siron, seconded by Mr. Bickel, with all in favor, Resolution 2026-01 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing on August 3, 2026, was approved.
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Mr. LeBrun: We'll get that hearing advertised for your August meeting.

B. Presentation of Addendum for Added Services to CDD Owned Golf Course

Mr. LeBrun: 4B is the presentation of the addendum for the added services to CDD owned golf course ponds. As the Board requested last time, Alan did some research to get those new ponds added.

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Mr. Scheerer: Sorry, maps didn't make it, but here is a map for you. They're highlighted in yellow.

Mr. LeBrun: These new pond contracts were already added to the budget, so they're already accounted for, for next year.

Mr. Scheerer: This is just an addendum to your current lake contract with Lake Doctors to add these three ponds as requested by the golf course as they are CDD ponds.

Mr. Manjourides: Is this just the treatment of the pond, or is this adding the landscaping too?

Mr. Scheerer: This one is just the treatment of the ponds.

Mr. Manjourides: Okay.

Mr. Scheerer: It's just the aquatics. Yeah. So, what they'll do is once this is approved, they'll add that to their monthly service schedule and we'll add that to the master map to include them in the master map.

Mr. Manjourides: And it's just spraying them for bugs?

Mr. Scheerer: Well, they're spraying for weeds and invasives, nuisance, exotic and invasive plant material, typically torpedo grass, cattail, primrose, willows, stuff like that. Maybe spatterdock, which is a, if you don't know what that is, it's a lily pad with a yellow flower on it, and we tend to get rid of all those. But they're not in bad shape now. They don't look too bad, but it's just added to the aquatic list as requested.

Mr. Bickel: Is that for aesthetic purposes or ecological?

Mr. Scheerer: It serves both. You don't want a pond full of lily pads, do you?

Mr. Bickel: I'm just curious the reason behind it.

Mr. Scheerer: And spatterdock, they have two different types. I know it's kind of getting off topic, but they make a fragrant waterlily, which is very beneficial. It smells good. It's a lily pad with a white flower. The spatterdock or the lily pad with the yellow flower, those tend to get invasive and you want to get rid of them. Cattail, which is one of the problems we have on one of the homes over at the other CDD, where the homes butt the pond, and then there's a tee box directly across from it, don't ask me to speak golf tees for sure, but it's all loaded with cattail.

Mr. Bickel: I got you.

Mr. Scheerer: We're going to spray that all out. We're going to try to maintain a clean edge and make them look like the rest of your ponds here that you have.

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Mr. Bickel: Okay.

Mr. Scheerer: And a lot of its aesthetic, but cattail can overtake your ponds.

Mr. Manjourides: So, it's just plant material, not insects?

Mr. Scheerer: Yeah, we're not spraying mosquitoes or turtles or anything like that. It's just aquatic weeds.

Mr. LeBrun: It's the same as all your other ponds. So, it's the same thing we're already doing.

Mr. Scheerer: Yeah.

Mr. Phillips: So, these were not in the original contract?

Mr. Scheerer: No, these were on golf course. And if you recall, there's been a conversation over the past several years that golf should maintain the ponds that are on the golf course. Well apparently, that's changed, the dynamics changed, and these three ponds were given to us, and we were told we need to maintain them, and I believe that's the direction we're going.

Mr. Phillips: Okay.

Mr. Scheerer: It's not that big a hit if you look at the overall number.

Mr. Phillips: That's just the water, though, not the maintenance.

Mr. Scheerer: That's correct. That's just the water. Aqua only.

Mr. LeBrun: If there's no other questions, just need a motion to approve that addendum.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Addendum for Added Services to CDD Owned Golf Course, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: Next we have our staff reports. We'll go to District counsel Vivek, you still on the line with us?

