

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

November 17, 2020

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Stonegate Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

November 10, 2020

Board of Supervisors
Stonegate Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on November 17, 2020 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Administration of Oath of Office to Newly Elected Supervisors, Alberto Eiras [SEAT 1] and Mariela Figueroa [SEAT 5] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Stonegate Community Development District, and Providing for an Effective Date
5. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of September 30, 2020
 - B. Approval of September 15, 2020 Virtual Public Hearing and Regular Meeting Minutes

- 6. Consideration of Resolution 2021-02, Ratifying and Approving Actions Taken by the Board of Supervisors at Meetings Held Via Media Communications Technology Pursuant to Executive Order No. 20-69, as Amended and Extended, as a Result of the COVID-19 Pandemic
- 7. Consideration of Responses to RFP for Amenity Management Services
 - A. Affidavit/Proof of Publication
 - B. Evaluation Criteria
 - C. Respondent
 - I. GAPA Property Management Corp.
 - II. UNUS Property Management
 - D. Supervisor Evaluation/Ranking Sheet
 - E. Authorization to Engage Amenity Management Services Firm
- 8. Staff Reports
 - A. Clubhouse Manager: *GAPA Property Management Corp.*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 9, 2021 at 6:30 P.M.

○ QUORUM CHECK

Alberto Eiras	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joe McGuinness	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Granobles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Art Goessel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mariela Figueroa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Supervisors' Requests
- 10. Adjournment

Please do not hesitate to contact me directly at 904-386-0186 with any questions.

Sincerely,

 Howard McGaffney
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 7491428

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stonegate Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 17th day of November, 2020.

ATTEST:

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5A

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2020**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund 2008	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS						
Bank of America	\$ 593,883	\$ -	\$ -	\$ -	\$ -	\$ 593,883
FineMark Bank - money mkt	258,480	-	-	-	-	258,480
Investments						
State Board of Administration	11	-	-	-	-	11
Revenue 2013	-	-	157,036	-	-	157,036
Reserve 2013	-	-	25,000	-	-	25,000
Sinking fund 2013	-	-	1	-	-	1
Prepayment 2013	-	-	3	-	-	3
Revenue 2020	-	-	-	121,411	-	121,411
Reserve 2020	-	-	-	159,500	-	159,500
Interest 2020	-	-	-	100,993	-	100,993
Construction 2020	-	-	-	-	614,014	614,014
Undeposited funds	800	-	-	-	-	800
Due from other	116	-	-	-	-	116
Due from other funds						
Capital projects fund 2020	1,533	-	-	-	-	1,533
General fund	-	-	-	204	-	204
Prepaid expense	24,120	-	-	-	-	24,120
Assessments receivable	6	4	5	-	-	15
Total assets	<u>\$ 878,949</u>	<u>\$ 4</u>	<u>\$ 182,045</u>	<u>\$ 382,108</u>	<u>\$ 614,014</u>	<u>\$ 2,057,120</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 19,455	\$ -	\$ -	\$ -	\$ -	\$ 19,455
Accounts payable - clubhouse	28,281	-	-	-	-	28,281
Contracts payable	-	-	-	-	1,161	1,161
Due to other funds						
General fund	-	-	-	-	1,533	1,533
Debt service - series 2020	-	204	-	-	-	204
Total liabilities	<u>47,736</u>	<u>204</u>	<u>-</u>	<u>-</u>	<u>2,694</u>	<u>50,634</u>
Fund Balance						
Restricted						
Debt service	-	(200)	182,045	382,108	-	563,953
Construction	-	-	-	-	611,320	611,320
Committed						
Clubhouse renewal & replaceme	155,000	-	-	-	-	155,000
Assigned						
3 months working capital	159,023	-	-	-	-	159,023
Disaster	225,000	-	-	-	-	225,000
Unassigned	292,190	-	-	-	-	292,190
Total fund balance	<u>831,213</u>	<u>(200)</u>	<u>182,045</u>	<u>382,108</u>	<u>611,320</u>	<u>2,006,486</u>
Total liabilities & fund balances	<u>\$ 878,949</u>	<u>\$ 4</u>	<u>\$ 182,045</u>	<u>\$ 382,108</u>	<u>\$ 614,014</u>	<u>\$ 2,057,120</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 6	\$ 726,296	\$ 716,866	101%
Interest	138	2,685	1,000	269%
Clubhouse rental fees	-	4,545	1,092	416%
Miscellaneous	475	3,270	5,000	65%
Total revenues	<u>619</u>	<u>736,796</u>	<u>723,958</u>	<u>102%</u>
EXPENDITURES				
Administrative				
Supervisors	800	5,000	6,000	83%
Payroll taxes	61	382	459	83%
Management/recording/accounting	3,549	42,590	42,590	100%
Legal	2,160	23,255	12,000	194%
Engineering	(885)	1,110	1,000	111%
Audit	-	6,430	6,430	100%
Assessment roll preparation	434	5,202	5,202	100%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	85	1,025	1,025	100%
Trustee	-	7,000	6,500	108%
ADA website compliance	-	199	200	100%
Website enhancement	-	705	1,220	58%
Postage	21	1,970	1,500	131%
Legal advertising	332	1,915	1,000	192%
Office supplies	-	189	300	63%
Other current charges	135	2,334	1,000	233%
Annual special district fee	-	175	175	100%
Insurance	-	6,670	6,950	96%
Property taxes	-	-	178	0%
Total administrative expenses	<u>6,692</u>	<u>106,651</u>	<u>94,979</u>	<u>112%</u>
Field Operations				
Landscape maintenance	22,451	103,459	77,158	134%
Landscape replacement	-	10,047	10,000	100%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	-	5,750	6,000	96%
Pump maintenance/repair	2,500	6,482	4,000	162%
Electrical repairs	450	1,115	3,000	37%
Lake maintenance	3,874	23,365	39,144	60%
Aeration maintenance	-	-	1,432	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	14,350	14,350	100%
Animal control	635	5,985	7,500	80%
Operating supplies	-	-	2,000	0%
Total field operations	<u>29,910</u>	<u>170,553</u>	<u>172,584</u>	<u>99%</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
Clubhouse				
Telephone	1,025	7,017	4,800	146%
Utilities	8,610	54,236	44,000	123%
Insurance	-	14,173	14,575	97%
Flood insurance	4,037	4,037	2,819	143%
Alarm monitoring	3	2,241	1,775	126%
Fire monitoring	164	1,079	540	200%
Pool maintenance	4,100	26,806	24,600	109%
Pool repair	1,389	11,418	7,500	152%
Pool health inspections	-	525	750	70%
Air conditioning R&M	-	331	4,500	7%
Clubhouse operation and management				
Clubhouse management	36,517	210,771	219,103	96%
Fitness equipment maintenance	545	5,349	5,500	97%
Office supplies	-	-	1,800	0%
Repairs and maintenance	1,639	12,785	15,000	85%
Pressure cleaning	330	2,440	3,000	81%
Janitorial supplies	1,263	11,168	5,700	196%
Contingencies	-	-	5,100	0%
Total clubhouse	<u>59,622</u>	<u>364,376</u>	<u>361,062</u>	101%
Infrastructure reinvestment				
Capital outlay				
General	-	42,960	33,625	128%
Lake bank erosion	-	-	54,240	0%
Total clubhouse reserves	<u>-</u>	<u>42,960</u>	<u>87,865</u>	49%
Other fees and charges				
Property appraiser	-	-	3,734	0%
Tax collector	-	7,258	3,734	194%
Total other fees and charges	<u>-</u>	<u>7,258</u>	<u>7,468</u>	97%
Total expenditures	<u>96,224</u>	<u>691,798</u>	<u>723,958</u>	96%
Net increase/(decrease) of fund balance	(95,605)	44,998	-	
Fund balances - beginning	926,818	786,215	830,325	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	292,190	292,190	291,302	
Total Fund balance - ending	<u>\$ 831,213</u>	<u>\$ 831,213</u>	<u>\$ 830,325</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2008
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 4	\$ 444,145	\$ 438,254	101%
Prepaid assessments	-	3,924	-	N/A
Interest	-	5,137	-	N/A
Total revenues	<u>4</u>	<u>453,206</u>	<u>438,254</u>	103%
EXPENDITURES				
Principal 5/1	-	-	90,000	0%
Interest 11/1	-	171,844	171,844	100%
Interest 5/1	-	-	171,844	0%
Property appraiser	-	-	2,283	0%
Tax collector	-	4,437	2,283	194%
Total debt service	<u>-</u>	<u>176,281</u>	<u>438,254</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	4	276,925	-	
OTHER SOURCES/(USES)				
Transfers out	-	(990,999)	-	N/A
Total other fees and charges	<u>-</u>	<u>(990,999)</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>(814,718)</u>	<u>438,254</u>	-186%
Net increase/(decrease) of fund balance	4	(714,074)	-	
Fund balances - beginning	(204)	713,874	704,004	
Fund balances - ending	<u>\$ (200)</u>	<u>\$ (200)</u>	<u>\$ 704,004</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 5	\$ 617,584	\$ 609,498	101%
Prepaid assessments	-	5,719	-	N/A
Interest	7	2,040	-	N/A
Total revenues	<u>12</u>	<u>625,343</u>	<u>609,498</u>	N/A
EXPENDITURES				
Debt service				
Principal	-	305,000	305,000	100%
Principal prepayment	-	20,000	-	N/A
Interest 11/1	-	149,225	149,075	100%
Interest 5/1	-	149,225	149,075	100%
Property appraiser	-	-	3,174	0%
Tax collector	-	6,171	3,174	194%
Total expenditures	<u>-</u>	<u>629,621</u>	<u>609,498</u>	103%
Net increase/(decrease) of fund balance	12	(4,278)	-	
Fund balances - beginning	<u>182,033</u>	<u>186,323</u>	<u>342,782</u>	
Fund balances - ending	<u>\$ 182,045</u>	<u>\$ 182,045</u>	<u>\$ 342,782</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ (2)	\$ 233
Total revenues	(2)	233
EXPENDITURES		
Debt service		
Cost of issuance	-	196,175
Total debt service	-	196,175
Excess/(deficiency) of revenues over/(under) expenditures	(2)	(195,942)
OTHER SOURCES/(USES)		
Underwriter's discount	-	(68,625)
Payment to escrow	-	(4,388,631)
Bond proceeds	-	3,961,507
Premium	-	82,800
Transfer in	-	990,999
Total other fees and charges	-	578,050
Total expenditures	-	(381,875)
Net increase/(decrease) of fund balance	(2)	382,108
Fund balances - beginning	382,110	-
Fund balances - ending	\$ 382,108	\$ 382,108

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 3	\$ 520
Total revenues	<u>3</u>	<u>520</u>
 EXPENDITURES		
Capital outlay	<u>2,694</u>	<u>2,694</u>
Total expenditures	<u>2,694</u>	<u>2,694</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,691)	 (2,174)
 OTHER SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>613,494</u>
Total other fees and charges	<u>-</u>	<u>613,494</u>
Total expenditures	<u>-</u>	<u>613,494</u>
 Net increase/(decrease) of fund balance	 (2,691)	 611,320
 Fund balances - beginning	 <u>614,011</u>	 <u>-</u>
Fund balances - ending	<u>\$ 611,320</u>	<u>\$ 611,320</u>

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
SEPTEMBER 30, 2020**

Stonegate CDD Check Detail September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	09/03/2020	CITY OF HOMEST...	101.000 · Bank of ...		-4,273.51
Bill	000363973 082120	09/02/2020		536.010 · Utilities	-847.91	847.91
Bill	000351215 082720	09/02/2020		536.010 · Utilities	-3,425.60	3,425.60
TOTAL					-4,273.51	4,273.51
Bill Pmt -Check	CBP	09/17/2020	AT & T	101.000 · Bank of ...		-512.67
Bill	305 247-4094 082920	09/16/2020		536.411 · Clubhous...	-512.67	512.67
TOTAL					-512.67	512.67
Bill Pmt -Check	13599	09/03/2020	BILLING, COCHRA...	101.000 · Bank of ...		-1,440.00
Bill	163965	09/02/2020		514.310 · Legal Fees	-1,440.00	1,440.00
TOTAL					-1,440.00	1,440.00
Bill Pmt -Check	13600	09/03/2020	GAPA PROPERTY ...	101.000 · Bank of ...		-18,258.58
Bill	208001	09/02/2020		536.022 · Clubhous...	-18,258.58	18,258.58
TOTAL					-18,258.58	18,258.58
Bill Pmt -Check	13601	09/03/2020	WRATHELL, HUNT...	101.000 · Bank of ...		-4,068.09
Bill	2019-1501	09/02/2020		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-433.50	433.50
				513.315 · Dissemin...	-85.42	85.42
TOTAL					-4,068.09	4,068.09
Bill Pmt -Check	13602	09/03/2020	AL-FLEX EXTERMI...	101.000 · Bank of ...		-135.00
Bill	244677	09/02/2020		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	13603	09/03/2020	ALLSTATE RESOU...	101.000 · Bank of ...		-2,522.00
Bill	162185	09/02/2020		537.003 · Lake Mai...	-1,170.00	1,170.00
Bill	161647	09/02/2020		537.003 · Lake Mai...	-1,352.00	1,352.00

Stonegate CDD
Check Detail
 September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-2,522.00	2,522.00
Bill Pmt -Check	13604	09/03/2020	ARMANDO GARCI...	101.000 · Bank of ...		-3,243.00
Bill	761731	09/02/2020		537.400 · Lawn Cut...	-2,400.00	2,400.00
				537.470 · Tract C	-510.00	510.00
				537.450 · Irrigation ...	-333.00	333.00
TOTAL					-3,243.00	3,243.00
Bill Pmt -Check	13605	09/03/2020	COMCAST CORPO...	101.000 · Bank of ...		-293.29
Bill	0760104 082220	09/02/2020		536.010 · Utilities	-293.29	293.29
TOTAL					-293.29	293.29
Bill Pmt -Check	13606	09/03/2020	COMMERCIAL EN...	101.000 · Bank of ...		-120.46
Bill	179385	09/02/2020		536.003 · Repairs &...	-120.46	120.46
TOTAL					-120.46	120.46
Bill Pmt -Check	13607	09/03/2020	POOL QUALITY S...	101.000 · Bank of ...		-2,050.00
Bill	16323	09/02/2020		536.004 · Pool Main...	-2,050.00	2,050.00
TOTAL					-2,050.00	2,050.00
Bill Pmt -Check	13608	09/10/2020	EGIS INURANCE &...	101.000 · Bank of ...		-23,817.00
Bill	11836	09/09/2020		155.000 · Prepaid E...	-6,895.00	6,895.00
				155.000 · Prepaid E...	-16,922.00	16,922.00
TOTAL					-23,817.00	23,817.00
Bill Pmt -Check	13609	09/10/2020	NATIONAL GENER...	101.000 · Bank of ...		-4,037.00
Bill	10590070-134780774	09/09/2020		536.008 · Flood Ins...	-4,037.00	4,037.00
TOTAL					-4,037.00	4,037.00
Bill Pmt -Check	13610	09/10/2020	ALL STAR ELECT...	101.000 · Bank of ...		-1,010.00
Bill	4093	09/09/2020		536.003 · Repairs &...	-560.00	560.00

Stonegate CDD Check Detail September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	4098	09/09/2020		537.009 · Electrical ...	-450.00	450.00
TOTAL					-1,010.00	1,010.00
Bill Pmt -Check	13611	09/10/2020	ARMANDO GARCI...	101.000 · Bank of ...		-5,340.00
Bill	761760	09/09/2020		537.430 · Plant Ann... 537.430 · Plant Ann... 537.410 · Fertilize	-3,750.00 -1,050.00 -540.00	3,750.00 1,050.00 540.00
TOTAL					-5,340.00	5,340.00
Bill Pmt -Check	13612	09/10/2020	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	49771	09/09/2020		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13613	09/10/2020	GALLOWAY OFFI...	101.000 · Bank of ...		-330.50
Bill	1236458-0	09/09/2020		536.011 · Janitorial ...	-330.50	330.50
TOTAL					-330.50	330.50
Bill Pmt -Check	13614	09/10/2020	KLEANWAY CLEA...	101.000 · Bank of ...		-330.00
Bill	5097	09/09/2020		536.014 · Pressure ...	-330.00	330.00
TOTAL					-330.00	330.00
Bill Pmt -Check	13615	09/10/2020	POOL QUALITY S...	101.000 · Bank of ...		-398.80
Bill	16648	09/09/2020		536.013 · Pool Repair	-398.80	398.80
TOTAL					-398.80	398.80
Bill Pmt -Check	13616	09/17/2020	ALM MEDIA, LLC.	101.000 · Bank of ...		-84.25
Bill	I0000480409-0731	09/16/2020		519.480 · Legal Adv...	-84.25	84.25
TOTAL					-84.25	84.25
Bill Pmt -Check	13617	09/17/2020	ALVAREZ ENGINE...	101.000 · Bank of ...		-185.00

