

August 4, 2025

Stoneybrook South

**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, **August 4, 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
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. Four Supervisors were in attendance, constituting a quorum. And one 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, if you are a resident and keep under three minutes. Are there any members of the public that wish to make a statement? Hearing no comments, we will move on to the next item.

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THIRD ORDER OF BUSINESS**Business Administration****A. Approval of the Minutes of the June 2, 2025, Board of Supervisors Meeting**

Mr. LeBrun: Item number three is business administration. The first is 3A, the approval of the minutes of the June 2, 2025, Board of Supervisors meeting. Those were circulated previously. We are happy to take any revisions, if you don't have any I just need a motion to approve those minutes.

On MOTION by Mr. Bickel, seconded by Mr. Siron, with all in favor, the Minutes of the June 2, 2025 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Next is the consideration of the check register. This starts on page 21 of your electronic agendas from our general fund. We have checks 233 through 260 total. There is \$142,375.64 for the payroll fund. You have checks 50138 through 50141 total. There is \$663.80 grand total for our check register. Our grand total is \$143,039.44. Behind that, you have your line-by-line register which shows all of those checks. I can take any questions on it, if you don't have any questions we just need a motion to approve the check register.

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

Mr. LeBrun: Behind that, you have your unaudited financials. It's through June 30, 2025. No action is required on the Board's part. That's just there to show you your actuals through June 30th.

FOURTH ORDER OF BUSINESS**Public Hearing**

Mr. LeBrun: That brings down item number four, our public hearing section. There are two items for this public hearing. First, I just need a motion to open the public hearing.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Opening the Public Hearing, was approved.

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A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. LeBrun: I'll go through Resolution 2025-05. This is to adopt the Fiscal Year 2026 budget. The Board previously approved a proposed budget and there is no assessment increases proposed. Everything will stay the same as it was, which is good news. Not much change at all to the budget since the Board approved the proposed budget. You'll see some updated actuals there and then the projected update as well. On page 44 you'll see your revenues there. There is a small carry forward surplus predicted. We still have two months left in the fiscal year, so expenses may pop up, but as of now, we're looking good with budget to actuals. Below that you'll see your administrative costs are detailed there. You'll see your operations and maintenance. That's just all the different items that the District is in charge of owning and maintaining for the year. If you keep scrolling down on page 45, you'll see the assessment chart which illustrates there's no assessment increase for the owners. At the bottom of page 45 is the cost split. Ordinarily there's a cost share agreement between the two CDDs that just helps with economy of scale, cost and splitting different things. That was approved some time ago, and that just shows the breakdown there. Page 46 you have where your narrative starts. On page 54 you'll see the capital reserve fund, you have a very healthy capital reserve fund. That is for use for any capital improvements or repairs that may be needed.

On MOTION by Mr. Knights, seconded by Mr. Bickel, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: The second part of the public hearing is consideration Resolution 2025-06, imposing special assessments and certifying an assessment roll. The Board just adopted the budget for Fiscal Year 2026. This resolution is just the mechanism for funding that budget, essentially approving those special assessments and then certifying an assessment roll. That is what's used to collect those assessments through the tax collector. I'll ask the public if they have any comments on Resolution 2025-06. Hearing no audience comments, we'll bring it back to the Board for consideration.

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On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun: Is there a motion to close the public hearing?

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Business Items

A. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun: That brings us down the proposed Fiscal Year 2026 meeting schedule. It is the same schedule the Board has been using which seems to work pretty well. You'll see those dates listed there. We just need a motion to approve the Fiscal Year 2026 meetings.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. LeBrun: Vivek, do we still have you on the phone?

Mr. Babbar: Yes, nothing to report.

B. District Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: That brings us down to our District Engineer. Jason? We still have you. We do have the annual engineer's report. It is on the agenda. I didn't know if you wanted to provide any feedback or anything else on it.

Mr. Algood: Yeah, this is the first time going through and reviewing the systems and infrastructure. Everything looked pretty good to me as a whole. I'm still learning everything that's out there, it's a lot. But generally speaking, looks like everything is being maintained well.

Mr. LeBrun: Board members, on page 116 you'll see a summary letter from the engineer saying that the systems are functioning and the Board is budgeting correctly for any unforeseen issues and maintenance.