Mr. Babbar: Yes, I'm still here. There are two things I wanted to touch base on. We're going through the legislative sessions, the bills that pass and that are being presented to the governor. House Bill 145 increases the liability for government. Currently, it's capped at \$200,000 per individual and \$300,000 per event. That's increasing to \$350,000 per individual and \$500,000 per event. That will be effective October 1, 2026. There is some good news, though. They did reduce

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the statute of limitations from four years to two years. The time for someone to file a claim is being reduced by half. The insurance carrier has kind of provided that they're aware of it. They're going to be looking at their underwriting and then providing kind of any increases for future years once they've worked out the numbers, and the math to see what additional risk and liabilities there would be. This is something that has been presented for over a decade and it finally got took into effect because of lobbyists from attorneys essentially. Thankfully, it's a lot lower than proposals in the past were. So again, expect some sort of premium increase, but it should be well within budgeted amounts. And obviously we have well capitalized reserves. The other bill was Bill 1180 and that provides a recall provision for resident Supervisors. It's just closing a loophole because there's a recall provision for city councilmen and county commissioners. It just wasn't applicable for CDDs and now they fixed that. It is a pretty difficult standard to meet, and It'll be effective July 1, 2026. Initially, the 10% of qualified electors must sign a recall petition and it has to be filed with county clerk. They verify all the signatures and then if everything is good, 15% of the qualified electors, just meaning the residents registered to vote within the CDD's boundaries, must sign the recall referendum petition. Then you actually have the referendum, and all costs must be paid for by the people supporting the recall. It's pretty burdensome with respect to actually taking place, but it's in line with what's approval for other public officials. There's some other bills that we'll be monitoring to make sure that nothing impacts CDDs, but those are the two I wanted to highlight. Nothing else to report on. Happy to answer your questions.

B. District Engineer

Mr. LeBrun: Go down to our District Engineer. Jason, are you still with us?

Mr. Alligood: Yeah, Good morning. Jason Alligood at Kimley-Horn. Just want to kind of go over where we are with the bulkhead work. We met out on the golf course the week before last late on Friday and then end of last week we got the budget, proposed budget for repairing and replacing port portions of bulkheads and for the South CDD, that includes the green side at 15 and then along the fairway and generally near the green for 18. I need to go through that. I want to put together just a little summary item of what that is, maybe along with an exhibit, so I'll do that. But generally, what we were looking at was elements that would be related to supporting the grade behind the walls so that we would meet water manage District standards for maintenance purposes. The main elements there are those walls of the top caps that are, for the most part, pretty bad

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disrepair. Depending on where you're at, most of those need to be replaced. They are very slippery or some of them are coming loose. There are the vertical piles that support the system that also have the bolts that tie back dead men. Some of those are pretty rotted from the top down, getting pretty deep into those piles. So, we looked at adding those to the budget and then also looking at areas where we can see there are depressions that are continuing to increase or could be a problem behind that wall. And we got that broken out for a cost to repair. They got those and took a look at what's causing some of those areas to do that and repair there as well. I'll send a better summary out of those items. I have an exhibit that kind of shows what we're doing. But in general, the total right now for those, it's right around \$53,000, a little under \$53,000. The idea being that those top caps get replaced with material that would be a better long term solution that doesn't require the same amount of maintenance and also has anti slip protection and you guys can take a look at that when I send it out so you can plan on that obviously. And then also either replacing some of the vertical piles that need that and then also adding caps to the top of existing ones to help with long term maintenance and deterioration prevention on those. So that's kind of a quick summary. If there's any questions, we can talk a little further about that.

Mr. Manjourides: That's a lot lower than I thought it would be.

Mr. Siron: Yeah.

Mr. Phillips: Now that's on 15 only? Or is that on 15 and 18?

Mr. Alligood: That's 15 and 18.

Mr. Manjourides: That sounds good. So, you're going to send in a report, right? A complete report to us?

Mr. Alligood: Yeah, I want to put something together, a summary.

Mr. Manjourides: Okay. We'll look at it next time.

Mr. Alligood: Yes, sir.