Stonegate CDD Check Detail September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	5657	09/16/2020		519.320 · Engineeri...	-185.00	185.00
TOTAL					-185.00	185.00
Bill Pmt -Check	13618	09/17/2020	FEDEX	101.000 · Bank of ...		-7.10
Bill	7-117-24343	09/16/2020		519.410 · Postage	-7.10	7.10
TOTAL					-7.10	7.10
Bill Pmt -Check	13619	09/17/2020	GAPA PROPERTY ...	101.000 · Bank of ...		-23.05
Bill	090120	09/16/2020		536.003 · Repairs &...	-23.05	23.05
TOTAL					-23.05	23.05
Bill Pmt -Check	13620	09/17/2020	ADT SECURITY SE...	101.000 · Bank of ...		-2.94
Bill	14954058	09/16/2020		536.001 · Alarm Mo...	-2.94	2.94
TOTAL					-2.94	2.94
Bill Pmt -Check	13621	09/17/2020	ANIMAL REMOVA...	101.000 · Bank of ...		-500.00
Bill	090420	09/16/2020		537.500 · Animal C...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	13622	09/17/2020	FLORIDA PUMP S...	101.000 · Bank of ...		-2,500.00
Bill	0026945	09/16/2020		537.005 · Pump Re...	-2,500.00	2,500.00
TOTAL					-2,500.00	2,500.00
Check	13623	09/23/2020	Michael A. Granob...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13624	09/23/2020	Joseph M McGuin...	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70

Stonegate CDD
Check Detail
 September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-184.70	184.70
Check	13625	09/23/2020	Arthur D. Goessel	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	13626	09/23/2020	Mariela C. Figueroa	101.000 · Bank of ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	13627	09/24/2020	ALM MEDIA, LLC.	101.000 · Bank of ...		-247.52
Bill	I0000484688-0828	09/23/2020		519.480 · Legal Adv...	-247.52	247.52
TOTAL					-247.52	247.52

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
SEPTEMBER 30, 2020**

Your HPS Utilities Statement

STONEGATE CDD
 Service Address:
 1020 NE 34 AVE FOUNT
 Account #:
 001046837-000363973

Rate Class: COMMERCIAL
 Service Period:
 07/22/2020-08/19/2020
 Bill Date: 08/21/2020
 Due Date: 09/15/2020

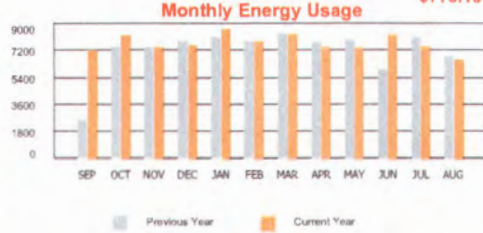


Community-Owned Services Since 1916

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	6,598.00	\$525.86
Electric Fuel Cost Adj. @ .03663	6,598.00	\$241.68
Electric Total		\$775.18

CURRENT USAGE	
Meter 60997545	
Days	28
Reading	87,937.00
Multiplier	1
Consumption	6,598.00
Avg / Day	235.64



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$53.35
FI Gross Receipts Tx	\$19.38
Taxes Total	\$72.73
Previous Bill Amount	\$955.28
Payments	-\$955.28
Adjustments	\$0.00

536.010
 001
 202.005

SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$775.18
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$72.73
Current Charges	\$847.91
Balance Forward	\$0.00
Total Amount Due	\$847.91

Comments:

On 09/08/2020 at 5:30pm, the City will hold a public hearing to discuss a Water and Sewer rate increase. The meeting will be held either at City Hall, 100 Civic Court, Homestead, FL, or as a virtual public meeting held in accordance with authorized communications media technology protocols, as a provided on the City's website or the meeting agenda. Learn more at www.cityofhomestead.com/WaterRates

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

NAME: STONEGATE CDD
 SERVICE ADDRESS: 1020 NE 34 AVE FOUNT
 CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030

Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	07/22/2020-08/19/2020	09/15/2020	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$847.91	\$847.91

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

AUTOMIXED AADC 750 5 MAAD 120837AA21-A-1
 1183 1 MB 0.436



STONEGATE CDD
 2300 GLADES ROAD # 410W
 BOCA RATON FL 33431-8556



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090-0430

0010468370003639730084791

Your HPS Utilities Statement

STONEGATE CDD
Service Address:
 1020 NE 34 AVE CLBHS
Account #:
 001046837-000351215

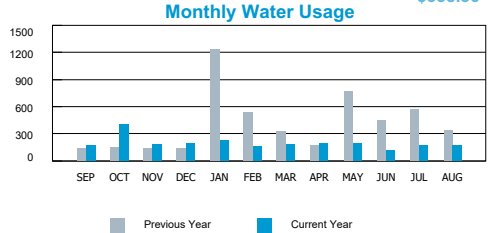
Rate Class: INDUSTRIAL
Service Period:
 07/22/2020-08/19/2020
Bill Date: 08/27/2020
Due Date: 09/21/2020



WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$48.22
Water Gallons Consumed (1,000s)	29.00	\$41.76
Irrigation Service Charge		\$48.22
Irrigation Gallons Consumed (1,000s)	139.00	\$200.16
Water Total		\$338.36

CURRENT USAGE	
Meter 18533391	
Days	28
Reading	474.00
Multiplier	1
Consumption	168.00
Avg / Day	6.00



OTHER CHARGES

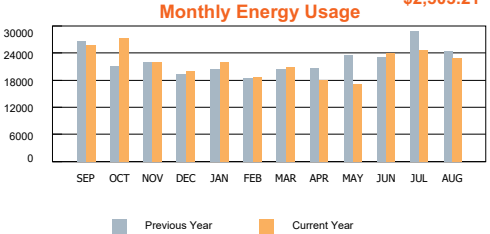
Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$166.58
Fl Gross Receipts Tx	\$62.58
Dade Co Util Tx Watr	\$33.84
Dade Co Derm (Water & Sewer)	\$31.35
Taxes Total	\$294.35
Previous Bill Amount	\$3,601.06
Payments	-\$3,601.06
Adjustments	\$0.00

536.010
 001
 202.005

ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	22,860.00	\$1,305.31
Demand Consumption @ 6.37	51.00	\$324.87
Electric Fuel Cost Adj. @ .03663	22,860.00	\$837.36
Electric Total		\$2,503.21

CURRENT USAGE	
Meter 64310165	
Days	28
Reading	14,759.00
Multiplier	60
Consumption	22,860.00
Avg / Day	816.43



SUMMARY OF CHARGES

Water Total	\$338.36
Energy Total	\$2,503.21
Sanitation Total	\$288.66
Other Total	\$1.02
Taxes Total	\$294.35
Current Charges	\$3,425.60
Balance Forward	\$0.00
Total Amount Due	\$3,425.60

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$70.79
Gallons Consumed (1,000s)	29.00	\$113.39
Sewer Total		\$184.18
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$2.78
Solid Waste Total		\$104.48
Sanitation Total		\$288.66

Comments:

On 09/08/2020 at 5:30pm, the City will hold a public hearing to discuss a Water and Sewer rate increase. The meeting will be held either at City Hall, 100 Civic Court, Homestead, FL, or as a virtual public meeting held in accordance with authorized communications media technology protocols, as provided on the City's website or the meeting agenda. Learn more at www.cityofhomestead.com/WaterRates

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

NAME: STONEGATE CDD
SERVICE ADDRESS: 1020 NE 34 AVE CLBHS
CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	07/22/2020-08/19/2020	09/21/2020	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,425.60	\$3,425.60

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090-0430

AUTOMIXED AADC 750 5 MAAD 120837AA27-A-1
 1104 1 MB 0.436



STONEGATE CDD
 2300 GLADES ROAD # 410W
 BOCA RATON FL 33431-8556

0010468370003512150342560



STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Page 1 of 2
Account Number 305 247-4094 157 0445
Billing Date Aug 29, 2020

Web Site att.com

Monthly Statement

536.411
001
202.005

Bill-At-A-Glance

Previous Bill	515.92
Payment Received 8-13 Thank You!	515.92CR
Adjustments	.00
Balance	.00
Current Charges	512.67
Total Amount Due	\$512.67
Amount Due in Full by	Sep 20, 2020

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	491.17
1 800 321-2000 PIN: 0552		
Repair Service:		
1 800 321-2000		
AT&T Long Distance Service	2	21.50
1 800 321-2000		
Total Current Charges		512.67

News You Can Use Summary

- PREVENT DISCONNECT
 - PAPERLESS BILLING
 - COST ASSESSMENT CHRG
 - AT&T RELAY SERVICE
 - CARRIER INFORMATION
 - FEE DESCRIPTIONS
 - DO NOT CALL
- See "News You Can Use" for additional information.

Return bottom portion with your check in the enclosed envelope.

Plans and Services

Promotions and Discounts

Item No.	Description	
1.	Discount for BLC Inside Wire Protection for Bill Period Aug 29, 2020 EET00007K.	10.50CR

Monthly Service - Aug 29 thru Sep 28

Item No.	Description	Quantity	
2.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
3.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
4.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
5.	Inside Wire Protection	3	25.50
Total Monthly Service			421.50

Surcharges and Other Fees

Item No.	Description	Quantity	
6.	Cost Assessment Charge	3	22.50
7.	Federal Subscriber Line Charge	3	32.16
8.	Federal Universal Svc Fee-Mult	3	10.35
Total Surcharges and Other Fees			65.01

Government Fees and Taxes

Item No.	Description	Quantity	
9.	Federal Excise Tax		12.88
10.	Telecommunications Access System Act Surcharge	3	.36
11.	Emergency 911 Service		1.20
12.	Dade County Manhole Ord #83-3	3	.72
Total Government Fees and Taxes			15.16

Total Plans and Services

Local Services provided by AT&T Florida.

491.17

DUE BY: Sep 20, 2020 \$512.67

Amount After Sep 29, 2020 **\$527.67**



Printed on Recyclable Paper



Billing Date Aug 29, 2020

Account Number **305 247-4094 157 0445**
Please include your account number on your check.

Make checks payable to:

AT&T
PO BOX 105262
ATLANTA GA 30348-5262



3900 30524740941573 8001500999920 0440210000000000000000051267

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 SUNTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Page: 1
 07/31/2020
 Account No: 526-030290
 Statement No: 163965

Attn: CRAIG WRATHELL

514.310
 001
 2000

STONEGATE CDD

Fees

		Hours
07/02/2020		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR JULY 7, 2020 MEETING OF BOARD OF SUPERVISORS	0.50
07/07/2020		
MJP	RECEIPT AND REVIEW REVISED AGENDA PACKAGE (ELECTRONIC) FOR JULY 7, 2020 MEETING OF BOARD OF SUPERVISORS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	FURTHER CORRESPONDENCE TO MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN GALO WITH ATTACHMENT AND REPLY THERETO WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND JUAN GALO WITH ATTACHMENT: REVIEW NOTICE FROM MAYOR GIMENEZ	0.30
MJP	PREPARE FOR AND ATTEND (VIA ZOOM) BOARD OF SUPERVISORS MEETING	1.50
07/08/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	REVIEW EMERGENCY ORDER 26-20, AMENDMENT 2; CORRESPONDENCE TO MAC MCGAFFNEY AND JUAN GALO WITH ATTACHMENT	0.20

STONEGATE CDD

		Hours
	MJP RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
	MJP CORRESPONDENCE TO MAC MCGAFFNEY WITH ATTACHMENT	0.20
	MJP RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.10
07/13/2020		
	MJP MONITOR AND REVIEW PENDING AND APPROVED LEGISLATION FROM THE 2020 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; REVISE, FINALIZE AND TRANSMIT MEMORANDUM TO DISTRICT MANAGER WITH ATTACHMENT	0.30
	MJP RESEARCH EMERGENCY ORDERS AND SECURE COPY OF EMERGENCY ORDER 26-20, AMENDMENT 2	0.20
07/20/2020		
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.30
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD	0.10
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DAPHNE GILLYARD	0.10
	MJP RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
07/22/2020		
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
	MJP CORRESPONDENCE TO DISTRICT MANAGER RE: EXECUTIVE ORDER 20-69	0.10
07/23/2020		
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN GALO	0.10
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
07/28/2020		
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
07/30/2020		
	MJP RECEIPT AND REVIEW EXECUTIVE ORDER 20-179; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10
	MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20

STONEGATE CDD

	For Current Services Rendered	Hours		
		6.40		1,440.00
	<u>Recapitulation</u>			
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK		6.40	\$225.00	\$1,440.00
	Previous Balance			\$1,369.00
	Total Current Work			1,440.00
	<u>Payments</u>			
08/10/2020	PAYMENT RECEIVED - THANK YOU			-1,369.00
	Balance Due			<u>\$1,440.00</u>

PLEASE MAKE CHECKS PAYABLE TO
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
 IRS NO. 59-1756046

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Page: 1
 07/31/2020
 Account No: 526-20028M
 Statement No: 163966

Attn: CRAIG WRATHELL

STONEGATE CDD - SERIES 2020 REFUNDING CONSTRUCTION
 BOND RELATED LEGAL ADMINSTRATIVE AND CONSTRUCTION
 ACTIVITIES

Fees

		Hours
06/29/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.30
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ	0.10
07/08/2020		
MJP	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT FOR LAKE BANK RESTORATION	0.40
07/09/2020		
MJP	REVISIONS TO DRAFT SMALL PROJECT AGREEMENT WITH ARMANDO GARCIA FOR LAKE BANK RESTORATION	0.40
07/14/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY RE: LAKE AERATOR PROJECT FOR LAKE 5	0.20
07/20/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY RE: AERATOR PROJECT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ANDY ROBERTS AT ALLSTATE MANAGEMENT RE: AERATION PROJECT	0.10
07/22/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY RE: AERATION PROJECT	0.10
07/23/2020		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS RE: CLUBHOUSE SITE PLAN	0.40

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Page: 2
 07/31/2020
 Account No: 526-20028M
 Statement No: 163966

STONEGATE CDD - SERIES 2020 REFUNDING CONSTRUCTION
 BOND RELATED LEGAL ADMINSITRATIVE AND CONSTRUCTION
 ACTIVITIES

		Hours		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY RE: CLUBHOUSE PROJECT PERMIT APPLICATION	0.20		
07/28/2020				
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY RE: LAKE RESTORATION PROJECT	0.10		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY RE: LAKE BANK RESTORATION PROJECT	0.30		
	For Current Services Rendered	2.80	<u>630.00</u>	

Recapitulation

Timekeeper	Hours	Rate	Total
MICHAEL J. PAWELCZYK	2.80	\$225.00	\$630.00
Previous Balance			\$202.50
Total Current Work			630.00
Balance Due			<u>\$832.50</u>

PLEASE MAKE CHECKS PAYABLE TO
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
 IRS NO. 59-1756046

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
SHAWN B. McKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

July 31, 2020

Mr. Craig Wrathell
Stonegate Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

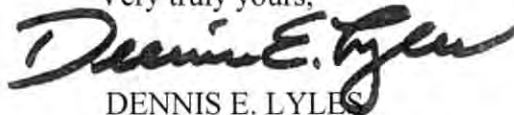
**RE: Stonegate Community Development District
Our File No.: 526.03029
Stonegate Community Development District - Refunding Construction
Our File No.: 526.20028**

Dear Craig:

We enclose our Interim Statements for legal services rendered in the above-referenced matters.

Thank you for letting us be of service to you in these matters.

Very truly yours,



DENNIS E. LYLES

For the Firm

DEL/sa
Enclosure

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
9/1/2020	2019-1501

Bill To:
Stonegate CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description		Amount
Management	512.311	3,549.17
Assessment Services	513.310	433.50
Dissemination Agent	513.315	85.42
	001	
	2000	
<i>Building client relationships one step at a time ...</i>		Total \$4,068.09

AL-FLEX, EXTERMINATORS, INC. (R)

P.O. BOX 650213
 MIAMI, FL 33265
 U.S.A.

Voice: 305-552-0141
 Fax: 305-227-1797

537-500
 001
 202.005

INVOICE

Invoice Number: 244677
 Invoice Date: Aug 1, 2020
 Page: 1

Bill To:
STONEGATE CDD C/O MALIBU BAY CLUBHOUSE 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship to:

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
52	Courier		8/31/20

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00

Subtotal	135.00
Sales Tax	
Total Invoice Amount	135.00
Payment/Credit Applied	
TOTAL	135.00

Check/Credit Memo No:



RESOURCE MANAGEMENT

6900 SW 21st Court, Unit #9
Davie, Florida 33317

Invoice

162185

537.003

001

202.005

Bill To

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

Due Date 8/31/2020

Terms Net 30

Account # 3782

PO #

FOR MONTH OF:

8/1/2020

Description	Amount Due
Water Quality Monitoring	1,170.00

There will be a \$25 charge for all returned checks.