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On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. District Manager**i. District Goals and Objectives****a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute**

Mr. LeBrun: That brings us down to our District Manager's report. The first item is the presentation of the Fiscal Year 2025 goals and then authorizing the Chair to execute those. You'll see the goals for this current fiscal year that ends September 30th. The Board recalls last legislative session there was new laws that require CDDs to develop annual goals and objectives. The Board previously approved those for this year. This is just kind of reminding us of those goals and objectives. They are already approved. You'll see the signature there. District staff will certify that we met all those goals and currently we're on track to hit every single one of them. After that's approved, we will post those to our website. That was a requirement is to make sure your goals are posted to the website, and then they have those measurements and standards in there. Then if the Board's okay with it, since we may or may not meet before we're going to put them on the website, this is just authorizing the Chair to sign off on those goals after September 30th.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

b. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. LeBrun: You also have the adoption of the Fiscal Year 2026 goals. Those are right below the 2025 goals. We've actually just readopted the same goals. We can certainly change them, but these have worked pretty well. They follow state statute.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, Adoption of the Fiscal Year 2026 Goals and Objectives , was approved.
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D. Field Manager

Mr. LeBrun: You have your field manager's report in your agenda. There are also a couple proposals that are in there that Alan will go through and make sure the Board is aware of those. That field manager report starts on page 130.

Mr. Scheerer: You've seen this field manager report time and time again. Not much has changed. I did however, come in this morning and notice that the lower portion of the architectural fountain is not pumping this morning. I'm not sure why, it was working fine last week, but I've sent an email to Cascade and hopefully they'll get out of here as quickly as possible. The sign lights, all the ChampionsGate letters are all working. Also last week when I came in about 7:30, I noticed the 27 entrance was out. I went ahead and turned them on, made sure everything was working, made sure the time was adjusted. Came back again this morning, checked it again, came back for the meeting. The timer's bad, so I've already got a new timer on order. We'll get that timer. Basically it's just not advancing the clock, so we can't get the lights to come on. I turned them on to this morning so they're going to stay on and hopefully the guys will get out later today or sometime tomorrow to change that out. Those are a couple of the biggest things that you've probably seen there.

Mr. Manjourides: Those lights, they're not in the same circuit as the fountain?

Mr. Scheerer: No, I guess that's the north side as you're exiting to 27. I met out here last week with the electrician and it just so happens the irrigation was on and I got an impact that seems to be hitting the back of the meter can. So that may have something to do with it.

Mr. Manjourides: It could be all the lightning we've been having too.

Mr. Scheerer: Yeah, I don't know what's going on out here because where I live I'm not getting any of that. Something is tripping it. Whether it's a power surge, whether it's irrigation. We've installed multiple fountains throughout both CDDs and I met with Knob and Electric. We opened up the starter box it's got a little rust and corrosion in it. We're going to look at replacing that as well.

Mr. Manjourides: There's a rain sensor there too, right?

Mr. Scheerer: Yeah. Because there's an irrigation clock there.

Mr. Manjourides: I was wondering if maybe that is on the same circuit?

Mr. Scheerer: The rain sensor comes from the same breaker panel.

Mr. Manjourides: But it's on a different breaker?

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Mr. Scheerer: It's on a different breaker.

Mr. Manjourides: Okay.

Mr. Scheerer: Yeah, and that voltage is a really low voltage.

Mr. Manjourides: Okay.

Mr. Scheerer: All it's doing is collecting the water.

Mr. Manjourides: I understand that. What's tripping it?

Mr. Scheerer: Well, we're working on that. That's why I met with Knob and Electric last week. He took a look at it. What he'd really like to do is take that whole box set up and move it behind the wall. But I told him I don't want to get into a \$10,000 expense right now. We can look at it for 2027 or we can look to put something to shield around that. Casey doesn't know that yet. He and I met earlier in the week before I noticed the water was on. So I'll work with Casey, we'll work with the electrician and we'll see what's going on.

Mr. Manjourides: That motor on that, is that the one that we replaced?

Mr. Scheerer: That one wasn't a motor issue. That was the main breaker panel box.

Mr. Manjourides: I thought one of them was one of the fountains. We replaced one of the motors.

Mr. Scheerer: It's possible. I couldn't tell you off the top of my head. We replaced a couple of pumps. The pump is separate from the motor.

Mr. Manjourides: Okay. I just thought we did it years ago.

Mr. Scheerer: Well, we did a lot of work to it electrically just within the last three weeks.

Mr. Manjourides: But work you did was across the street.

Mr. Scheerer: Yes, that's correct.