Mr. Manjourides: You said \$53,000 estimate, right?

Mr. Alligood: Yeah, a little under \$53,000.

Mr. Manjourides: Okay. Well, we will take a look at that. Is that one company you got doing that?

Mr. Alligood: Yes, right now it's one company.

Mr. Manjourides: Okay.

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Mr. LeBrun: So, what we'll plan on doing is he mentioned he'll go through it, he got the bids, the quotes, he'll go through it, there's a few things I noticed that we want some more clarification on, so, we'll bring back a finished product.

Mr. Manjourides: Okay.

Mr. LeBrun: And what applies to Stoneybrook South. There's also Stoneybrook South at ChampionsGate. They might have some repairs as well. And you guys have that cost share. He made sure it was not for golf course purposes, only for stormwater management. So, it was very specific with them. So, yeah, he'll bring that back and we'll get it in front of the Board.

Mr. Manjourides: Okay. Sounds good.

Mr. Phillips: So that's to repair, not replace?

Mr. Manjourides: Well, it's replace some of the pilings and repair the rest.

Mr. Phillips: Okay.

C. District Manager

i. General Election Qualifying Period and Procedure

Mr. LeBrun: I just have one item to report to the Board. We are in 2026, so there are seats that will be up for election in November. I just want to announce the qualifying period. This is done through the Supervisor of Elections. The CDD doesn't run the elections. It's actually through the County Supervisor of Elections. For candidates wanting to qualify, the qualifying period is noon. Starts on noon Monday, June 8, 2026, and it ends on Friday at noon on June 12. It's that full week of the 8th through the 12th from noon to noon. That is the official qualifying period. We have the three seats that will be up for election are Supervisor Knights, Bickel, and Chris's seat. So those three are up for election in November. And it's in the agenda, but I can also, if you're interested, I can forward you the information sheet that they put out of what you have to do. Essentially, you can do it two ways, you can pay a \$25 qualifying fee to qualify and turn in your documents, or you can go the petition route, and you have to get 25 signatures, and it's a little more. Most people just pay fee, but if you really want to go the other route, that's on there as well. It's in the agenda packages, but I can also send it.

Mr. Manjourides: We have a meeting before that, right?

Mr. LeBrun: Yeah, it would be June but let me double check the date. Yeah, June 1st. You'll get another reminder before that, the week before, so that'll be good. I just wanted to announce that and let those Board members know. If there's no questions for me, it'll go to Alan.

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D. Field Manager

Mr. Scheerer: You've seen the report before, the big news is that we got the lower tier of the fountain working and we added four new park benches, which there's a famous person in the photo. You may want to get his autographed just in case. Irrigation inspections are ongoing. The ChampionsGate letters are all working. We do have some on the west side Oasis Club that are starting to fade, so we're keeping an eye on those. They may come out and start replacing the LEDs because they've been in there for a minute or so. The dry ponds are being disked, as per the contract. All the fountains are working. I don't know if you guys got some bad weather come through here last night, but we had a couple of fountains that the breakers were tripped, so we reset the breakers and adjusted the time to the correct time, and we'll keep an eye on that. We had a mainline leak near the lift station on Westside Boulevard. Landscaping's beginning the process of cutting back plant material. We'll see what comes back and whatever doesn't. But we'll be in the process of putting together a replacement plan for all those plants that aren't surviving. And then you guys just approved the three additional ponds for lake maintenance on the golf course. I do have Casey here with Floralawn. He's dressed like he's going to the beach, but he actually has a pretty big walk today, so I don't know if you have any questions for him today. And I also have with us today is Karly Chambers. She joined GMS about three and a half weeks ago as a field manager. She's got extensive background in assistant project manager for home building and stuff, so she's going to be a welcome asset to the team, and you'll see her shadowing me for a while. I can answer any questions you folks have, or if you have any questions for Casey, please let me know.

Mr. Phillips: I have a question about the dry pond right across the street.