Total \$1,170.00

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

Invoice # 162185

Account # 3782

ALLSTATE RESOURCE MANAGEMENT, INC.
6900 SW 21st Court, Unit #9
Davie, Florida 33317

Amount Enclosed: \$ _____

Please return this portion with your payment



6900 SW 21st Court, Unit #9
Davie, Florida 33317

Invoice

161647

Bill To

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

537.003
001
202.005

Contact Us

info@allstatemanagement.com

Phone: (954) 382-9766

Fax: (954) 382-9770

Please retain this portion for your records

Due Date 8/31/2020
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
8/1/2020

Description	Amount Due
Lake and Canal Management Services Recurring	1,157.00
Aquascaping Maintenance Services Recurring	195.00

There will be a \$25 charge for all returned checks.

Total \$1,352.00

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

Invoice # 161647

Account # 3782

ALLSTATE RESOURCE MANAGEMENT, INC.
6900 SW 21st Court, Unit #9
Davie, Florida 33317

Amount Enclosed: \$ _____

Please return this portion with your payment

Armando Garcia Land Service INC
 16650 SW 203 AVE
 Miami, FL 33187 US
 (786) 298-7104
 armando-garcia-landservice@hotmail.com

Invoice

BILL TO
 Stonegate CDD
 2300 Glades Rd. Ste. 410 W
 Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
761731	08/03/2020	\$3,243.00	09/02/2020	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 08/03/2020. 08/12/2020. 08/21/2020 #537.400	3	800.00	2,400.00
Cut the Grass Tract C. Maintenance 08/03/2020. 08/12/2020. 08/21/2020 #537.470	3	170.00	510.00
Irrigation System Tenth payment of Maintenance of the Irrigation System/ Fiscal Year 2020 #537.450	1	333.00	333.00
#537.400 #537.470 #537.450 #537.460			
		BALANCE DUE	\$3,243.00

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 202.00
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536-003

001
202.005

SALES ORDER INVOICE
Stonegate CDD

Invoice #
Date
Billing Terms
Date Due
Order # 179385
Customer PO #

Bill To

Martha Agudelo
Stonegate Community Development District
1020 NE 34th Ave
Homestead, FL 33033

Ship To

Martha Agudelo
Stonegate Community Development District
1020 NE 34th Ave
Homestead, FL 33033

Phone
(305) 247-8859

Invoice Items

Code	Description	Quantity	Unit Price	Total
MB 900-1000	Seat Belt Assembly, PAL & Splash	2	51.83	103.66

Additional Information

Shipping is estimated.
Installation is not included.

Subtotal	103.66
Shipping	16.80
Tax	0.00
Grand Total	120.46
Payments	0.00
Refunds	0.00
Payment Due	120.46

Please remit to the address below according to the payment terms of your credit agreement with CES.





536.003

ESTIMATE
Stonegate CDD
Splash Lift Seat Belt

Order # 179385
Date 08/20/20
Consultant Troy Schaneman
WQA Corinna Kahant
Fax #
Billing Terms Due on Receipt

Proposed To

Martha Agudelo
Stonegate Community Development District
1020 NE 34th Ave
Homestead, FL 33033

Ship To

Stonegate Community Development District
1020 NE 34th Ave
Homestead, FL 33033
Phone: (305) 247-8859 Fax:

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
MB 900-1000	Seat Belt Assembly, PAL & Splash	2	51.83	103.66
Seat Belt Assembly, PAL & Splash				

Additional Information

Shipping is estimated.
Installation is not included.

Subtotal	103.66
Adjustment	0.00
Total	103.66
Shipping	16.80
Tax	0.00
Grand Total	120.46
Payments	0.00

Signature _____ Date _____

- We are pleased to submit the above quotation for your consideration.
1. This estimate is valid for 30 days from the above date after which the estimate may be subject to change.
 2. Freight charges are estimates only and the actual may be different at time of shipping.
 3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
 4. Any changes to this order must be made in writing to CES.
 5. Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
- THANK YOU!



536.010
001
202.005

Hello,

Thanks for choosing Comcast Business.

Your bill at a glance

For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350

Previous balance		\$293.27
Payment - thank you	Aug 13	-\$293.27
Balance forward		\$0.00
Regular monthly charges	Page 3	\$291.10
Taxes, fees and other charges	Page 3	\$2.19
New charges		\$293.29

Amount due Sep 12, 2020 \$293.29

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- Any payments received or account activity after Aug 22, 2020 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330350 NO RP 22 20200822 NNNNNNNY 0001830 0006

STONEGATE COMM DEV DIST
ATTN CARLOS GALO
2300 GLADES RD STE 410W
BOCA RATON, FL 33431-8556

Account number **8495 60 060 0760104**
Payment due **Sep 12, 2020**
Please pay \$293.29

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400293290

Regular monthly charges \$291.10

Comcast Business services	\$204.80
TV Preferred	\$74.95
Business Video	
HD Technology Fee	\$9.95
Business Internet 75	\$89.95
Includes \$60.00 Service Discount	
Mobility Voice Line	\$29.95
Business Voice	
Includes \$15.00 Service Discount	

Equipment & services \$59.45

Service To Additional TV With TV Box and Remote Qty 4 @ \$9.95 each	\$39.80
TV Box + Remote	\$2.70
Equipment Fee Voice	\$16.95

Service fees \$26.85

Broadcast TV Fee	\$13.60
Regional Sports Fee	\$8.25
Voice Network Investment	\$3.00
Directory Listing Management Fee	\$2.00

Taxes, fees and other charges \$2.19

Other charges	\$2.19
Regulatory Cost Recovery	\$0.81
Federal Universal Service Fund	\$1.38

What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



Voice Numbers: (786)349-4735

Visit business.comcast.com/myaccount for more details

You've saved \$75.00 this month with your service discounts.



Additional information

This bill reflects a change in the Regulatory Cost Recovery from \$0.07 to \$0.08.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

POOL QUALITY SERVICES INC

305-223-2727
 info@poolquality.com
 14261 SW 42ND STREET

536.004

001
 202.005

Invoice

Date	Invoice #
7/20/2020	16323

Bill To
STONEGATE CDDMALIBU BAY COMMTY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDDMALIBU BAY COMMTY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		15TH OF THE MON...	

Quantity	Description	Rate	Amount
	POOL MAINTENANCE SERVICE FOR AUGUST 2020	2,050.00	2,050.00
	Sale tax	7.00%	0.00
		Total	\$2,050.00

INVOICE



536.450 - 16,922
 519.450 - 6,895
 001
 2000

Stonegate Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Customer	Stonegate Community Development District
Acct #	395
Date	09/08/2020
Customer Service	Michelle Thomas
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,817.00
Payment Amount	
Payment for:	Invoice#11836
100120516	

Thank You

Please detach and return with payment



Customer: Stonegate Community Development District

Invoice	Effective	Transaction	Description	Amount
11836	10/01/2020	Renew policy	Policy #100120516 10/01/2020-10/01/2021 Florida Insurance Alliance GL,POL,EPLI,HNO,Prop,IM - Renew policy Due Date: 9/8/2020	23,817.00

Total
\$ 23,817.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453*

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	Date
	sclimer@egisadvisors.com	09/08/2020



536.003
001
202.005

305-964-7768
info@allstarelectric.org

INVOICE

BILL TO
Attn: Martha
Malibu Bay Clubhouse
Stonegate CDD
1020 NE 34 Ave
Homestead, FL 33033

INVOICE 4093
DATE 08/19/2020
DUE DATE 09/14/2020

SCOPE OF WORK	QTY	RATE	AMOUNT
-Replaced 16 weatherproof bubble covers throughout	16	35.00	560.00

Payment Terms & Conditions:

All service payments are due upon completion of work unless, otherwise stated above. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc. are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services, Inc. reserves the right to remove & collect all installations, components, materials, etc. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing such lien, will be assessed to and become part of balance due.

BALANCE DUE

\$560.00



305-964-7768
info@allstarelectric.org

537009
001
202.005

INVOICE

BILL TO
Attn: Martha
Malibu Bay Clubhouse
Stonegate CDD
1020 NE 34 Ave
Homestead, FL 33033

INVOICE 4098
DATE 09/02/2020
DUE DATE 10/02/2020

SCOPE OF WORK	QTY	RATE	AMOUNT
Furnished & Replaced 250watt MH Bulbs to Front parking lot Light Poles	2	95.00	190.00
Furnished & Replaced 250watt MH Bulbs to Front parking lot Light Poles	2	130.00	260.00

Payment Terms & Conditions:
All service payments are due upon completion of work unless otherwise stated above. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and all electrical installations, components, materials, etc., are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing such lien, will be assessed to and become part of balance due.

BALANCE DUE **\$450.00**

Armando Garcia Land Service INC

16650 SW 203 AVE

Miami, FL 33187 US

(786) 298-7104

armando-garcia-landservice@hotmail.com

Invoice

BILL TO

Stonegate CDD

2300 Glades Rd. Ste. 410 W

Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
761760	09/01/2020	\$5,340.00	10/01/2020	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Install. 1000 Sunpatience in front of the Club House and the Malibu Bay sign by 312 #537.430	1,000	3.75	3,750.00
Install. Install 280 Sunpatience (flowerbeds on each side of the club house's driveway) #537.430	280	3.75	1,050.00
Install. 6 Yards of fertilized soil #537.430 #537.430 001 202.005	6	90.00	540.00
		BALANCE DUE	\$5,340.00

Fitness Source

2041 SW 70th Ave #D-10
Davie, FL 33317
954-587-7823
fitness.source@gmail.com

536.006
001
202.005

Invoice

Date	Invoice #
8/27/2020	49771

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		MM/DE	8/25/2020

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month August 2020 2nd visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.			Total	\$180.00
---	--	--	--------------	----------



Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.011

001

202.005

SALESMAN 169

TIME 7:05:55 INV# 1236458-0

WRITER BR

PAGE 1

FEDERAL #9-2524876

PO#

INVOICE DATE: 08/25/20

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMNTY CDD
MALIBU BAY CLUBHOUSE
1020 N.E. 34 AVENUE
HOMESTEAD FL 33033

ROUTE #

CHARGE
INVOICE

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD
1020 N.E. 34 AVE
HOMESTEAD FL 33033

✓ 5

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
Who Called : Martha Agudelo									
00031EA	CLO	CLEANER, MANUAL BOWL, 24OZ	* EA	3		3	3.350 C		10.05
00706	RAC	CLEANER, CARPET, FOAM, RES	S EA	2		2	7.890 C		15.78
05253EA	CPC	CLEANER, FABULOSO, 1GL	* EA	3		3	16.700 C		50.10
1042824	TMS	REFILL, LITMST FRENCH KI	U CT	1		1	65.630 C		65.63
20389	GPC	TOWELS, MULTIFOLD, 1PLY	S CT	1		1	47.660 C		47.66
28124	GPC	TOWELS, SOFTPULL, CNTRPUL	S CT	1		1	61.960 C		61.96
301168	SJN	POLISH, FURNITURE, LMN, FL	* EA	2		2	9.160 C		18.32
3316	IMP	KNIFE, PUTTY	S EA	1		1	7.940 C		7.94
71101	ETO	TOOL, MTLPRP, BKFLP, STNLS	S EA	1		1	27.100 C		27.10
75352EA	RAC	CLEANER, ALL PURP, LYSOL,	* EA	1		1	6.620 C		6.62
97810	PGC	DEODORIZER, AIR, 2PK, GAIN	* PK	1		1	8.450 C		8.45
99667	GJO	CLEANER, MULTI-PURPOSE, C	S EA	1		1	10.890 C		10.89
Phone: 305-247-8859									
Email: baymalibu1020@live.com									



Esmeralda Jasquez

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

330.50

TAX TOTAL

330.50

536.014
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202.005



Kleanway Cleaning Services, Inc.

Services: Window & Pressure Cleaning; Window Caulking & Soft Wash Roof Cleaning

INVOICE # 5097

Date: Sept. 03, 2020

RE: Stonegate CDD / Club House
1020 Malibu Way
Homestead, FL 33033

TO: Marta Agudelo
E-Mail: malibubaych1020@yahoo.com
WORK DESCRIPTION: Pressure Cleaning

Professional Pressure Cleaning:
Malibu Bay Common Area Bench – Chemical Light Pressure Cleaning
Including: Decks & Walkways Around The Bench

Total Amount: \$330.00

Tel: (305) 247-3532 / Fax: (305) 247-5223
Web: kleanwayPressureCleaning.com / E-Mail: kleanwaymiami@gmail.com

536.014



Kleanway Cleaning Services, Inc.

Services: Window & Pressure Cleaning; Window Caulking & Soft Wash Roof Cleaning

ESTIMATE: August 27, 2020
RE: Stonegate CDD / Club House
1020 Malibu Way
Homestead, FL 33033

TO: Marta Agudelo
E-Mail: malibubaych1020@yahoo.com
WORK DESCRIPTION: Pressure Cleaning

Professional Pressure Cleaning:
Malibu Bay Common Area Bench – Chemical Light Pressure Cleaning
Including: Decks & Walkways Around The Bench

ITEMIZED ESTIMATE:

Price: \$330.00

Note: Materials & Water Included (200 gallons water)

Tel: (305) 247-3532 / Fax: (305) 247-5223

Web: kleanwayPressureCleaning.com / E-Mail: kleanwaymiami@gmail.com

POOL QUALITY SERVICES INC

305-223-2727
 info@poolquality.com
 14261 SW 42ND STREET

536.013

001
 202.005

Invoice

Date	Invoice #
8/21/2020	16648

Bill To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	P.O. No.	Terms	Project
1359		Due on receipt	

Quantity	Description	Rate	Amount
1	REPLACEMENT OF SUMP PUMP IN THE COLLECTOR TANK: - REMOVE THE EXISTING SUMP PUMP THAT IS DAMAGED - SUPPLY (1) 1/2HP ALUMINUM SUMP PUMP - LABOR OF INSTALLATION	308.80 90.00	308.80 90.00
	NOTE: PAYMENT TERMS: -100% PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE. -SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED. THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY. - IN THE EVENT IT BECOMES NECESSARY FOR EITHER PARTY HEREIN TO SEEK LEGAL MEANS TO ENFORCE THE TERMS OF THIS INVOICE, THE NON-PREVAILING PARTY WILL BE LIABLE FOR ALL REASONABLE ATTORNEY'S FEES AND ANY OTHER COST OF WHATEVER NATURE REASONABLY AND NECESSARY BY THE PREVAILING PARTY AS A NECESSARY INCIDENT TO THE PROSECUTION OR DEFENSE OF SUCH ACTION OR IN ANY POST JUDGMENT OR COLLECTION PROCEEDING COURT COSTS.		
	Sale tax	7.00%	0.00
		Total	\$398.80



POOL QUALITY SERVICES INC

305-223-2727
info@poolquality.com
14261 SW 42ND STREET

536.013

PROPOSAL	
Date	Number
8/5/2020	1343

Name / Address
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship To
STONEGATE CDD MALIBU BAY COMMUNITY 1020 MALIBU WAY HOMESTEAD, FL 33033

Account #	Project
1359	

Description	Qty	Rate	Total
REPLACEMENT OF SUMP PUMP IN THE COLLECTOR TANK: - REMOVE THE EXISTING SUMP PUMP THAT IS DAMAGED - SUPPLY (1) 1/2HP ALUMINUM SUMP PUMP - LABOR OF INSTALLATION	1	308.80 90.00	308.80 90.00
NOTE: - THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ON THIS PROPOSAL. PAYMENT TERMS: FIFTY PERCENT DOWN PAYMENT DUE UPON APPROVAL FIFTY PERCENT FINAL PAYMENT DUE UPON COMPLETION OF THE WORK -IF THE FINAL PAYMENT HASN'T BEEN RECEIVED BY OUR OFFICE 10 DAYS AFTER COMPLETION OF THE WORK, A LATE FEE OF \$100.00 WILL BE ADDED TO THE FINAL BALANCE. -SHOULD THE BALANCE REMAIN UNPAID 15 DAYS AFTER THE FIRST LATE FEE IS APPLIED, THE AMOUNT OF \$100.00 WILL BE ADDED TO THE EXISTING BALANCE EVERY 15 DAYS CONSECUTIVELY.			
		Subtotal	
		Sales Tax (7.0%)	
		Total	



Insights. Innovation. Connected.