Mr. Manjourides: And that was a breaker that goes to the other breaker.

Mr. Scheerer: It's a little complicated. So each fountain has a starter box, a breaker box, and its own electrical panel that has two lighting, two timers in them. One of them operates your lights, the other one operates the actual fountain itself

Mr. Manjourides: They're talking about the one near the fountain.

Mr. Scheerer: No, I'm talking about the one over across from the guard house. There are two sets of those. One for the south side fountain, one for the north side fountain. The work we did was for the north side fountain, but it's next to the main transformer. If you recall, I reported that there was some corrosion on the actual transformer itself, which we've reached out to utility

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company because it's theirs. We can't do any work on that. They have to come out and do it. There's some gaps, some holes, some creases, and they're going to have to come out who knows when to try to disconnect all that if it's what they choose to do and reset a brand new or repair that transformer box.

Mr. Manjourides: Okay.

Mr. Scheerer: But if anybody ever wants to meet with me, I'll be happy to go out there with you, show you where everything's at. If you're interested. I don't want you doing the work. That's what I'm here for.

Mr. Manjourides: No, I was just wondering.

Mr. Manjourides: When do they clean the fountain?

Mr. Scheerer: The architectural fountain, it's monthly.

Mr. Manjourides: Is it the beginning of the month?

Mr. Scheerer: I don't know the exact timing .

Mr. Manjourides: Because about last week you could see that it was starting to get clogged because it was trickling. I was saying, well, it's the beginning of the month, maybe they're coming to clean it. But I didn't know whether they had been just out there. This is the one in the traffic circle.

Mr. Scheerer: Yes, the architectural fountain.

Mr. Manjourides: Yeah. Could you get the schedule sorted? If I see it and I know it's coming up to cleaning, I won't worry about it. But if they just cleaned it, I would say that there's something wrong.

Mr. Scheerer: Yes. I know we replaced a lower bowl or the upper bowl. We replaced the pump on one of those recently.

Mr. Manjourides: Okay.

Mr. Scheerer: I meet with Casey all the time, regularly. We take care of whatever we need to. We do have a handful of those pine trees, over the past few years, we've had these pine trees dying. We have more that are starting to go. I'm working with Casey and FloraLawn to get that resolved.

Mr. Manjourides: Is there any replacement for them?

Mr. Scheerer: I wouldn't put a pine tree back in there.

Mr. Manjourides: No, I know, but I was just wondering.

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Mr. Scheerer: At this time, we're not even looking at replacing them. If we put another pine tree in it's just going to jump to that tree again. It won't last. We don't have a plan right now, but we can certainly look at that in the near future. So we did get the lights repaired at the entrance off of Westside Boulevard. We had the electrician out last week and he finally located the break and the wire. He got the wire fixed and we came out on Friday and put the new lights in. I did check them again this morning. All the up lighting, landscape light on the entry side of west side Boulevard.

Mr. Manjourides: I saw you took out that those two poles that they had on where the bushes were on Moon Valley. You took them out?

Mr. Scheerer: Yeah, the two poles at the cul-de-sac. They're claiming that people are using that to drive in and out of the community. So what we did it was on CDD side we removed the post. They can put them on HOA property if they want. And we replaced all the bushes.

Mr. Manjourides: Good. I saw you replaced the bushes. Yeah. What cul-de-sac was that in? It's on the west side going out towards Ronald Reagan on the right. Someone had put two four by four posts so that they can go out.

Mr. Scheerer: We're going to have to keep an eye on it because they're not like seven foot tall. They're brand-new posts. But apparently according to the HOA people are using as a cut through. They are breaking in.

Mr. Bonin: So it's a retreat owner putting those six-by-six posts in.

Mr. Scheerer: Castle Group.

Mr. Manjourides: It's the management company.

Mr. Bonin: And they're allowing people to drive through there.

Mr. Scheerer: They're trying to put it there to keep people from driving. I would have done it a little differently because I would have put a bigger pole and I would have put it on the ground about 18 inches tall. This way when they come over, it takes off the front end of their car. One of the big hot topic items around here are the columns on Bella Cita and on Highway 27. Included in your agenda pack is a quote from Dellinger Construction. We reached out to three different companies. Dellinger was the only one that replied in time for this agenda. I can tell you that we had a similar experience at another CDD in Orlando. Dellinger was awarded the contract for that work and they did an amazing job and they came in on budget. As you see, there's two prices on

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this particular proposal. The first one is for \$36,250. That one will cover the Oasis Club entrance. The Oasis Club is nowhere near as bad as the Bella Cita entrance, which is why Bella Cita is more.