Mr. Scheerer: The one on the other side of Westside Boulevard?

Mr. Phillips: On the other side of Oasis Club, right across the street here.

Mr. Bickel: 15.

Mr. Phillips: That grate that keeps falling in again. It's been in there for six months. I just never got around to it. You're going to have to. I watched what happens when it rains really hard. The water from the street is so powerful that it picks that steel grate up and drops it right back in the hole again.

Mr. Scheerer: I might have to get the engineer to take a look at that and see if there's a way to.

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Mr. Knights: Bolt it down.

Mr. Scheerer: Well, most of them have chains on them.

Mr. Phillips: There's a chain on it, but it stops it from falling further down.

Mr. Scheerer: Yeah.

Mr. Phillips: It's down there four or five feet.

Mr. Scheerer: We've pulled it out a handful of times.

Mr. Phillips: I'm only concerned that people that come in here walk across there like they normally do, they're going to fall in.

Mr. Manjourides: Yeah. A kid or something.

Mr. Siron: Yeah, that's a good point.

Mr. Scheerer: We may need to have the engineer look at why it keeps doing that.

Mr. Manjourides: My suggestion is that they put some kind of a rod or something across it with the grate on top, so even when it comes up, it'll hit and fall back down. You know what I'm saying? A couple of steel rods or something so it's longer.

Mr. Phillips: All you have to do is weld a couple of angles on each side.

Mr. Manjourides: Yeah.

Mr. Scheerer: I'm going to have the engineer take a look at that, I think, just to make sure.

Mr. Manjourides: It's a pain to get that thing out of there.

Mr. Phillips: You got to get a machine in there.

Mr. Manjourides: I figure something that makes it a little wider so that when it goes up, it won't go back in the hole.

Mr. Scheerer: Okay. No problem. I got it. We'll get over there and try to get it.

Mr. Phillips: I was going to say that's going to end up being a lawsuit, especially now that the kids are running around here.

Mr. Scheerer: Okay. I think Alan maybe will take a look at it and maybe put some caution tape around the hole.

Mr. Scheerer: We'll see if we can't get it out and get it reset today. We got a handful of meetings this morning. We'll go look at it as soon as the meetings are over.

Mr. Manjourides: Yeah. The area where you put up those little fences seems like it helped a long Westside. They're not going through there anymore. The trees are coming. There's just a few areas now that the bushes are dead that need to be replaced.

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Mr. Knights: That's probably due to that frost we had though, right?

Mr. Manjourides: No, I don't think so. I think it's just the irrigation.

Mr. Knights: I just had to replace a bush in my yard.

Mr. Scheerer: We'll get that taken care of, sir.

Mr. Manjourides: Oh, yeah.

Mr. Scheerer: Yes, sir.

Mr. Manjourides: But that fencing thing really helped.

Mr. Scheerer: Good.

Mr. Manjourides: Oh, I wanted to ask you, the pump that they put in, it wasn't in the budget this time, right?

Mr. Scheerer: The one they just did for the lower?

Mr. Manjourides: Yeah.

Mr. Scheerer: So, we have a settled dollar amount in the general fund for pump repairs, maintenance and stuff like that. This one will go to capital because of was so expensive. What happened was, I know you had indicated that you saw a piece of metal shavings in the bottom of the pit, that was the impeller that exploded, damaged the pump housing itself. What they did was, they gave me two options. I can wait 18 weeks to get an impeller, or I can replace the whole assembly in three weeks. So, we replaced the motor, the pump, the impeller. It was \$8,000, but we got warranty on all the parts, and we get to keep the old motor. If anything happens and we lose a motor, we'll at least have the motor. But they ended up, it was three weeks to get it replaced versus about 18 weeks to wait on an impeller. So, I went ahead and made the decision to replace the whole thing, salvage the old motor, keep it in stock and use it for future use. And that will come out of capital.

Mr. Manjourides: The motor was still working. It was just the impeller that blew up.