Please Remit To:

ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

STATEMENT OF ACCOUNT

Statement Date: 08/17/2020

Account Number: 9014944

STONEGATE CDD
Attn: Accounts Payable 519.480
STE 410W 001
2300 GLADES RD 2000
CRAIG A. WRATHELL
BOCA RATON, FL 33431

Pay this Amount **\$84.25 USD**

Amount of Remittance

PLEASE RETURN THIS SECTION WITH PAYMENT

Statement Date: 08/17/2020

Account: STONEGATE CDD

Account #: 9014944

Date	Invoice #	Description	Amount
07/31/20	10000480409-0731	Product: Daily Business Review Attention: NICOLE Size: 2 x 4.70 Inches	\$82.25
07/31/20	10000480409-0731	Product: Attention: NICOLE Size:	\$2.00

Your account balance is due. Please remit payment promptly.

Visit our online payment portal at <http://almpaymentcenter.com> to pay via credit card

	0-30	31-60	61-90	91-120	121-150	151-180	Over 180	Unapplied	Total
No. of Items	0	1	0	0	0	0	0		1
Amount	\$0.00	\$84.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84.25

We appreciate your business. If you would like to make a payment or have questions please call 800-974-0946 or email us at ALMcollection@alm.com. Email invoices@alm.com for invoice copies.

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

STONEGATE COMMUNITY DEVELOPMENT DISTRICT -
REQUEST FOR PROPOSALS - ENITY MANAGEMENT
SERVICES - HOMESTEAD

in the XXXX Court,
was published in said newspaper in the issues of

07/31/2020

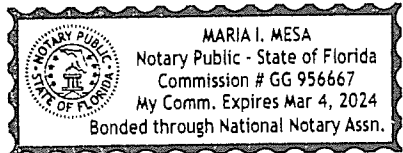
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
31 day of JULY, A.D. 2020

(SEAL)

GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF SOLICITATION FOR
REQUEST FOR PROPOSALS
AMENITY MANAGEMENT SERVICES
HOMESTEAD, FLORIDA**

Notice is hereby given that the Stonegate Community Development District, "The District", is requesting proposals for Amenity Management Services. This Request for Proposals, No. SGAM-2020-01, is for the management of the District's Amenity Center, otherwise known as the Clubhouse at Malibu Bay Community, for the benefit of the residents and their guests, in accordance with the adopted amenity policies and procedures.

Proposal Documents Availability: The Request for Proposals will be available on Friday, July 31 2020, beginning at 10:00 a.m. Please contact Mrs. Daphne Gillyard at (561) 571-0010, or by email at gillyardd@whhassociates.com, to receive an electronic copy of the Proposal documents.

Proposal Due Date: Management companies desiring to provide services for this project must submit an electronic copy (pdf.), to be received no later than 2:00 p.m., on Monday, August 24, 2020. Send the electronic proposal in pdf format to Mrs. Daphne Gillyard, at gillyardd@whhassociates.com.

Consideration of Proposals: The Board of Supervisors will consider and rank all proposals at the Tuesday, September 15, 2020, Stonegate CDD Regular Meeting, to be held at the Malibu Bay Clubhouse, located at 1020 NE 34th Avenue, Homestead, Florida 33033. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, which is contained within the proposal documents. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Stonegate Community Development District
Howard McGaffney
District Manager
7/31

20-13/0000480409M

8935 NW 35 Lane, Suite 101
 Doral, FL 33172
 Phone (305) 640-1345
 E-mail silvia.alvarez@alvarezeng.com



Invoice

Date	Invoice No.
9/7/2020	5657

Bill To
Stonegate CDD Wrathell, Hunt and Associates, LLC 2300 Glades Road Suite 410W Boca Raton, FL 33431

519.320
 001
 2000

DocuSigned by:

91E21FBBCEDD4E0...
 Juan R. Alvarez, P.E.

Project Name / Number: Stonegate CDD / 080903-1
 Series 2020 Construction

Invoice Period: 8/1/20-8/28/20

Description	Qty (hrs)	Rate (\$ / hr)	Amount
8/7/2020 Principal Review of proposals from Armando Garcia Land Service, Inc. for the beautication of the side slopes of Lake No. 3. The proposals were reviewed at the request of Juan Gallo. Comments were offered.	1	185.00	185.00
Amount due this Invoice			\$185.00

Wiring Instructions:

Name: Alvarez Engineers, Inc.
 Bank: Bank of America
 Account No. 1596250258
 ABA No. 0260-0959-3



Invoice Number	Invoice Date	Account Number	Page
7-117-24343	Sep 08, 2020		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$7.10
TOTAL THIS INVOICE	USD	\$7.10

Other discounts may apply.

519.410
001
2000

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
7-117-24343	USD \$7.10	

Remittance Advice

Your payment is due by Oct 23, 2020

7117243431000000710429321877310000000000000000000071040

0030108 01 AB 0.416 **AUTO T9 0 1251 33431-855643 -C01-P30138-11



STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



610051000000

Invoice Number 7-117-24343	Invoice Date Sep 08, 2020	Account Number	Page 2 of 2
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 03, 2020 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318962	MARTHA AGUAELO	STEPHANIE SPIDELL	
Service Type	FedEx Priority Overnight	STONE GATE CDD	WHATHEL ASSOCIATES	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	2300 GLADES RD STE 410W	
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A			
Delivered	Sep 04, 2020 11:22	Transportation Charge		6.89
Svc Area	A1	Fuel Surcharge		0.21
Signed by	S.STEPHEN	Courier Pickup Charge		0.00
FedEx Use	024788749/71279/_	Total Charge	USD	\$7.10
			Shipper Subtotal	USD \$7.10
			Total FedEx Express	USD \$7.10



FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



LOVE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

536.003
001
2000

-- SALE --

SALES#: S2707LL1 3452465 TRANS#: 8002692 09-01-20

1594464 COBRA 5IN SNK DRN PLNGR (2.98
21398 KORRY PLUS TOILET FLAPPER	4.59
247894 FLUSH LEVER WHITE ELITE	7.98
433122 FLUSH LEVER WHITE BASIC	5.99

SUBTOTAL: 21.54

TAX: 1.51

INVOICE 08207 TOTAL: 23.05

AMEX: 23.05

AMEX: XXXXXXXX)X1018 AMOUNT:23.05 AUTHCD: 867814

CHIP REFID:270708040293 09/01/20 19:24:42

APL: AMERICAN EXPRESS TVR: 000008000

AID: A00000025010801 TSI: E800

STORE: 2707 TERMINAL: 08 09/01/20 19:24:52

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



LOVE'S HOME CENTERS, LLC
1850 N.E. 8TH STREET
HOMESTEAD, FL 33033 (305) 508-3020

-- SALE --

SALES#: S2707LL1 3452465 TRANS#: 8002692 09-01-20

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STORE: 2707 TERMINAL: 08 09/01/20 19:24:52

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Please cut a check
for GAPA Property Management
thank you.
Maetha Agudelo

537.500
001
202.005

ANIMAL REMOVAL SERVICES

INVOICE

Jorge Galarraga
18877 NW 35th Ave
Miami Gardens Fl. 33056

(786)380-9693

SOLD TO:

Stonegate CDD
1020 Malibu Way
Homestead Fl. 33033

INVOICE DATE September 4th 2020

305-247-8859



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF SEPTEMBER. 26 DUCKS WERE REMOVED FROM THE PROPERTY.		\$500.00
			500.00

DIRECT ALL INQUIRIES TO:
JORGE GALARRAGA
(786)380-9693
Birdman35@hotmail.com

MAKE ALL CHECKS PAYABLE TO:
Jorge Galarraga
18877 NW 35th Ave.
Miami Gardens Fl. 33056

THANK YOU FOR YOUR BUSINESS!



537.005

001
202.005

View Invoice

Print

PDF

FLORIDA PUMPS SOLUTION CORP
2265 w bunch park dr Miami Gardens FL
tell (954) 802-3664
email: floridapumpssolution@yahoo.com
Website: floridapumpssolution.com



Stonegate Cdd Malibu Bay
1020 ne 34 ave
Homestead FL 33033

INVOICE

Invoice # 0026945

Invoice Date 09/10/2020

Due Date 09/10/2020

Item	Description	Unit Price	Quantity	Amount
		2500.00	1.00	2,500.00

NOTES: Install one. Variable Frequency Drive to irrigation main pump.
For controlling the speed and pressure of the pump. To prevent blowing pipes.
Program VFD for automatic operation and test with service and labor.
Warranty: 1 year.

Subtotal	2,500.00
Total	2,500.00
Amount Paid	0.00
Balance Due	\$2,500.00



STONEGATE CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Page 2 of 2
 Account Number 305 247-4094 157 0445
 Billing Date Aug 29, 2020

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
1. All For Less Unlimited 3 Plan Monthly Fee	08/11-09/10	18.00

Surcharges and Other Fees

2. Federal Universal Service Fee	2.69
3. Federal Regulatory Fee	.81
Total Surcharges and Other Fees	3.50

Total AT&T Long Distance Service 21.50

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. **THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$512.67.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.

CARRIER INFORMATION

Our records indicate that you have selected AT&T Long Distance Service or a company that resells their services as your primary local toll carrier and AT&T Long Distance Service or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

PAPERLESS BILLING

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless.

FEE DESCRIPTIONS

The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

DO NOT CALL

If your business makes outbound telephone solicitations, you must comply with National Do-Not-Call laws and regulations (47 C.F.R. 64.1200 and 16 C.F.R. 310) and any applicable state laws.

AT&T RELAY SERVICE

Dial 711 is a Telecommunications Relay Service for customers with hearing and speech loss. AT&T offers products and services for customers with visual, hearing, speech or physical loss. For more information, please go to att.com/accessibility or call AT&T's Disability and Aging Center at 1-800-772-3140. You can also go online at realpageslive.com (choose a Directory or enter zip code or city name; select Table of Contents; and then click on Community Pages).

IMPORTANT DSL UPDATE

Effective October 1, 2020, AT&T will no longer accept new DSL Internet orders and you will not be able to move your DSL service to a new address or make any speed changes to your DSL service. For questions about this change, please call the number on your bill.

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7149.2.66.14005 1 AV 0.389 mp

STONEGATE CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556



Discover. Connect. Compete.

ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

Please Remit To:

Daily Business Review

Miami Dade

Customer No: 9014944

STONEGATE CDD
Attention To: DAPHNE GILLYARD
STE 410W
2300 GLADES RD
CRAIG A. WRATHELL
BOCA RATON, FL 33431

519.480
001
2000

Invoice #:	I0000484688-0828
Invoice Date:	09/04/2020
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$247.52

Amount Remitted

PLEASE RETURN THIS SECTION WITH PAYMENT

TEAR HERE

Daily Business Review

Miami Dade

Invoice Date: 09/04/2020	Customer #: 9014944
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Invoice #	Description	Amount
I0000484688-0828	Placement/Position: Bids/Hearngs/Meetings/Ordinances/Hearings Run Dates: 08/28/2020, 09/04/2020 Ad Size: 2 x 7.44 Inches	\$247.52
	STONEGATE COMMUNITY DEVELOPMENT DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET - SEP. 15, 2020	Subtotal \$247.52
		Total Due \$247.52

Visit our online payment portal at <http://almpaymentcenter.com> to pay via credit card

For billing questions, please email: ALMcollection@alm.com.



Discover. Connect. Compete.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Virtual Public Hearing and Regular Meeting on September 15, 2020 at 6:30 p.m., remotely, via Zoom, at <https://zoom.us/j/96248230217?pwd=WFB5OXhwR3FNeUFwcTVvU3BsS05mZz09>, and at 1-929-205-6099, Meeting ID: 962 4823 0217 and Password 129475 for both.

Present at the meeting were:

Joe McGuinness	Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Juan Galo	Clubhouse Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 6:35 p.m. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

Supervisors McGuinness, Figueroa, Goessel and Granobles were in attendance. Supervisor Ferro was not present.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

38 **THIRD ORDER OF BUSINESS** **Consent Agenda Items**

39

40 **A. Acceptance of Unaudited Financial Statements as of July 31, 2020**

41 **B. Approval of July 7, 2020 Virtual Public Meeting Minutes**

42 Mr. McGaffney presented the Consent Agenda Items.

43

44 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
45 **the Consent Agenda Items, as presented, were accepted and approved.**

46

47

48 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
49 **2020/2021 Budget**

50

51 **A. Proof/Affidavit of Publication**

52 The proof of publication was included for informational purposes.

53 Mr. Pawelczyk stated that the Florida Governor extended the Executive Order, allowing
54 public entities to meet virtually. The Public Hearing and Meeting was advertised to be held
55 using the media communications technology, Zoom, and telephonically and included the means
56 by which anyone from the public can access this meeting.

57 **B. Consideration of Resolution 2020-13, Relating to the Annual Appropriations and**
58 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**
59 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
60 **Date**

61 The proposed Fiscal Year 2021 budget was the same as the version presented at the last
62 meeting; overall, assessment levels decreased slightly.

63

64 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
65 **favor, the Public Hearing was opened.**

66

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68 No members of the public spoke.

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On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Public Hearing was closed.

Mr. McGaffney presented Resolution 2020-13.

On MOTION by Mr. Goessel and seconded by Mr. Granobles, with all in favor, Resolution 2020-13, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. McGaffney presented Resolution 2020-14.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all present in favor, Resolution 2020-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Response to RFP for Amenity Management Services

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Evaluation Criteria

109 C. Respondent

- 110 • GAPA Property Management Corp

111 D. Supervisor Evaluation/Ranking Sheet

112 E. Authorization to Engage Respondent

113 Mr. McGaffney reported that the Request for Proposals RFP package was provided to
114 three vendors and GAPA Property Management Corp (GAPA) was the sole respondent.

115 Mr. Goessel questioned sections of GAPA's response to the RFP and recalled an instance
116 when the Clubhouse was left unattended and a Police Detective arrived to obtain information.
117 He favored re-bidding, advertising in other publications and inviting Management firms to the
118 meeting to discuss their bids. Mr. McGaffney noted it was posted on the State's website, where
119 vendors typically view government RFPs and it was advertised in the local paper. Discussion
120 ensued regarding the bid, contacting vendors directly and the recent incident at the Clubhouse.

121 Mr. Galo explained the situation and stated that the Clubhouse was not left unattended;
122 Ms. Agudelo was on the property but was attending to a resident matter. To prevent a possible
123 bid protest, a list of Management firms to contact to discuss the RFP rebid would be provided
124 to Mr. McGaffney. A policy and procedure would be prepared regarding how to address law
125 enforcement requests, with Mr. McGaffney as the first point of contact, followed by Mr.
126 Pawelczyk, if unavailable for time sensitive matters. This item would remain on the agenda.

127 Mr. Goessel's dissatisfaction with GAPA was noted for the record.

128

129 **On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor,**
130 **rejecting all bid responses and authorizing Staff to re-advertise the RFP for**
131 **Amenity Management Services, was approved.**

132

133

134 SEVENTH ORDER OF BUSINESS

134 Consideration of Proposals for Lake #3
135 Beautification

136

137 Mr. Alvarez reported the following regarding the Armando Garcia Land Service INC
138 proposals:

- 139 ➤ The proposals exceeded budgeted; however, funds designated for littoral plantings
140 along the shoreline could be used to offset the proposed costs.

141 ➤ Revising the proposal to include “Vendor is responsible to replace any sod damaged in
142 the process” and to extend the watering period, if the project commenced in the dry season,
143 was recommended.

144 Mr. Alvarez would oversee the project and approve proposals.

145

146 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
147 **favor, the Armando Garcia Land Service INC Proposals #1635 and #1636, for**
148 **earthwork and plantings related to Lake #3 beautification, as presented, and**
149 **authorizing Mr. Pawelczyk to prepare a form of agreement and for the Chair to**
150 **execute, was approved.**

151

152

153 ■ **District Engineer: *Alvarez Engineers***

154 **This item, previously Item 8C, was presented out of order.**

155 Mr. Alvarez reported the following:

156 ➤ Pool Deck Expansion Project: The City’s application and permit documents were
157 submitted to Management for execution.

158

159 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
160 **favor, authorizing Mr. Alvarez to serve as the District’s agent for any Board**
161 **approved Capital Improvement projects funded by the bond proceeds and**
162 **authorizing the Chair, Vice Chair or District Manager to execute any**
163 **applications required from the City, local government or other authority, for**
164 **the purposes of approving these projects, was approved.**

165

166

167 **EIGHTH ORDER OF BUSINESS**

Staff Reports

168

169 **A. Clubhouse Manager: *GAPA Property Management Corp.***

170 Mr. Galo reported the following:

171 ➤ Clearing the Clubhouse roof and pillars was scheduled for the first week in October; this
172 is an annual maintenance item.

173 ➤ The doors for the Clubhouse and the gym exit were expected next week.

174 ➤ Fences were cleaned in August.

175 ➤ LED light installation at the Clubhouse was mostly completed, except for the gym.

176 ➤ In response to Miami Dade Rescue's request for access, in an emergency, an additional
177 lock box, with a key, would be installed at the south side of the electrical panel.