Mr. Manjourides: Okay.

Mr. Scheerer: They're going to replace the bands. The gates they're talking about on those are those decorative gates that are on there. That's all going to be repainted. It's paint repair next to existing color, clean up the construction debris. We don't need any permits, to my knowledge, because it's a repair and not a new build. You have the funding in your capital reserve. You could do both right now if you'd like to do it, which would be my recommendation.

Mr. Manjourides: So this is for the three entrances, right?

Mr. Scheerer: No, it's two entrances. This one's done. There's nothing over here. It's not west side and Oasis Boulevard. It should have been Dunes or whatever you're calling it. Highway 27 and Bella Cita and Oasis.

Mr. Manjourides: Oh, so it's just two entrances? Just the two.

Mr. Scheerer: Yes, sir. It's the Bella Cita and the Highway 27.

Mr. Manjourides: Okay. Are you going to keep an eye on them?

Mr. Scheerer: They know me. Trust me. We did a hundred plus odd thousand dollars with these guys just probably four or five months ago and they did a great job. They were on top of everything. They had proper MOT, maintenance of traffic. They had proper safety equipment. We're going to have to work through some traffic issues and stuff with the school going on. We'll make sure that we have multiple pre construction meetings with these guys. We also had some really good post punch list items we went through after the work was done. We came up with a punch list of things that needed to be fixed, corrected, or whatever wasn't done. They took care of that before we issued final payment.

Mr. Manjourides: Okay. Well, I vote to go ahead with this.

Mr. Morgan: You're good with everything.

Mr. Scheerer: Yeah.

Mr. Manjourides: I'll make a motion to approve and submit a second.

Mr. LeBrun: We have a motion and a second to approve the proposal from Dellinger to repair both of those Entrances.

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On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Proposal for the Column Repairs, was approved.

Mr. Scheerer: The last item in here is just a renewal item with Lake Doctors to take care of the four retention ponds that they've been maintaining here for quite a number of years. The numbers were allocated for in the 2026 budget as well. This contract will go into effect October 1, 2025, and it'll expire September 30, 2026. We're just looking for a motion to renew.

Mr. Manjourides: And they come every month. They come monthly and they just do their inspection?

Mr. Scheerer: They come monthly. They'll spray any nuisance, exotic, invasive weed. Anything that's coming out. You don't have a whole lot. Our biggest issue is algae right now, and that's weather conditions.

Mr. Manjourides: Yeah.

Mr. Scheerer: We're in a blackout period, so you can't really fertilize. You do have St. Augustine grass on the ponds up off 27. You have the ones over here off of West Side Boulevard. So those aren't irrigated. Those on 27 are irrigated. So we can't put any fertilizer down right now, which is okay. You don't have a problem. I think the turf looks really good, but those nutrients that end up flowing into the pond is what creates a lot of your aquatic problems in there with algae and stuff like that. But we have no cattail. We have no pennywort. We have no primrose willow. None of these invasives. Those aren't anything that we want. And this is just a renewal. That's it. That will extend them for no change from last year, just a little bit in the pricing. We took care of that in the budget for 2026. It's been funded for next year. This won't start until October 1st. We're just getting ahead of the game because we know you folks meet like every other month.

Mr. Manjourides: Seems reasonable to me.

Mr. Knights: Yeah, I do have one comment. I think the ponds have been functioning very, very well or the fountains. We haven't had the complaints over time that we've had in the past. So thank you for that.

Mr. Scheerer: Yes, sir.

Mr. Knights: Hurricane preparedness. I guess anything we can do with the pond. Is it just going to continue to flood and all that sort of thing?

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Mr. Scheerer: Ponds are only going to hold so much water. I'm not the engineer. I know we have the engineer on the phone, but since I've been here, I really haven't seen any flooding issues or any impacts here like you see kind of on Whistling Straits.

Mr. Knights: Exactly. It's more so on that side.

Mr. Scheerer: It's more so on that side. These ponds I think are operating just fine. I think they're deep enough and big enough that you have a lot of capacity. I really have never seen a problem. I think these ponds are in great shape.

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Water Management Agreement with the Lake Doctor, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: There's no other requests.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

Signed by:

Chris Manjourides

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Chairman/Vice Chairman