Mr. Scheerer: Yeah. The impeller inside, probably from chlorine over years, and whatever they're using to keep the water clean, will eat the inside of that and it just deteriorated. And that's what happened on the upper fountain. If you remember previous of that one, the lower one going out, they had just revived the upper fountain and that was the same thing. It was an impeller, and we waited forever just for the impeller to come in.

Mr. Manjourides: All right. You said the warranty.

Mr. Scheerer: There's a one year warranty on the whole assembly that they installed.

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Mr. Manjourides: Okay.

Mr. Phillips: I haven't been out that way, are the lights on?

Mr. Scheerer: As far as I know.

Mr. Manjourides: One light. That's it.

Mr. Scheerer: I saw a couple on the other day, but we've already notified them to make sure they come out and change all the lights out and get them all working the right way.

Mr. Knights: Is that up to the power company?

Mr. Scheerer: They're talking about the fountain lights?

Mr. Knights: Yeah.

Mr. Scheerer: Yeah, no, that's us. That'll be Cascade Fountains, who's under contract to fix all that stuff. And if they can't do it, I can bring somebody else out to get it done.

Mr. Manjourides: Okay, sounds good.

Mr. Scheerer: Yes, sir.

SIXTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: That brings us down to our supervisor request. Anybody have any supervisor requests?

Mr. Knights: I'm a little concerned about the money we spent for the cops at the Westside at the Bella Citta gate. I never see them there.

Mr. Siron: Yeah.

Mr. Knights: But the other day I noticed there was a cop parked at the Westside gate. I'm wondering if they're going to the wrong gate.

Mr. LeBrun: No. They've been. The guy would actually call me some days, and I would make sure he's at the right spot by the school.

Mr. Knights: Yeah.

Mr. LeBrun: It was the not to exceed amount. It was basically twice a week, randomized days. The timeframe was the same, it was 12:30 p.m. to 4:30 p.m..

Mr. Knights: Yeah. Right.

Mr. LeBrun: The different officers. Someone emailed me the report. They did give out citations.

Mr. Knights: Oh, they did give out.

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Mr. LeBrun: Yeah, they said they gave out citations, a lot of warnings.

Mr. Knights: I just get a lot of complaints from people saying, *"Are you guys really doing anything about this?"* Mark is always asking me about it.

Mr. LeBrun: Yeah, no, they're there because I get the dispatch.

Mr. Manjourides: Okay. Is it ended already?

Mr. LeBrun: So, yes, we've exceeded the day that you sent. So, I guess the Board can decide if you want to keep doing it.

Mr. Manjourides: Well, next year. They're getting out in May anyways, right?

Mr. Knights: Yeah, they get out the end of May, so we only got about six more weeks.

Mr. LeBrun: Next year, we can continue it.

Mr. Manjourides: Next year, we can talk about it again.

Mr. LeBrun: Sure. And it seems to help because, like I said, the reports I did get.

Mr. Knights: If they don't know what's coming, you would think people would say, we better not do this we could get a ticket, but people are idiots.

Mr. LeBrun: And unfortunately, it's very common around all school sites. It's a very common problem.

Mr. Knights: Well, the biggest problem I see is that the school does not enforce their own policy. They have a policy and it works very well. If you watch the people that do it, that drive in, pick up their kid like they're supposed to and come out, it moves. But some people are privileged. They don't feel they have to follow rules, unfortunately.

Mr. LeBrun: Any other Supervisor requests?

Mr. Bickel: I brought up earlier about the ponds, as far as fishing is concerned, they can assist with signs. And I'm looking at the map right here, the three ponds circled are three of the abused areas where fishing is on our side.

Mr. Knights: It's 18.

Mr. Bickel: 15 and 16.

Mr. Knights: 15 and 16. Yeah.