178 Mr. Goessel was disappointed with GAPA not conveying information to the Board, such
179 as not being informed that the Clubhouse was donated to host a food drive and that the event
180 was not included in the Report. Mr. McGuinness stated he was notified and approved the
181 event. Ms. Figueroa stated she was notified because some Sonara residents volunteered at the
182 event, which was well-organized and very much appreciated; however, she was not told it
183 would be open to the public, not just residents. Mr. Galo recalled a conversation with Erica,
184 who indicated it was a drive-through event and that approval was obtained from Mr. Guinness
185 and Mr. Sosa.

186 Mr. McGuinness asked if the facilities were being used, in light of COVID-19. Mr. Galo
187 replied affirmatively. Pool and gym use was steadier on the weekends and reached maximum
188 capacity. He received a lot of positive feedback from the residents.

189 **B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

190 The Armando Garcia Land Service INC contract would be submitted shortly, as the
191 project would commence soon.

192 **C. District Engineer: *Alvarez Engineers***

193 This item was presented following the Seventh Order of Business.

194 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 195 • **NEXT MEETING DATE: November 17, 2020 at 6:30 P.M.**

- 196 ○ **QUORUM CHECK**

197 The next meeting would be held on November 17, 2020.

198 New Board Members would be sworn in at the next meeting.

199

200 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

201

202 There being no Supervisors' requests, the next item followed.

203 Discussion ensued regarding a month-to-month extension of GAPA's contract.

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On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing Staff to extend the GAPA Property Management Corp Agreement, on a month-to-month basis, was approved.

Mr. Pawelczyk stated Seat 5 would be declared vacant at the next meeting, as no one qualified as a candidate for the November General Election. The Board could appoint an individual or reappoint the current Supervisor to the vacant seat no later than December.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at approximately 8:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

226

227

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233 _____
Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

WHEREAS, the COVID-19 pandemic has significantly impacted the Stonegate Community Development District (the “District”) and those residing and owning property within the boundaries of the District; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis (the “Governor”) issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, the Governor issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, in a series of actions in March 2020, President Donald Trump, the Centers for Disease Control and Prevention (the “CDC”), and the White House Coronavirus Task Force have issued guidance advising individuals to adopt far-reaching social distancing measures recommending restrictions on mass gatherings and congregations, including public meetings; and

WHEREAS, on March 20, 2020, the Governor issued Executive Order No. 20-69 temporarily suspending the statutory requirement that a quorum be present in person at a specific public place, authorizing the use of media communications technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes; and

WHEREAS, Executive Order No. 20-69 was amended and extended by subsequent Executive Orders of Governor Ron DeSantis, including Executive Order No. 20-139, which extended the temporary suspension of the statutory requirement that a quorum be present at a specific place and authorizing the use of media communications technology, until June 30, 2020; and

WHEREAS, on March 24, 2020, the Governor issued Executive Order No. 20-83, directing the State of Florida Surgeon General and State Health Officer to issue a public health advisory urging the public to avoid all social and recreational gatherings of ten or more people and urging those can work remotely to do so; and

WHEREAS, the Governor, on April 3, 2020, issued Executive Order No. 20-91 (later amended by Executive Order 20-92), directing that all persons in Florida shall limit their movements and personal interactions outside their home to those necessary to obtain or provide essential services or to conduct essential activities; and

WHEREAS, on May 12, 2020, the District Board of Supervisors met, pursuant to and under the authority of Executive Order No. 20-69, as amended and extended, utilizing media communications technology; and

WHEREAS, the District Board of Supervisors intends to ratify and approve those actions taken by the District Board of Supervisors at its meeting(s) held via media communications technology on May 12, 2020; and

WHEREAS, due to the COVID-19 pandemic and the health concerns associated with securing signatures on certain instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, in accordance with the authority granted in Chapter 668, Florida Statutes, the District may have utilized DocuSign or other acceptable electronic signature software to secure signatures the proper District officials; and

WHEREAS, the Board hereby finds and determines that the use of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, if any, between March 1, 2020 and June 30, 2020, was necessary to properly conduct the business of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein. The Executive Orders referenced herein are incorporated herein by reference.

Section 2. Those actions taken by the District Board of Supervisors at its meeting held pursuant to the authority of the Governor's Executive Order No. 20-69, as amended and extended, via media communications technology on May 12, 2020, are hereby ratified and approved.

Section 3. Any use by the District between March 1, 2020 and June 30, 2020 of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, in order to secure the signature(s) of the proper District officials on those instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, is hereby ratified and approved.

Section 4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 17th day of November, 2020, by the Board of Supervisors of the Stonegate Community Development District.

**STONEGATE COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7A

STONEGATE CCD
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

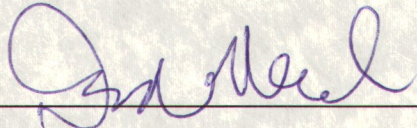
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me the undersigned authority, Dale Machesic, who being duly sworn deposes and says that he is the Publisher of the South Dade News Leader, a newspaper of general circulation, published in Homestead, Miami-Dade County, Florida for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time. Attached is a true copy of said Legal Notice or Advertisement of which was published in the

SOUTH DADE NEWS LEADER

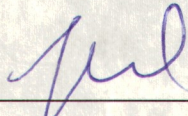
On the following days:

OCTOBER 9, 2020

Signed 

Sworn to and subscribed before me this 9 Day of October 2020 A.D.

Notary Public State of Florida at Large



My commission expires June 6, 2022



MONICA FRANCESCHI
Commission # GG 225912
Expires June 6, 2022
Bonded Thru Budget Notary Services

STONEGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

ing proposals for Amenity Management Services. This Request for Proposals, No. SG-AM-2020-02, is for the management of the District's Amenity Center, otherwise known as the Clubhouse at Malibu Bay Community, for the benefit of the residents and their guests, in accordance with the adopted amenity policies and procedures.

Proposal Documents Availability:
The Request for Proposals will be available on Friday, October 9, 2020, beginning at 10:00 a.m. Please contact Mrs. Daphne Gillyard at (561) 571-0010, or by email at gillyardd@whhassoclates.com, to receive an electronic copy of the Proposal documents.

Proposal Due Date:
Management companies desiring to provide services for this project must submit an electronic copy (pdf), to be received no later than 2:00 p.m., on Monday, November 2, 2020. Send the electronic proposal in pdf format to Mrs. Daphne Gillyard, at gillyardd@whhassoclates.com.

Consideration of Proposals:
The Board of Supervisors will consider and rank all proposals at the Tuesday, November 17, 2020, Stonegate CDD Regular Meeting, to be held at the Malibu Bay Clubhouse, located at 1020 NE 34th Avenue, Homestead, Florida 33033. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, which is contained within the proposal

documents. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Stonegate Community Development District
Howard McGaffney,
District Manager

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

STONEGATE COMMUNITY DEVELOPMENT DISTRICT - AMENITY MANAGEMENT SERVICES - REQUEST FOR PROPOSALS, NO. SG-AM-2020-02,

in the XXXX Court,
was published in said newspaper in the issues of

10/09/2020

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

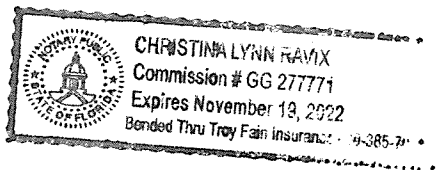
Guillermo Garcia

Sworn to and subscribed before me this
9 day of OCTOBER, A.D. 2020

C. Ramiro

(SEAL)

GUILLERMO GARCIA personally known to me



**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF SOLICITATION FOR
REQUEST FOR PROPOSALS
AMENITY MANAGEMENT SERVICES
HOMESTEAD, FLORIDA**

Notice is hereby given that the Stonegate Community Development District, "The District", is requesting proposals for Amenity Management Services. This Request for Proposals, **No. SG-AM-2020-02**, is for the management of the District's Amenity Center, otherwise known as the Clubhouse at Malibu Bay Community, for the benefit of the residents and their guests, in accordance with the adopted amenity policies and procedures.

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Stonegate Community Development District
Howard McGaffney, District Manager
10/9

20-28/0000492034M

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7B

Evaluation Criteria

Evaluation Criteria

1. Experience: (25 points)

- Current and past Amenity Management experience of the respondent serving similar size Community Development Districts.
- Length of time the respondent’s company has been in business
- Volume of work previously awarded to the group.
- Past performance for the District in other contracts including character, integrity, reputation of respondent, etc.

1. Personnel: (20 points)

- Geographic location of management company’s headquarters or office in relation to the project.
- Proposal shows the ability of the company to adequately hire and train the required amount of staffing within 30 days, showing they are capable of managing this project.
- Contractor demonstrates that it can provide continuous, qualified supervision of the Amenity Centers, providing the highest quality services with the appropriate experience and training.

3. Price: (25 points)

- 25 points will be awarded to the Proposing company submitting the lowest total bid for completing the work for the initial three (3) year term of the contract.
- All other proposals will receive a lower point allocation, based upon the reasonableness of the proposed price. Proposing company shall submit pricing for Year One, Year Two and Year Three, individually, as well as optional Year 4.

4. Financial Capability: (15 points)

- Demonstration of financial resources and stability as a business entity, necessary to complete the services required.

5. Understanding of Scope of Work: (15 points)

- The proposal demonstrates an understanding of the District’s needs for the services requested.
- Attended the mandatory pre-bid meeting

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7CI

STONEGATE COMMUNITY DEVELOPMENT DISTRICT (SG-AM-2020-02) BASIC ORGANIZATION INFORMATION FORM

Date Submitted October 30, 2020

1. Proposing company: Gapa Property Management Corp.

[Company Name]

An Individual

An LLC

An LLP

A Partnership

A Corporation

A S. Corporation

2. Proposing company's Company Address:

Street Address: 1940 NE 36 Avenue

P.O. Box (if any): N/A

City: Homestead State: Florida Zip Code: 33033

Telephone: (305) 431-6751 Fax no. N/A

1st Contact Name: Juan Galo Title: President

2nd Contact Name: Vianela Paulino Title: Vice President

3. Parent Company Name (if applicable) N/A

4. Parent Company Address (if different)

Street Address: N/A

P.O. Box (if any) N/A

City: N/A State: N/A. Zip Code: N/A

Telephone: N/A Fax: N/A

1st Contact Name: N/A Title: N/A

2nd Contact Name: N/A Title: N/A

5. List the location of the Proposing company's office which would perform STONEGATE CDD work.

Street Address: 1940 NE 36 Avenue.

P.O. Box (if any): N/A

City: Miami State: Florida Zip Code: 33033

Telephone: (305) 431-6751 Fax No.: N/A

1st Contact Name: Juan Galo. Title: President

6. If the proposing company is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no () (Proceed to Question 6.2)

6.1. If yes, provide the following:

Is the company in good standing with the Florida Secretary of State, Division of Corporations? yes (X) no ()

If no, please explain: N/A _____

Date Incorporated: August 7, 2012

Charter No.: P14000066114

6.2. If no, provide the following:

The state in which Proposing company is incorporated: N/A

Is the company in good standing with that state? yes (X) no ()

If no, please explain: N/A _____

Date Incorporated: August 7, 2012.

Charter No. P14000066114

Is the applicant registered with the State of Florida? yes (X) no ()

7. If the Proposing company is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes (X) (Proceed to Question 7.1) No () (Proceed to Question 7.2)

- 7.1. If yes, is the Proposing company registered with the Florida Department of State, Division of Corporations? yes (X) no ()

If no, please explain: N/A _____

Is the Proposing company in good standing with the State of Florida? yes (X) no ()

If no, please explain: N/A _____

Date Proposing company was organized: August 7, 2012 _____

7.2. If no, provide the following:

The state in which Proposing company is organized:
N/A _____

Is the Proposing company in good standing with that state? yes (X) no ()

If no, please explain: N/A _____

Date Proposing company was organized: August 7, 2012 _____

Is the Proposing company registered as a foreign partnership or limited liability company with the State of Florida? yes () no ()

If no, please explain: N/A _____

8. Does Proposing company hold any registrations or licenses with the State of Florida applicable to the contract?

yes () no (X)

8.1. If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration N/A _____

License No. N/A _____ Expiration Date N/A _____

Qualifying Individual N/A _____ Title N/A _____

List company(s) currently qualified under this license N/A _____

- 8.2. Does the Proposing company hold any registrations or licenses with Miami-Dade County applicable to the contract? yes () no (X)

If yes, please list and provide a photocopy of each listed license or registration:

9. List the Proposing company's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year.

(2019) \$210,103. , (2018) \$219,103 , (2017) \$219,103

10. What is the Proposing company's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) An example of an insurance certificate is attached hereto as Exhibit A.

General Liability: \$2,000.000.00

Automobile Liability: \$10,000 PP/\$20,000

Workers Compensation: \$2,000,000.00

Expiration Date: December 31,2020

11. Has the proposing company been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes (X) no ()

If yes, please describe each violation, fine, and resolution: N/A

- 11.1. What is the Proposing company's current worker compensation rating? A

- 11.2.1 Has the Proposing company experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years? yes (X) no ()

If yes, please describe each incident: N/A

SUPERVISORS AND EMPLOYEES WHO WILL BE INVOLVED WITH THE WORK **NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW (Note: Seasonal Pool Attendants names are not required to be filled in)**

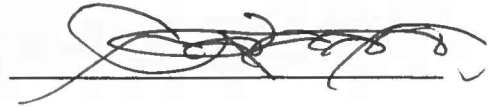
NAME OF PROPOSING COMPANY: Gapa Property Management Corp.

PRESENT TITLE	INDIVIDUAL'S NAME	CURRENT LOCATION OR COMMUNITY	TOTAL YEARS WITH PROPOSING COMPANY	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Amenity Mgr.	TBA	TBA	TBA	TBA	TBA
Facilities Attendant	Esmeralda Vazquez	Malibu Bay	3	3	3
Facilities Attendant	Carlos Martinez	Malibu Bay	1	1	1
Facilities Attendant					
Seasonal Pool Attendant	TBA	Malibu Bay	0	0	0
Janitorial	Yamilet Perez	Malibu Bay	5	15	15
Other					

The undersigned hereby authorize(s) and request(s) an person, management company or corporation to furnish any pertinent information requested by the Stonegate Community Development District or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

GAPA PROPERTY MANAGEMENT CORP.

Name of Proposing company

By: 

This 30 day of OCTOBER, 2020

By: JUAN GALO PRESIDENT
[Name and Title of Person Signing]

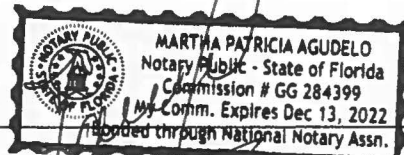
(Apply Corporate Seal, if filing as a corporation)

State of Florida

County of DADE

The foregoing instrument was acknowledged before me by means of [] physical presence, or [] online notarization, this 30 day of OCTOBER

2020, by JUAN GALO, of the GAPA PROPERTY MANAGEMENT who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Signature of Notary taking acknowledgement

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02) PRICING FORM**

Pricing Instructions: This Pricing Form is intended to cover all the individual, departmental costs associated with performing the scope for the Amenity Management services delivered to the Stonegate Community Development District’s Clubhouse. In order to determine accurate pricing for the services to be delivered to the Stonegate Community Development District, Proposing companies should refer to the Scope of Services, Qualifications & Licenses, Exhibit “E”, and the Hours of Operations & Staffing Levels, Exhibit “F”; which provides the details regarding the work to be performed by the Proposing company if awarded the Final Contract.

Grand Total: This “Grand Total” should be completed by the Proposing company. The bid amounts entered should correspond with the scope of services provided in the Scope of Services, Qualifications & Licenses-Exhibit “E”; as well as Hours of Operations & Staffing Levels-Exhibit “F” for the District.

INVOICING-INCLUSIVE OF ALL COSTS, including Management Fees, Administrative Costs, Corporate-Regional Costs, Payroll and Benefits or other costs incurred by the Proposing Management company.

Position	Year 1 (9 mos.) Jan. 1, 2020 – Sept. 30, 2021	Year 2 Oct. 1, 2021 – Sept. 30, 2022	Year 3 Oct.1, 2022 – Sept. 30, 2023	Optional Year 4 Oct. 1, 2023 – Sept. 30, 2024
Amenity Manager	\$ 4,483	\$ 4,617	\$ 4,755	\$ 4,897
Facilities Attendants	\$ 5,198	\$ 5,353	\$ 5,513	\$ 5,678
Lifestyle/Program Services/Special Events	\$ 583	\$ 583	\$ 583	\$ 583
Seasonal Pool Attendants	\$ 1,318	\$ 1,357	\$ 1,397	\$ 1,438
Janitorial	\$ 2,143	\$ 2,207	\$ 2,273	\$ 2,341
Total Monthly Amount	\$ 13,725	\$ 14,117	\$ 14,521	\$ 14,937
Total Annual Amount	\$ 123,525	\$ 169,404	\$ 174,252	\$ 179,244

Proposing companies must clearly identify the following hourly rates for Additional Services as may be requested by the District, throughout the term of the agreement (up to 4 years potentially).