Mr. Bickel: And obviously they're the closest ones we have to this part of the Retreat Club. And people, we do have these little signs. I can't read them, but it says you're not allowed on the golf course unless you're registered, right, and they just walk right by them. But I think to reduce our liability concerns, I asked him about the possibility of putting up some signs that are more

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visible around those ponds. Don't have to be a ton of them. I don't want them to be intrusive. I was even thinking, even up on top of Oasis Club Boulevard, perhaps before they enter our property, if there's signs to be put up there, but that may interfere with landscaping as well.

Mr. Knights: I see them over on three's pond a lot. They come down the sidewalk and walk down to the pond.

Mr. Siron: That's not our CDD.

Mr. Bickel: But that's the other CDD.

Mr. Knights: Yeah.

Mr. Bickel: Any thoughts on that? Should we pursue some signs around those ponds?

Mr. Phillips: You want to give me a BB gun or something?

Mr. Scheerer: I have two you can have at my house.

Mr. Bickel: Listen, the day I moved here, I said sniper towers and snipers.

Mr. Siron: That's right.

Mr. Manjourides: The problem that we have is they're short term rental people that are coming in.

Mr. Bickel: Exactly.

Mr. Manjourides: And you know, even if you find them and you get them and you get them off the property, they're gone in a week and there's somebody new coming in and those new people aren't going to know to get off or read the signs or anything.

Mr. Phillips: There's a guy walking with his three kids down 15.

Mr. Siron: Yeah.

Mr. Phillips: Four days ago, and I said to them, *"Hey, you're on the wrong side of your string."* What do they put that string up for if they're going to go on the other side of it anyways?

Mr. Manjourides: Right. Yeah.

Mr. Bickel: I shared with them, when I see people on 16 with their dogs and kids, I would be really nice to them and say, *"There's about seven different chemicals that can make you really, really sick on this golf course. And I wouldn't bring my pets or kids here."* and they all leave.

Mr. Phillips: I never thought of that.

Mr. Bickel: But anyway, getting back to the science, I'm just thinking about limiting our liability if somebody gets dragged into the pond by a 10 footer or bit by a cottonmouth or whatever the hell is down in there. So just thoughts on that.

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Mr. Phillips: What do you do with the golfers that do that? I watched yesterday, there was a gator in the pond on 15 and he swam where I couldn't see him anymore. So, he was towards the bulkhead, and I saw the guy come. The next guy that came, hit the ball down there and walked right down there. I know that gator was there.

Mr. Bickel: Well, there's really nothing you can do when they're outside of the pond.

Mr. Phillips: That's what I'm saying.

Mr. Bickel: But my point is it's usually kids or people that aren't paying attention. It's where your liability is going to come in. And especially you know, if they're walking a dog, God forbid. If the dog gets killed down there, the owner should go to jail.

Mr. Manjourides: If you feel that you need to put up some kind of a little rope thing like they do for the golf carts can't cross but put it around the pond. You know what I'm saying?

Mr. Knights: I don't think that would stop them.

Mr. Siron: No.

Mr. Scheerer: They would just step over.

Mr. Phillips: They would just step over. Yeah.

Mr. Bickel: Well, and again, I don't think we're going to ever stop it. I'm just thinking, does having signs reduce our liability in any way?

Mr. Siron: What would the signs say?

Mr. Bickel: No fishing or trespassing.

Mr. Siron: No trespassing.

Mr. LeBrun: Typically, we would go to our insurance carrier, and they can provide signage that they recommend.

Mr. Bickel: Would they be a good resource to see if it makes sense?

Mr. LeBrun: They're going to recommend it. They're going to recommend signage. They will. They're very common. So, it's not a bad idea to add signage. There is no downside to adding besides the cost.

Mr. Scheerer: I think the big thing for me is, we talked about it earlier, was every single pond, or you have some specific ponds like the three you just added. We talked about the 18th tee. We talked about the one over here on Westside and Oasis Club on the corner. If there's any that you can just get me the locations, we can certainly order new signs like we did for the Bella Citta and Westside Boulevard. One or the other.