\$ 20.00 _____ Hourly Rate paid by the District to Contractor for hurricane-emergency cleanup

\$ 75.00 _____ Hourly Rate paid by residents for setup and cleanup for private rentals

Proposed Hourly/Salary Rates: Proposing company must clearly explain staffing levels and quantify individual positions and compensation in its proposal. This section of the Pricing Form is

intended to help the District better identify the quality of services it could expect to receive; through the Proposing company's initial hourly rates it will pay its employees, and planned CPI adjustments. The table below is ONLY the hourly wage the company will start the employees at, not including payroll taxes or benefits/other employee burdens. The positions listed below, correspond with the positions listed in the Hours of Operations & Staffing Levels, Exhibit "F". The scope of work for each position listed below can be found in the Scope of Services, Qualifications & Licenses, Exhibit "E".

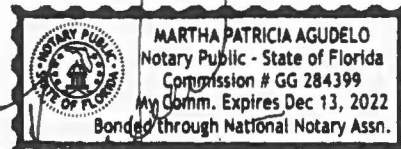
Position	Year 1	Year 2	Year 3	Optional Year 4
Amenity Manager	\$ 18.00	\$ 18.54	\$ 19.10	\$ 19.63
Facilities Attendants	\$ 12.00	\$ 12.36	\$ 12.73	\$ 13.12
Pool Attendants	\$ 12.00	\$ 12.36	\$ 12.73	\$ 13.12
Janitorial	\$ 12.00	\$ 12.36	\$ 12.73	\$ 13.12

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02) AFFIDAVIT OF NON-COLLUSION**

State of Florida

County of Dade

I JUAN GALO, do hereby certify that I have not, either directly or indirectly participated in collusion or proposal rigging. Affiant is a PRESIDENT in the management company of GAPA PROPERTY MANAGEMENT, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming management companying under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment. Dated this 30 day of OCTOBER, 2020.



Signature by authorized representative of Proposing company

SUMMARY

Military Professional with experience in team management, administrative accountability, and supply management. Effectively managed more than \$2 million in equipment and weaponry. Responsible for maintaining all aspects of the unit's sensitive/controlled items.

EXPERIENCE

Malibu Clubhouse Homestead, FL, November 2019- Current

Front Desk/Pool Attendant

- Supervising facilities that include pool, fitness area, grand room.
- Administering paperwork such as applications for clubhouse use.
- Secure facility at the end of work shift including checking exits/entrances, lights, alarms.
- Assist with functions at the clubhouse reserved by residents
- Ensure public areas and equipment are clean and in operable working order

West Kendall Baptist Hospital Homestead, FL, July 2017- December 2018

Environmental Technician 2

- Disposal of hazard waste, radioactive waste, sharp, container, and boxes from the building.
- Help the other associates on my team, and other department with any of their duties.
- Assist in the linen room with inventory and delivering linen throughout the hospital.
- Took over supervisor's responsibilities if the supervisor was absent or if was told to.

A1A Sod Sand & Soil Homestead, FL, April 2017 – July 2017

Cashier/Administrative Clerk

- Set up appointments, operated cash register at check out, and other related duties.
- Balanced cash drawers, prepared store deposits, completed necessary paperwork for closing.
- Counted money in register in the opening and closing to ensure accurate amounts and adequate change available during the work shift, as well as computed and recorded total of transactions.
- Guided and solved queries of customers.

Plants in Design Miami, FL, November 2016- April 2017

Data/Inventory Control

- Maintained daily inventory of various variety of plants, accurately entering data into various computer programs.
- Entered monthly shipments, recorded data for future sales, as well composed excel spreadsheets of inventory.

United States Marine Corps Oceanside, CA, September 2011- September 2015

Armory Supervisor

- Performed maintenance and corrective maintenance on all weaponry in the armory.
- Trained employees in physical security and armory procedures, composed inventory tracking system for all weapons and gear within the armory.
- Devised inventory system for weapon/optics issued to customer, applied modification to more than 1000 weapons.

KEY QUALITIES

- Bilingual English/Spanish
- Dependable, punctual; take pride in work
- Work well under pressure as part of a team
- Skilled at working with people with diverse backgrounds
- Well-groomed appearance
- Skilled with weaponry Maintenance
- Polite, respectful, and courteous manners
- Responsible, efficient, and flexible

Education

Florida International University, Miami, FL. Pursuing Bachelor's Degree in Computer Science

31413 sw 134 ct
Homestead ,FL 33033
[\(305\)-349-8965](tel:(305)349-8965)
e.vasquez57@yahoo.com

Esmeralda Vasquez

SKILLS

I'm a quick learner, and have great communication skills. I have experiences in office settings. Adept at preparing and maintaining files, greeting visitors and restocking supplies. I've managed money and important positions.

EXPERIENCE

Madrag, Homestead - Assistant Manager

March 2016- August 2018

- Cashier, deposit the money for the day.
- Sales floor, did schedules for employees
- Received merchandise, print tickets, and put in records of merchandise.

Party City, Homestead- Cashier

October 2015 - January 2017

- Cashier, sales floor

Ross, Homestead

July 2018-Present

- Markdown team
- Cashier
- Cash office (counting their money) Depositing & ordering change

EDUCATION

Robert Morgan Educational Center

High School Diploma

September 2011- June 2015

Ana R. Elena

3625 N Country Club Drive, Aventura, FL 33180

917-480-1352

Anarelena63@gmail.com

Experience

ELIZABETH ARDEN / JOHN VARVATOS / SHISEIDO / CLARINS, ACUMEN FRAGRANCES - BEAUTY ADVISOR, AVENTURA, FL | JANUARY 2018 - PRESENT

- Give product demonstrations for customers.
- Answer customers' questions and make sure nervous customers feel comfortable and relaxed.
- Ensure customers are questioned about any skin allergies and make them aware of any products they should avoid.
- Achieve sales goals and expectations.
- Maintain knowledge of current sales and promotions, policies regarding payment and exchanges, and security practices.

CASHFLOW PARTNERS – SALES, BRICKELL, FL | JUNE 2018 – OCTOBER 2018

- Evaluate loan applications and documentation by confirming credit worthiness.
- Improve loan applications and documentation by informing applicant of additional requirements
- Approve of loans by issuing checks or forwarding applications to loan committee.
- Complete loan contracts by explaining provisions to applicant; obtaining signatures notarizations; collecting fees.

BOARD OF EDUCATION – TEACHER'S AIDE, SPRINGFIELD GARDENS, NY, | 2002 – 2017

- Provide extra assistance to students with special needs, such as non-English-speaking students or those with physical and mental disabilities.
- Supervise students in classrooms, halls, cafeterias, school yards, and gymnasiums, or on field trips.
- Enforce administration policies and rules governing students.
- Discuss assigned duties with classroom teachers to coordinate instructional efforts.

MACY'S SALES ASSOCIATE, MANHASSET, NY, | 2005 - PRESENT

- Recommend, select, and help locate or obtain merchandise based on customer needs and desires.
- Compute sales prices, total purchases and receive and process cash or credit payment.
- Maintain knowledge of current sales and promotions, policies regarding payment and exchanges, and security practices.
- Describe merchandise and explain use, operation, and care of merchandise to customers.
- Watch for and recognize security risks and thefts and know how to prevent or handle these situations.

Skills

- Fluent in Spanish
- Proficient in Microsoft Word/Outlook

Education

HIGH SCHOOL | 1980 | DE LA SALLE HIGH SCHOOL



2739 U.S. Highway 19 North | Holiday, Florida 34691
Telephone: (727) 938-5562 | www.spli.com

10/08/2020

Re: Certificate of Liability Insurance Renewal Notice

Dear Valued Client:

Please be advised that all certificates of liability insurance issued in 2020 will be renewed for 2021. All renewed certificates will be mailed to the certificate holder no later than 12/11/2020.

If there are any certificates that you **do not** want to be renewed for 2021, please let us know prior to 11/01/2020.

A list of current certificate holders can be supplied upon request. If you require a list, please e-mail, "ATTENTION - Holder List Needed" to the certificates department at certificates@lioninsurancecompany.com.

After you have an opportunity to review the list, please note all certificate holders who do not require a renewed certificate and e-mail the list back to the certificates department at certificates@lioninsurancecompany.com.

As always, copies of all certificates can also be supplied upon request.

Please do not hesitate to email certificates@lioninsurancecompany.com should you have any questions, comments, or concerns regarding the above-referenced matter.

Sincerely,

Cindy Foerster
Certificate Department Supervisor

CF/bre

GAPA

PROPERTY MANAGEMENT CORP

AMENITY MANAGEMENT SERVICES RFP NO. SG-AM-2020-02

PROPERTY SERVICES PROPOSAL FOR
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

OCTOBER 30, 2020

Qualifications

GAPA is a Management Company that is just the right size for Malibu Bay. GAPA offers the personal, detailed service of a small company and has all of the resources of a large company.

GAPA employs dedicated team members who proudly service our communities. Our menu of services includes amenity management, operational guidance, maintenance, and janitorial services. Our professional amenity services solution will be tailored to suit your individual needs

GAPA's full-service expertise allows our Managers to better supervise the vendors who perform services at the communities that we manage. Of the management companies in Florida, there are a few with the scope of services, experience, dedication and expertise to effectively support Stonegate Community Development District. GAPA is one of these firms.

Your on-site team will be supported by a Director who will be at the property a minimum of once per week. Our Director will have an intimate knowledge of the property as well as a relationship with the District Manager.



A photograph of two business professionals in a meeting. They are wearing blue and white striped shirts and are seated at a table. One person is holding a pen and looking at a document, while the other is also holding a pen and looking at the same document. The document appears to be a report or a set of financial statements, with some green highlights. The background is slightly blurred, showing a modern office setting. A large, dark, triangular graphic element is overlaid on the right side of the image, containing the text.

Qualifications

- ★ The GAPA Constitution represents the foundation of the Company. Much of GAPA success can be attributed to implementation of our Constitution, and the importance placed on incorporating these values into our y operations.

Our core purpose

- ★ Be proud of everything we do

Our vision

- ★ To enhance the lives of our customers and community through our exceptional property services

Our value

- ★ Innovation, Contribution, Pleasure, Integrity, Development



A nighttime photograph of a city skyline with illuminated skyscrapers and a bridge over water. A large, semi-transparent green arrow points from the left side of the image towards the right, partially overlapping the text.

Scope of Services

GAPA has thoroughly reviewed the Request for Proposed and agrees to provide all services listed. In the following pages we have chosen to provide greater detail on several of the areas identified in the Request for Proposal.

Designated point of contact

- ★ We have found that when a District Management Firm and Amenity Manager are working together effectively the community reaps the rewards. We will designate a Regional Director to function as a point of contact and liaison between the District Manager Supervisors and Amenity Manager. We recommend allowing this Point of Contact to attend all District meetings.



Clubhouse and Program management

★ GAPA is an industry expert in this field. The on-site team will have access to the resources and experience of GAPA Lifestyle Director group including best practices for a wide variety of activities and events for the community to enjoy. GAPA will create or enhance and existing social calendar to focus on providing activities.

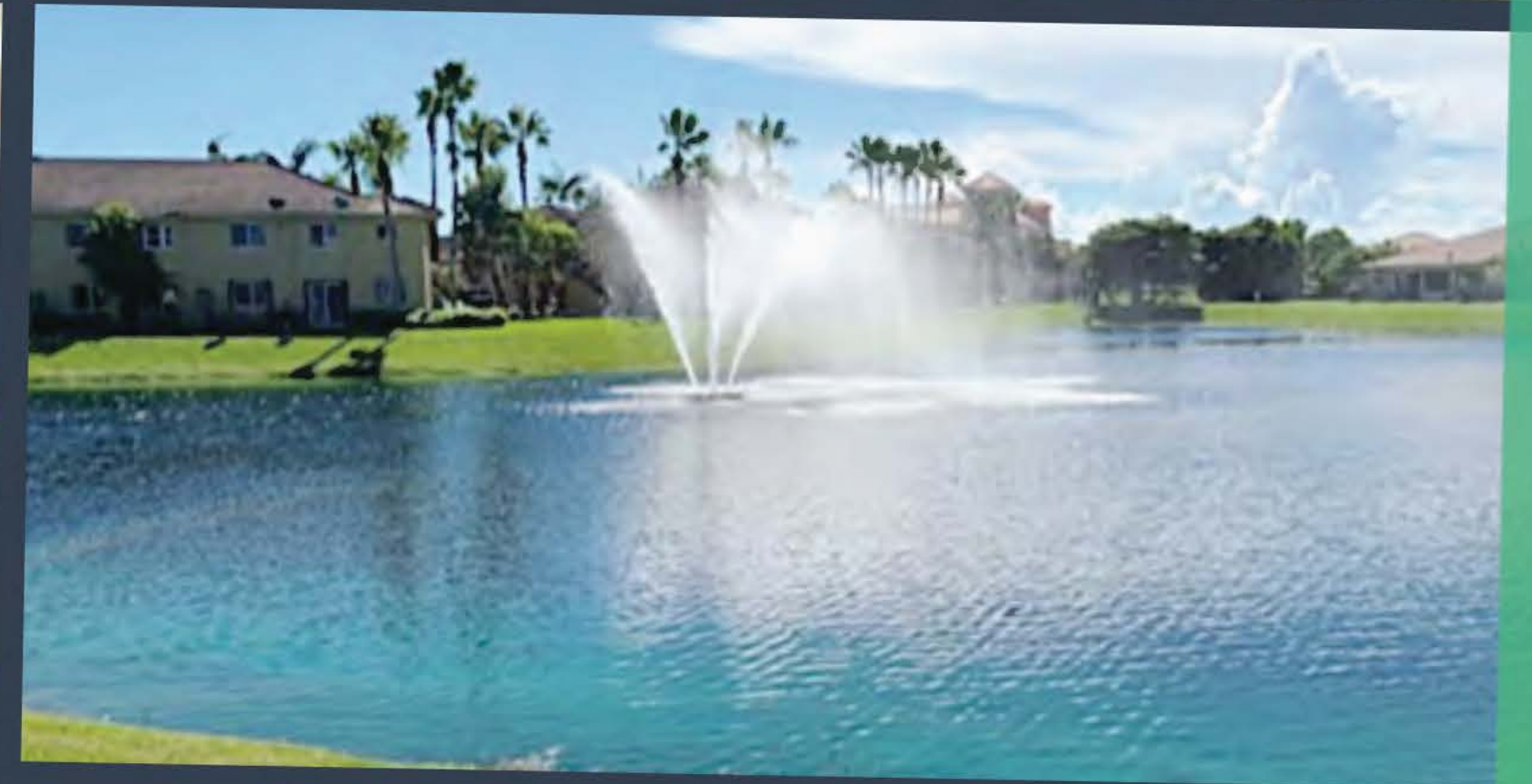
GAPA will take responsibility for maintenance of Malibu Bay's pools. The amenity manager or subcontractor will be a licensed Certified Pool Operator and will provide all equipment necessary or operation of Malibu Bay's pools.

Our team makes recommendations for contact approval rejection amendment renewal and cancellation. In advance of expiration of contacts we suggest renewal termination or additional procurement activities. GAPA will oversee all janitorial and maintenance and provide all uniforms janitorial supplies and paper products.



- ★ Our comprehensive maintenance service includes replacing equipment detecting and managing leaks as well as repairing your concrete and finishes. We'll upkeep and upgrade the water chemistry pool filters heaters pumps underwater lights and circulation systems to ensure optimum performance.

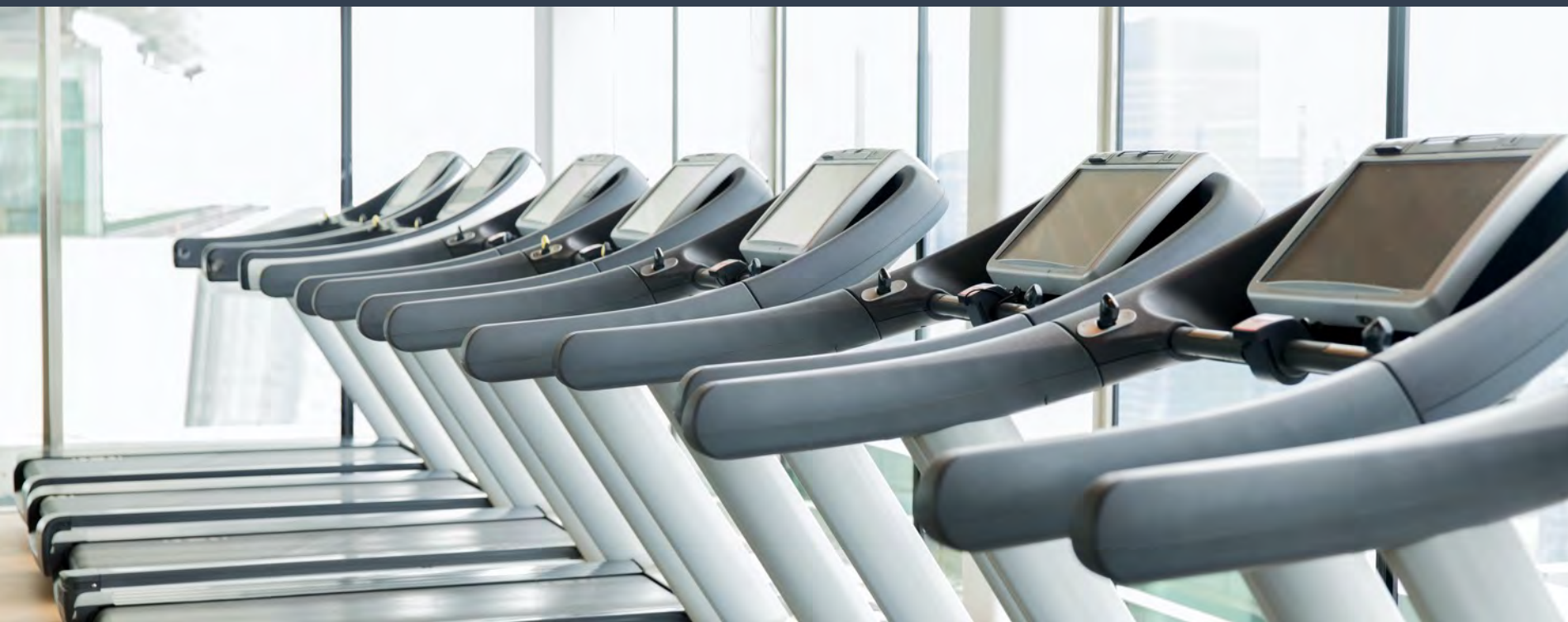




★ We are highly skilled and experienced in landscape installation and construction management. We build and manage all the landscaping ideas and collaborate with the best installers for all outdoor projects, plantings, hardscaping, and much more.



- ★ A preventive maintenance program helps to keep your equipment in top condition decrease downtime and prevent major equipment failures. Cleaning, lubricating, and making adjustments as well as replacing worn parts are all necessary to ensure the safety and reliability of the equipment.



Food and Beverage

- ★ At the request of the District GAPA will work with the District Manager and Supervisors to develop food and beverage at seasonal events. An initial analysis and pro forma will be generated. This pro forma will evaluate both in-house and outsourced food and beverage options.





Human Resources

- ★ GAPA Human Resources department is the most advanced in the industry. GAPA's online portal provides our team members with a personalized online portal for their careers at GAPA. Through their online profile, team members have access to information regarding their pay history, timekeeping, benefits, career history, required and available training, career planning, and time off planning.



Emergency Action Plan

- ★ GAPA will work with the District Manager and Supervisors to define and implement an emergency action plan covering several natural and manmade contingencies. Our Emergency Action Plans function as flow charts giving on-site staff and patrons a strategy to deal with all foreseeable emergencies. From unfortunate health circumstances to large natural disasters.





Committee Support

- ★ Our onsite teams typically support the volunteer committees within the communities we service. This service can range from technical expertise to administrative support including eating agendas and minute taking.



Stonegate Community Development District (SG-AM-2020-02) Pricing Form

Pricing Instructions:

This Pricing Form is intended to cover all the individual departmental costs associated with performing the scope for the Amenity Management services delivered to the Stonegate Community Development District's Clubhouse. In order to determine accurate pricing for the services to be delivered to the Stonegate Community Development District Proposing companies should refer to the

Scope of Services Qualifications & Licenses Exhibit "E" and the Hours of Operations & Staffing Levels Exhibit "F" which provides the details regarding the work to be performed by the Proposing company if awarded the Final Contract.

Grand Total: This "Grand Total" should be completed by the Proposing company. The bid amounts entered should correspond with the scope of services provided in the Scope of Services

Qualifications & Licenses-Exhibit "E" as well as Hours of Operations & Staffing Levels-Exhibit "F" for the District.

Invoicing-Inclusive Of All Costs

including Management Fees, Administrative Costs, Corporate-Regional Costs, Payroll and Benefits or other costs incurred by the Proposing Management company.

Pricing tables

Position

Year 1

9 months
Jan 1 2020-Sep 30 2021

Year 2

Oct 1 2021 – Sep 30 2022

Year 3

Oct 1 2022 – Sep 30 2023

Year 4

(Optional)
Oct 1 2023 – Sep 30 2024

Amenity Manager

\$4,483

\$4,617

\$4,755

\$4,897

Facility Attendants

\$5,198

\$5,353

\$5,513

\$5,678

Lifestyle/Program
Services/Special Events

\$583

\$583

\$583

\$583

Seasonal Pool
Attendants

\$1,318

\$1,357

\$1,397

\$1,438

Janitorial

\$2,143

\$2,207

\$2,273

\$2,341

Total Monthly Amount

\$13,725

\$14,117

\$14,521

\$14,937

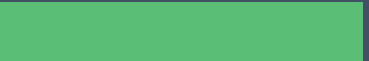
Total Annual Amount

\$123,525

\$169,404

\$174,252

\$179,244





Proposing companies must clearly identify the following hourly rates for Additional Services as may be requested by the District throughout the term of the agreement (up to 4 years potentially).

★ **\$20.00** Hourly Rate paid by the District to Contractor for hurricane-emergency cleanup

★ **\$75.00** Hourly Rate paid by residents for setup and cleanup for private rentals

Proposed Hourly/Salary Rates:

Proposing company must clearly explain staffing levels and quantify individual positions and compensation in its proposal. This section of the Pricing Form is intended to help the District better identify the quality of services it could expect to receive; through the Proposing company's initial hourly rates it will pay its employees, and planned CPI adjustments.

The table below is ONLY the hourly wage the company will start the employees at, not including payroll taxes or benefits/other employee burdens. The positions listed below, correspond with the positions listed in the Hours of Operations & Staffing Levels, Exhibit "F". The scope of work for each position listed below can be found in the Scope of Services, Qualifications & Licenses, Exhibit "E".

Pricing tables

Position

Year 1

Year 2

Year 3

Year 4

Amenity Manager

\$18.00

\$18.54

\$19.10

\$19.63

Facility Attendants

\$12.00

\$12.36

\$12.73

\$13.12

Pool Attendants

\$12.00

\$12.36

\$12.73

\$13.12

Janitorial

\$12.00

\$12.36

\$12.73

\$13.12



GAPA

PROPERTY MANAGEMENT CORP

PROPOSAL FOR AMENITY MANAGEMENT

OCTOBER 30, 2020



Juan Galo

1940 NE 36th Avenue
Homestead, Florida 33033

305-431-6751

jcgalo@gapamc.com

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7C11



Proposal

Prepared for: STONEGATE CDD RFP# SG-AM-2020-02

Project: AMENITY MANAGMENT SERVICES FOR THE AMENITY CENTER/CLUBHOUSE MALIBU BAY

Prepared by: VICTOR CASTRO

October 24, 2020

Proposal number: 102420001

EXECUTIVE SUMMARY

Offer

Property management excellence; manage clubhouse operations seamlessly with the sole purpose of providing a safe enjoyable environment for residents while facilitating the CDD a financially sound clubhouse.

Obligations to Residents

Facilitate an appealing atmosphere for residents to enjoy, ensure residents feel that what we provide are resort standard amenities. Extend an open dialogue with residents to provide improvement ideas, consider all resident requests, aim to always improve on our services in order to provide a fresh and pleasant atmosphere.

Obligations to Stonegate CDD

TRANSPARENCY_

Our management approach emphasizes transparency; We facilitate the CDD board members with monthly reports of the day to day operations with all the necessary facts to benefit the CDD and facilitate sound financial decision. We provide the option for all CDD Board members to login to our management software so they can see the day to day activities and reports at their leisure. We drive to fine tune services and to generate revenue for the CDD, we lend our in depth experience to club house maintenance and needed repairs and analyze and mitigate unnecessary overlooked expenditures. Our management team is available via email and or phone call 24/7 - 365.

“Perks” ; we extend optional credit for any added expenditures; parties and services agreed by CDD outside of annual contract will be paid by UNUS to be later refunded by the CDD therefore UNUS assumes financial responsibility. Products purchased for and with CDD funds remain the property of the CDD and will reflect onto all reports.

:: OUR EXPERIENCE EQUALS VALUE ::

UNUS PROPERTY MANAGEMENT

Marketing

Marketing priority is to current owner residents; remodel the current status of low percentage owner residents using the clubhouse and enjoying its amenities. As a current resident of Mendocino for the past 6 Years I have noticed the percentage of owner residents DO NOT USE THE CLUB HOUSE AMENITIES. The Club House financial health depends on positive traffic; the owner residents using the amenities are more likely to understand the value they pay into and are more acceptable to participating to added offers like specialty classes, the rental of the grill area, the rental of the pool area and or the ball room. Owner residents are stewards of keeping the clubhouse an enjoyable place to visit and will provide a place of value by association.

Tools to Meet Management Excellence Objectives

Implement the proper tools necessary to properly manage our day to day with complete transparency to the CDD; From marketing residents retention to maintenance and reporting, an all-in-one customer relationship management tool is the solution (CRM / Management Software).

Management transfer plan outline

To have a smooth transition from your current management to our system implementation steps.

- Implement CRM / Management software - Stonegate CDD
- Look over and evaluate all existing maintenance contracts and services rendered contracts
- Set employment schedules that suit clubhouse hours
- Carefully inspect property (We protect your property with preventative maintenance and regular inspections) with our extensive construction background / experience
- Carefully inspect property safety requirements (We provide up to date requirement and standards to assure your property is incident free
- Make sure property is ADA Compliant and functional (Provide the ADA mandates accessibility for disabled persons accommodation)

Hours of operation and employee compensation

C.A.M. MANAGEMENT STAFF - Owner operated with CAM and CPR Certified Manager / Assistant manager

- Owner will be present no less than 70% of a 40 hrs week schedule and will adjust +/- as required, on call 24/7
 - CAM Manager hours Monday thru Friday; 6am - 2pm on call 24/7
 - CAM Assistant manager hours; 2pm - 10pm. on call 24/7
 - Two additional CPR Certified Staff members for weekend hours and as needed during the week
 - Will adjust employee schedules to suit clubhouse hours as needed
-

Certifications

C.A.M., Realtor, CPR Certified Staff, Incident Management trained Staff, NARPM Member (National Association of Residential Property Managers).

Experience

Owner :: Victor Castro

Currently owner operator - Lux Solar Inc and VS Services & Holdings Inc

Lux Solar Inc is the manufacturer and general contractor/installer of our patented technology; Internally Illuminated Raised Pavement Markers / In-roadway Markers (iiRPM.com) We manufacture and install on public roadways a product approved by the Federal Highway Administration (FHWA) and the Department Of Transportation (DOT). We manage high profile roadway projects throughout the nation and abroad. Skill sets; manufacturing and production schedules, managing project scope, setting construction schedules, Design plans and sign and seal them for permitting, manage crews, oversee Maintenance of traffic and assure the safety of everyone involved at all levels of the manufacturing and construction installation process.

VS Service & Holding Inc is a commercial maintenance service company that provides service to Commercial and Residential communities throughout the state of Florida. We provide preventative maintenance and repair maintenance services, we also provide seasonal services for example the Christmas Decorations to Malibu Bay.

Reference and a long list of project experience will be provided at your request...

CAM Licensed Manager :: Jacquelyn Quiroga

KW Property Management, Miami, FL 4/2016 – 1/2018

Assistant Property Manager/Property Manager

- Assist in the daily operation of the management office and administrative duties
 - Record keeping
 - Filing
 - Data entry
 - Maintain and replenish office supplies, and other essential needs as required.
 - Maintain, update, type, and coordinate account information in computer database.
-

-
- Research any owner discrepancies regarding payment to accounts.
 - Coordinate and track important dates and meetings, such as turnover, annual, and budget meetings.
 - Ensure that the telephone is answered properly and messages are handled courteously, accurately, and responded to in a timely manner.
 - Provide and maintain: architectural approvals, maintenance requests, sale/lease information, as well as any other forms

Courtesy Property Management, Miami, FL

8/2006-01/2016

Portfolio Property Manager

- Inspect grounds, facilities, and equipment routinely to determine necessity of repairs or maintenance.
- Investigate complaints, disturbances and violations, and resolve problems, following management rules and regulations.
- Maintain records of sales, rental or usage activity, special permits issued, maintenance and operating cost.
- Manage and oversee operations, maintenance, administration, and improvement of commercial, industrial, or residential properties
- Plan, schedule, and coordinate general maintenance, major repairs, and remodeling or construction projects for commercial or residential properties.
- Prepare and administer contracts for provision of property services such as cleaning, maintenance, and security services.
- Prepare detailed budgets and financial reports for properties.
- Meet with boards of directors and committees to discuss and resolve legal and environmental issues or disputes between neighbors.
- Solicit and analyze bids from contractors for repairs, renovations, and maintenance

CAM Licensed Assistant Manager :: Christina Marziale

Property Manager keys gate community association May 2015 -June 2017

- Liaison between residents and developers/Board of Directors.
 - Developed and forecasted budgets for individual neighborhoods
 - Managed vendor contracts and brokered between Association and vendors
 - Analyzed bids from contractors for provision of various needed services
-

PROPOSAL

One year contract for the amount of \$179,000.00 with the option of up to one additional year at no increase to Stonegate CDD, year three a 3% increase year four no increase. Contract to be paid in twelve consecutive monthly installments.

BASE COST OF OPERATIONS;

Staff: \$145,800.00 Year

Payroll Service / Workers Compensation Insurance: \$18,000.00 Year

Liability and Professional Insurance: \$9200.00 Year

CRM / Management Programs: \$6000.00 Year

OPTIONAL ADDITIONAL SERVICES AS PER BID REQUEST;

Professional Seasonal Lifeguard service licensed and insured company - sun up to sun down "12hrs per day" for 15 weeks \$30,240.00

Professional Cleaning Service company with a daily service, licensed and insured: \$27,375.00

JACQUELYN QUIROGA

SUMMARY OF QUALIFICATIONS

Efficient and dedicated bilingual individual with extensive experience in the coordination, planning, and support of daily operational administrative functions.

PROFESSIONAL EXPERIENCE

Keys Gate Charter High School, Homestead, FL 8/2018 – Present Administrative Assistant to Principal

- Assist the principal in the administration of Keys Gate Charter High School by performing a variety of complex and responsible secretarial and routine administrative support functions
- Maintain confidential files and appointment schedule for principal; setting up and arranging meetings and conferences
- Act as resource person to teachers, students, parents, and the general public regarding general and specific information on the policies, procedures, and activities of Keys Gate Charter High School
- Arrange for and assign substitutes to fill teachers' absences, both full and partial days, to ensure adequate classroom coverage
- Collect necessary information and maintain a variety of logs and records related to certificated and classified employees and personnel transactions
- Attend various meetings; taking notes and preparing minutes
- Review and verify reports, records, and other material for accuracy, completeness, and conformity with established standards
- Distribute materials and information to teachers, students, and other staff members and ensure timely responses

KW Property Management, Miami, FL 4/2016 – 1/2018 Assistant Property Manager/Property Manager

- Assist in the daily operation of the management office and administrative duties
- Record keeping
- Filing
- Data entry
- Maintain and replenish office supplies, and other essential needs as required.
- Maintain, update, type, and coordinate account information in computer database.
- Research any owner discrepancies regarding payment to accounts.
- Coordinate and track important dates and meetings, such as turnover, annual, and budget meetings.
- Ensure that the telephone is answered properly and messages are handled courteously, accurately, and responded to in a timely manner.
- Ensure that all e-mails are responded to appropriately and in a timely manner.
- Provide and maintain: architectural approvals, maintenance requests, sale/lease information, as well as any other forms
- Reservation & coordination of clubhouse and conference room events.

Courtesy Property Management, Miami, FL
Portfolio Property Manager

8/2006-01/2016

- Inspect grounds, facilities, and equipment routinely to determine necessity of repairs or maintenance.
- Investigate complaints, disturbances and violations, and resolve problems, following management rules and regulations.
- Maintain records of sales, rental or usage activity, special permits issued, maintenance and operating cost.
- Manage and oversee operations, maintenance, administration, and improvement of commercial, industrial, or residential properties
- Plan, schedule, and coordinate general maintenance, major repairs, and remodeling or construction projects for commercial or residential properties.
- Prepare and administer contracts for provision of property services such as cleaning, maintenance, and security services.
- Prepare detailed budgets and financial reports for properties.
- Meet with boards of directors and committees to discuss and resolve legal and environmental issues or disputes between neighbors.
- Solicit and analyze bids from contractors for repairs, renovations, and maintenance.