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Mr. Bickel: Do you have a picture of the other CDD like this showing the ponds?

Mr. Scheerer: Yes, sir.

Mr. Bickel: So, I think you might want to ask John or Campbell their thoughts. And I really think it's more so the ponds that are accessible from beyond the country club. Right where they butt up close to rentals.

Mr. Scheerer: Okay. I'm not sure which ones are rentals, but we can identify the locations on the ponds.

Mr. Bickel: That's what I mean. All three of these would be my target to consider. But I would also suggest to the next CDD group, if they would let them know what we're talking about, if they have any thoughts on the ponds in their area.

Mr. Scheerer: We can discuss that because on the next agenda is the same agreement for Lake Doctors. And I brought maps of that one as well to add more. I think they have four ponds that they want us to add to the maintenance list. So, we can certainly discuss it with them at the next meeting.

Mr. LeBrun: It sounds like the Board's favorable to adding signs to those three golf course ponds that sounds like there's an issue.

Mr. Bickel: But we have to be strategic how we put them in.

Mr. LeBrun: Yeah, usually I recommend putting if there's like a specific entry point that makes sense. If you're a walker, like sidewalk. Yeah, that's usually where they'll put them.

Mr. Bickel: And it would always be away from the Country Club side. It's mainly the people coming in.

Mr. LeBrun: Yeah.

Mr. Phillips: Yeah, true, like from where the blockage sidewalk is here.

Mr. Bickel: Like 15. 15 would be so unintrusive because you can have one on one end of the pond. You know what I mean? Heading down. 16, the same way coming down from Oasis Club. Now 18 is probably closer to the road.

Mr. Phillips: Yeah. That's where you come off the road.

Mr. Scheerer: Roadside?

Mr. Phillips: Yeah.

Mr. Scheerer: Are you talking about 15 and 16 here on Oasis Club Boulevard?

Mr. Bickel: Correct.

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Mr. Scheerer: Right on that little edge.

Mr. Bickel: Yep.

Mr. Scheerer: A good place to start. Okay.

Mr. Bickel: They both have some decent sized gators in there.

Mr. Phillips: Yeah. There's two big ones in there, one in each one.

Mr. Knights: Where? Gators?

Mr. Phillips: 15 and 16.

Mr. Knights: Oh, yeah.

Mr. Phillips: I saw it this morning.

Mr. LeBrun: It sounds like there is Board consensus for Alan to research that and bring it back.

Mr. Bickel: Yeah. That would be great.

Mr. Manjourides: You're going to tell them what to say on the signs, right?

Mr. LeBrun: Yeah. We'll usually pull from the insurance. They'll send us a big template.

Mr. Knights: There are signs down there that say there's snakes and alligators in this area, so don't feed them, but people don't pay attention.

Mr. Bickel: We need something a little bigger than that, I think. I think the signs they put in over there by Westside are pretty obvious.

Mr. Scheerer: Yeah. Those are 18x24s is what those are. We'll mirror the same thing. The only language I would change, obviously, is I think those say Stoneybrook South at ChampionsGate CDD. Yours will say Stoneybrook South CDD.

Mr. Bickel: Could they include no trespassing as well?

Mr. Scheerer: Absolutely.

Mr. Bickel: Okay. Are we done with that one?

Mr. LeBrun: Yes.

Mr. Bickel: I just have a quick question. There's the guy you got to talk to, he's the Board guy. Anyway, does the county own Westside Boulevard?

Mr. LeBrun: Yes, like the main, yes.

Mr. Bickel: My question is what is the criteria required before they consider putting a stoplight in?

Mr. Manjourides: For Bella Citta?

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Mr. Bickel: Yes.

Mr. Manjourides: It's already been proposed.

Mr. LeBrun: You'd have to go through the county's probably traffic engineer. They have their own process.

Mr. Knights: Are you talking about Bella Citta in Westside?

Mr. Bickel: Yeah, and also down the road from there, down by where Campbell's is. They don't stop at any of those stops.

Mr. Manjourides: Bella Citta's light has already been budgeted, but it's not going to come in until late 2027.

Mr. Bickel: But again, is the criteria a certain amount of houses or a certain amount of income taxes?

Mr. LeBrun: I can't speak for the county's process. But typically, they do have their traffic engineer. They do a traffic study, and then they'll go through their process. That's not something we would be able to do. But if enough residents request it from them, they may go through their process.

Mr. Bickel: I personally almost got taken T-boned with a guy flying down Westside.

Mr. Knights: Yeah. Four-way stops are always a dangerous thing. Because too many people don't know what to do.

Mr. Bickel: Unless they could maybe put those flashing lights around them or something. I don't know.

Mr. Manjourides: Yeah. You got to be so careful. You don't know who's coming down there.

Mr. Phillips: I have one more question.

Mr. Scheerer: No, you're out of questions.

Mr. Phillips: You're out of answers maybe. At the last meeting, we discussed the area around the ponds, whose responsibility, how far, who's going to do it, who's not going to do it. Was there anything? We were supposed to go out and do it and we never did it?

Mr. Scheerer: Shame on me. You mean as far as the maintenance from the water up?

Mr. Phillips: The maintenance from the water up. How far is our responsibility as far as CDD and how far is it? The golf course or whoever.

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Mr. Scheerer: I don't have an exact measurement on that, but I know we go to like there's maybe Jason, the Engineer, can speak to what that is. But it just depends on the size of the pond. It usually comes at the top of the bank, it levels off a little bit, and that's where we stop.

Mr. Phillips: Well, because the golf course is having an issue. Do we do it? Do they do it?

Mr. Scheerer: Yeah, that's part of the discussion that we're having. I know they want us to maintain. I'm just hypothetical here, don't quote me on this, but the ponds on the golf course all have, like, grasses around the edge of the pond. Okay. Then it becomes part of their fairway. If we were asked to maintain that pond, including the landscaping, I would think that we would only go up to where the grasses are and then anything on the golf course itself would be them. Because I think most of those border golf holes. So, there's a fairway there or some sort of.

Mr. Phillips: Well, right across here on 15.

Mr. Scheerer: Yeah.

Mr. Phillips: On that side, there's no golf course. It runs up to people's property. Now it runs up and right here.

Mr. Scheerer: It stops.

Mr. Phillips: Yeah, well, it runs up and right here is sand and then starts grass. But how far that way?

Mr. Scheerer: I can't really speak to exactly how far that is. But those landscaped areas, I know 15 or 16, whichever one, there's like an open space that's between the pond, then there's an open space, and then there's the homes.

Mr. Phillips: The homes, correct.

Mr. Scheerer: Yeah. I would think that we would probably only come up to where the landscaping is on that pond bank, unless there's evidence that that area is CDD. And I don't know that the CDD maintains any of that behind those homes.

Mr. Phillips: Well, like right across the way here, when we put the fountains in, they put the boxes and stuff.

Mr. Scheerer: Yeah.

Mr. Phillips: Is that on CDD property? It should be, but is it?

Mr. Scheerer: I can't answer that off the top of my head.

Mr. Phillips: So, if that's the case, if it is on CDD property, then there's seven feet from the pond to where those. It's just a gray area.

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Mr. Scheerer: Yeah, I know. That's what golf's trying to figure out, or at least whoever owns the golf course. So, that's what they're all trying to figure out, and we're working with them to try to get that.

Mr. Phillips: I'm sure they're going to come back at us. That's what I'm saying.

Mr. Scheerer: That's all right. I'll just have to check the plat and see who owns that.

Mr. LeBrun: Any other requests?

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If not, I just need a motion to adjourn.

Mr. Knights: Motion to adjourn.

Mr. Bickel: Second.

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

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

Signed by:

Chris Manjournides

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Chairman/Vice Chairman