COMPUTER SKILLS

Proficient in Microsoft Word, Excel, PowerPoint and Outlook.

EDUCATION

Miami Sunset Sr. High School – 1991

Gold Coast School – 16 Hour CAM Course.

LANGUAGES

Fluent in English and Spanish.

REFERENCES

Personal References Provided Upon Request.



CHRISTINA MARZIALE
FOOD SERVICE SPECIALIST

OBJECTIVE

Looking for employment with a company that will implement outstanding customer service skills and experience with successful client interaction

SKILLS

Ability to maintain high standards of customer service during high-volume, fast-paced operations

Communicates clearly and positively with coworkers and supervisors

Ability to learn computer programs easily.

History of building positive relationships with residents through friendly interactions and consistent appreciation

EXPERIENCE

SERVER/HOSTESS/TO-GO SPECIALIST/SERVER • ROMANO'S MACARONI GRILL

• November 2019 – March 2020

Greeted guests and sat them

Assisted in bussing and setting up of tables

Ran To-Go counter which includes accepting orders/entering orders/packing orders/ assisting guests at To-Go Counter

Took customers' orders tableside, prepared drinks, served food to tables

Various side/prep work

Gate access manager • Malibu Bay Community Association

• January 2015 – November 2019

Handled the sale of barcodes in order to provide gate access to the community

Independently mastered and maintained gate access data base

Resolved complaints calmly and professionally

Communicated effectively with the management office and various IT companies in order to maintain the database



**CHRISTINA.MARZIALE@ICL
OUD.COM**



(786)333-8920



CHRISTINA MARZIALE
CHRISTINA.MARZIALE@ICLOUD.COM

*PROPERTY MANAGER • KEYS GATE COMMUNITY ASSOCIATION • MAY
2015 -JUNE 2017*

Liaison between residents and developers/Board of Directors.

Developed and forecasted budgets for individual neighborhoods

Managed vendor contracts and brokered between Association and vendors

Analyzed bids from contractors for provision of various needed services

EDUCATION

*AUGUST 2018- PRESENT • MIAMI-DADE COMMUNITY COLLEGE
3.5 GPA, successfully took a public speaking class*

786-333-8920

CHRISTINA.MARZIALE
@ICLOUD.COM



CHRISTINA MARZIALE
CHRISTINA.MARZIALE@ICLOUD.COM

PROFESSIONAL RECOMENDATIONS

Alessandra Nocera- Supervisor for Malibu Bay 617-930-0742

Melissa Rivas – Supervisor for Keys Gate 786-301-7383

Stanley Edouard – FOH Manager at Macaroni Grill 786-339-2266

786-333-8920

CHRISTINA.MARZIALE
@ICLOUD.COM

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02)

BASIC ORGANIZATION INFORMATION FORM

Date Submitted Oct 26, 2020
(will BE A NEW startup comp.)

1. Proposing company UNUS MANAGEMENT
[Company Name]

- An Individual
- An LLC
- An LLP
- A Partnership
- A Corporation
- A S. Corporation

2. Proposing company's Company Address:

Street Address 3560 NE 11th DRIVE

P.O. Box (if any) _____

City HOMESTEAD State FL Zip Code 33033

Telephone 239-789-7263 Fax no. _____

1st Contact Name VICTOR CASTRO Title MANAGER

2nd Contact Name _____ Title _____

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different)

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the Proposing company's office which would perform STONEGATE CDD work.

Street Address 1020 NE 34th AVENUE

P.O. Box (if any) _____

City HOMESTEAD State FL Zip Code 33033

Telephone TBD Fax No. _____

1st Contact Name _____ Title _____

6. If the proposing company is a corporation, is it incorporated in the State of Florida?

PROPOSING COMPANY WILL BE A NEW STARTUP (LLC)

yes () (Proceed to Question 6.1) no () (Proceed to Question 6.2)

6.1. If yes, provide the following:

Is the company in good standing with the Florida Secretary of State, Division of Corporations? yes () no ()

If no, please explain IF AWARDED COMPANY WILL

BE REGISTERED WITH THE STATE OF

FLORIDA AS UNUS MANAGEMENT LLC

Date Incorporated _____ Charter No. _____

6.2. If no, provide the following:

The state in which Proposing company is incorporated:

Is the company in good standing with that state? yes () no ()

If no, please explain _____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes () no ()

7. If the Proposing company is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes () (Proceed to Question 7.1) No () (Proceed to Question 7.2)

7.1. If yes, is the Proposing company registered with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain COMPANY will BE A
LIMITED LIABILITY COMPANY

Is the Proposing company in good standing with the State of Florida? yes () no ()

If no, please explain _____

Date Proposing company was organized: _____

7.2. If no, provide the following:

The state in which Proposing company is organized:

Is the Proposing company in good standing with that state? yes () no ()

If no, please explain Proposing company will
BE REGISTERED UPON NOTIFICATION
OF AWARDED CONTRACT.

Date Proposing company was organized: _____

Is the Proposing company registered as a foreign partnership or limited liability company with the State of Florida? yes () no ()

If no, please explain _____

8. Does Proposing company hold any registrations or licenses with the State of Florida applicable to the contract?

yes (X) no ()

- 8.1. If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration 2 = CAM LICENSE MNGRS.

WILL BE PROVIDED LICENSE PROOF

AS SOON AS CONTRACT AWARDED AND THE
License No. _____ Expiration Date _____

STAFF IS OFFICIALLY HIRED FOR THIS PROJECT.

Qualifying Individual _____ Title _____

PLEASE SEE ATTACHED RESUME OF BOTH MANAGERS THAT HAVE INTERVIEWED AND HAVE
List company(s) currently qualified under this license _____

ACCEPTED POSITION AND WILL START UPON AWARDED CONTRACT.

- 8.2. Does the Proposing company hold any registrations or licenses with Miami-Dade County applicable to the contract? yes () no ()

If yes, please list and provide a photocopy of each listed license or registration:

9. List the Proposing company's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year.

(2019) _____, (2018) _____, (2017) _____

10. What is the Proposing company's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) An example of an insurance certificate is attached hereto as Exhibit A. UPON AWARDED CONTACT COMPANY WILL PROVIDE ALL REQUIRED INSURANCE!

General Liability \$ _____

Automobile Liability \$ _____

Workers Compensation \$ _____

Expiration Date \$ _____

11. Has the proposing company been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no ()

If yes, please describe each violation, fine, and resolution

- 11.1. What is the Proposing company's current worker compensation rating?

NEW START UP COMPANY

- 11.2.1 Has the Proposing company experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years? yes () no ()

If yes, please describe each incident

SUPERVISORS AND EMPLOYEES WHO WILL BE INVOLVED WITH THE WORK

****NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW****

(Note: Seasonal Pool Attendants names are not required to be filled in)

NAME OF PROPOSING COMPANY: (NEW START UP) UNUS MANAGEMENT LLC

PRESENT TITLE	INDIVIDUAL'S NAME	CURRENT LOCATION OR COMMUNITY	TOTAL YEARS WITH PROPOSING COMPANY	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Amenity Mgr.					
Facilities Attendant					
Facilities Attendant					
Facilities Attendant					
Seasonal Pool Attendant					
Janitorial					
Other					

PLEASE SEE ATTACHED PROPOSAL WITH THIS INFO OUTLINED FOR THE NEW COMPANY...

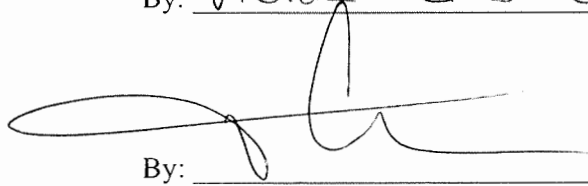
The undersigned hereby authorize(s) and request(s) an person, management company or corporation to furnish any pertinent information requested by the Stonegate Community Development District or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

NEW START UP
UNUS MANAGEMENT

Name of Proposing company

By: Victor Castro

This 24th day of October, 2020


By: _____

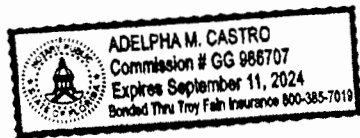
[Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me by means of [] physical presence, or [] online notarization, this 24th day of October, 2020, by Victor Castro, of the _____ who is personally known to me or who has produced FDHC 236-815-70-269-0 identification and who did (did not) take an oath.



Adelpha M Castro

Signature of Notary taking acknowledgement

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02)**

PRICING FORM

Pricing Instructions: This Pricing Form is intended to cover all the individual, departmental costs associated with performing the scope for the Amenity Management services delivered to the Stonegate Community Development District's Clubhouse. In order to determine accurate pricing for the services to be delivered to the Stonegate Community Development District, Proposing companies should refer to the Scope of Services, Qualifications & Licenses, Exhibit "E", and the Hours of Operations & Staffing Levels, Exhibit "F"; which provides the details regarding the work to be performed by the Proposing company if awarded the Final Contract.

Grand Total: This "Grand Total" should be completed by the Proposing company. The bid amounts entered should correspond with the scope of services provided in the Scope of Services, Qualifications & Licenses-Exhibit "E"; as well as Hours of Operations & Staffing Levels-Exhibit "F" for the District.

INVOICING-INCLUSIVE OF ALL COSTS, including Management Fees, Administrative Costs, Corporate-Regional Costs, Payroll and Benefits or other costs incurred by the Proposing Management company.

Position	Year 1 (9 mos.) Jan. 1, 2020 – Sept. 30, 2021	Year 2 Oct. 1, 2021 – Sept. 30, 2022	Year 3 Oct.1, 2022 – Sept. 30, 2023	Optional Year 4 Oct. 1, 2023 – Sept. 30, 2024
Amenity Manager	\$	\$	\$	\$
Facilities Attendants	\$	\$	\$	\$
Lifestyle/Program Services/Special Events	\$	\$	\$	\$
Seasonal Pool Attendants	\$	\$	\$	\$
Janitorial	\$	\$	\$	\$
Total Monthly Amount	\$	\$	\$	\$
Total Annual Amount	\$	\$	\$	\$

Proposing companies must clearly identify the following hourly rates for Additional Services as may be requested by the District, throughout the term of the agreement (up to 4 years potentially).

\$ _____ Hourly Rate paid by the District to Contractor for hurricane-emergency cleanup
 \$ _____ Hourly Rate paid by residents for setup and cleanup for private rentals

PLEASE SEE ATTACHED PROPOSAL

Proposed Hourly/Salary Rates: Proposing company must clearly explain staffing levels and quantify individual positions and compensation in its proposal. This section of the Pricing Form is intended to help the District better identify the quality of services it could expect to receive; through the Proposing company's initial hourly rates it will pay its employees, and planned CPI adjustments. The table below is ONLY the hourly wage the company will start the employees at, not including payroll taxes or benefits/other employee burdens. The positions listed below, correspond with the positions listed in the Hours of Operations & Staffing Levels, Exhibit "F". The scope of work for each position listed below can be found in the Scope of Services, Qualifications & Licenses, Exhibit "E".

Position	Year 1	Year 2	Year 3	Optional Year 4
Amenity Manager	\$	\$	\$	\$
Facilities Attendants	\$	\$	\$	\$
Pool Attendants	\$	\$	\$	\$
Janitorial	\$	\$	\$	\$



PLEASE SEE ATTACHED PROPOSAL

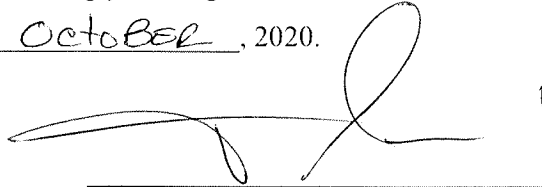
STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02)

AFFIDAVIT OF NON-COLLUSION

State of FLORIDA

County of Miami Dade

I Victor Castro, do hereby certify that I have not, either directly or indirectly participated in collusion or proposal rigging. Affiant is a MANAGER in the management company of UNUS MANAGEMENT LLC, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming management companying under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment. Dated this 24th day of October, 2020.



Signature by authorized representative of Proposing company

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
(SG-AM-2020-02)**

**ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS AND
PROPOSAL SIGNATURE FORM**

This Proposal has been submitted on this 26th day of OCTOBER, 2020 by
NEW START UP
UNUS MANAGEMENT [company] whose business address is
3560 NE 11th DRIVE HOMESTEAD FL 33033
_____, telephone number is 239 789 7263
and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposing company agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposing company understands that the inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the Proposing company to constitute good cause for denial, suspension or revocation of a proposal for work for the Stonegate Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, management company, or corporation to furnish any pertinent information requested by the CDD, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposing company.

NEW START UP
UNUS MANAGEMENT

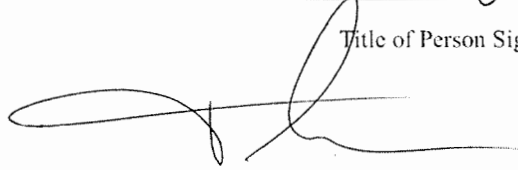
By: VICTOR CASTRO

Name of Organization

This 24th day of OCTOBER, 2020

It's: MANAGER

Title of Person Signing



(Apply Corporate Seal if filing as a Corporation)

State of Incorporation FLORIDA

State of FLORIDA

County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence, or online notarization, this 24th day of OCTOBER, 2020, by VICTOR CASTRO, of the _____ who is personally known to me or who has produced FOI#C236-865-70269-C as identification and who did (did not) take an oath.



Adelpha M Castro

Signature of Notary taking acknowledgement

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7D

**STONEGATE COMMUNITY DEVELOPMENT DISTRICT
RFP No. (SG-AM-2020-01) For Amenity Management Services**

SUPERVISOR EVALUATION/RANKING SHEET

RESPONDENT	EVALUATION CRITERIA					
	EXPERIENCE	PERSONNEL	PRICE	FINANCIAL CAPABILITY	UNDERSTANDING SCOPE OF WORK	TOTAL POINTS
	25 POINTS	20 POINTS	25 POINTS	15 POINTS	15 POINTS	100 POINTS
Respondent Name-						
Respondent Name-						
Respondent Name-						
Respondent Name-						
Respondent Name-						
NOTES:						
Completed by: _____ Date: _____						
Supervisor's Name/Signature						

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8A

Malibu Bay Clubhouse October Management Report

.Pool Quality

Maintenance 5 days a week
Monday-Wednesday-Thursday-Friday
and Saturday.

.Armando Garcia Landscaping

10/01/2020 - 10/09/2020 - 10/19/2020

Grass cut and Maintenance

Irrigation system maintenance

10/01/2020

Trim 28 Coconut Palms Trees

Trim Section/Project 1,2,3 of Lake 5

10/09/2020

Came to kill the weeds around
the pool and playground areas.

10/13/2020

Fertilize Palms,Trees,Hedges and grass.

.Fitness Source,Inc

10/02/2020 and 10/26/2020

Pm service for fitness equipment,
2 times a month.

10/20/2020

Repair True Recumbent Bike

Replace liberator center guide rod bracket.

And removed back pad for reupholstery.

.FB doors Impact Protection

10/27/2020

Started installation of the 3 doors.

.All Start Electrical Services,Inc

10/23/2020

Furnished and Replace 250 watts MH bulb to front
Parking lot light pole (1).

10/23/2020

Replace 2 broken spot lights fixtures from the drive way.

.Al Flex

10/09/2020

Monthly maintenance

.Allstate Resource Management

10/05/2020

Called the company for the broken
fountain.

.Animal Removal Services

10/07/2020

18 ducks removed from the property.

.Orders

10/01/2020-10/05/2020-10/21/2020

Galloway (janitorial supplies)

10/21/2020

Fido Baggies Pet Waste Bags

.Clubhouse maintenance

10/7/2020 - 10/14/2020- 10/21/2020 - 10/28/2020

Mr Galo walk around the clubhouse to make sure everything Looks in good condition.

Clubhouse open with modified conditions.

Cleaning and sanitizing all furniture around the pool area after been used by the residents.

Call Armando's Company to spray weed killer around The pool area.

Prepared invoices to be scan and send it by email to Nicole every Thursday.

Cleaning and sanitizing gym machines after been used, and doors holders around the clubhouse.

Starting the clubhouse open until 10pm every day since 08/08/2020.

Change anti-slip adhesive stickers on the pool area and inside the clubhouse when need it.

We have provide mask to all residents when they approach the clubhouse if they needed it.

Enforce the residents to use the mask inside the Gym.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2020*	Regular Meeting	6:30 PM
February 9, 2021	Regular Meeting	6:30 PM
May 11, 2021	Regular Meeting	6:30 PM
July 6, 2021	Regular Meeting	6:30 PM
September 21, 2021	Public Hearing & Regular Meeting	6:30 PM

Exception:

**November meeting is two (2) weeks later to accommodate Election Day.*