

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held Multiple Public Hearings and a Regular Meeting on September 14, 2022 at 9:00 a.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles (via telephone)	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 9:01 a.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. Supervisor Granobles attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2023 budget and stated it is unchanged since it was presented at the previous meeting.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Public Hearing was opened.

No members of the public spoke.

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

Mr. Rom presented Resolution 2022-06 and read the title.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2022/2023, Pursuant to Florida Law

Mr. Granobles joined the meeting, via telephone, at 9:07 a.m.

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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. Rom explained that, when assessments increase, all property owners must be notified of the Operation and Maintenance (O&M) increase to the budget.

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

No members of the public spoke.

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

Mr. Rom presented Resolution 2022-07 and read the title.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comment and Objections to Proposed Amendments to the Club Malibu Bay Rules and Regulations

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-08, Amending the Schedule for Club Dues, Fees and Charges, Changing Certain Fees, Charges, and Rates Relating the Membership, Access Control, and Rentals of the Club Facilities, Removing References to Amenities or Options No Longer Available; Authorizing the Use of a Revised Facility Rental Agreement; Directing District Staff to Take Certain Actions Consistent with the Adoption of this Resolution Amending the Club Dues, Fees, and Charges; and Providing for an Effective Date

Mr. Rom reviewed the “Whereas” clauses and “Section 3” of the Resolution and Exhibit A, containing the changes to the Malibu Bay Clubhouse dues, fees, and charges.

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

No members of the public spoke.

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

Mr. Rom presented Resolution 2022-08 and read the title.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2022-08, Amending the Schedule for Club Dues, Fees and Charges, Changing Certain Fees, Charges, and Rates Relating the Membership, Access Control, and Rentals of the Club Facilities, Removing References to Amenities or Options No Longer Available; Authorizing the Use of a Revised Facility Rental Agreement; Directing District Staff to Take Certain Actions Consistent with the Adoption of this Resolution Amending the Club Dues, Fees, and Charges; and Providing for an Effective Date, as stated, was adopted.

Mr. Rom stated, once the Resolution is finalized, the amended club dues, fees and charges will be posted on the CDD website.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

Mr. Rom presented Resolution 2022-09 and read the title.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

A. Ratification of Stormwater Management Needs Analysis

• Boundary Map

Mr. Alvarez gave a brief synopsis of his findings and stated that the Stormwater Management Needs Analysis Report was submitted by the June 30, 2022 due date.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Stormwater Management Needs Analysis Report, was accepted.

B. Consideration Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase

Mr. Rom presented the Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase, which applies only in the event of a natural disaster. Asked if there will be no contract if the Board chooses not to accept it, Mr. Rom replied affirmatively.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Custom Tree Care, Inc., Pre-Event Debris Removal Services Rate Increase, was approved.

Mr. Rom asked if an amendment needs to be drafted for this item. Mr. Pawelczyk replied affirmatively and stated that his copy of the Agreement does not have Exhibit C, which is the compensation schedule. Mr. Rom will email Exhibit C to Mr. Pawelczyk.

C. Ratification of Printer Lease Agreement

I. ImageNet Consulting, LLC, Lease and Service Agreements

II. Fiscal Funding Addendum

Mr. Rom recalled that Mr. Alvarez was previously given permission to lease a new printer.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the, ImageNet Consulting, LLC, Lease and Service Agreements, was ratified.

Mr. Alvarez presented the Alvarez Engineers Report for Fiscal Year 2022-2023. The landscaping work near Lake #3 was completed. The report was submitted to the District Manager on June 15, 2022 for submission to the bondholders.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Alvarez Engineers Report for Fiscal Year 2022-2023, was accepted.

TENTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Rom presented the following:

- A. Acceptance of Unaudited Financial Statements as of July 31, 2022**
- B. Approval of June 15, 2022 Regular Meeting Minutes**

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: *UNUS Property Management*

Mr. Castro reported the following:

- Staff closed out all the permits and submitted the site plans for construction to the City.
- Staff re-submitted an administrative fee of \$80 for the permits that were not closed out.
- The Wi-Fi system was transferred from AT&T to Comcast and it is operational and working properly. Staff will install the cameras next week.
- Most of the CDD’s utilities and maintenance costs were under-budget.

Asked about current work projects, Mr. Castro stated the pergolas in the front of the community are being painted to weatherproof them and sourcing the wood is underway.

Mr. Castro responded to questions regarding the hedges, sprinklers, upcoming Halloween event, gym equipment and new proposals from Armando Garcia Land Services, Inc.

Discussion ensued regarding tree-trimming/cuts, plant replacement proposal, plantings, plant maintenance, replacing copper leaf and Ficus shrubs, amend the Armando Garcia Land Services, Inc., Agreement and when to approve the proposal.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Armando Garcia Land Services, Inc., Proposal #1834, in the amount of \$27,945.15, was approved.

Mr. Pawelczyk will amend the Agreement.

Discussion ensued regarding seasonal memberships, a property owner who wishes to rent the Clubhouse for religious gatherings, a local pastor and facility and home rental rules.

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

Mr. Pawelczyk stated that Mr. Granobles has not yet filed Form 1; the fine is \$25 per day commencing September 1st. Mr. Granobles stated that he will file Form 1.

C. District Engineer: *Alvarez Engineers*

Mr. Alvarez reported the following:

- The City Zoning Department has been reviewing the CDD’s permit applications and the City was notified that Mr. Castro paid the fee.
- Formal approval from the Zoning Department for construction to continue is anticipated. Mr. Alvarez will email the applications for the aerators to Mr. Castro.

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

- **NEXT MEETING DATE: October 4, 2022 at 6:30 P.M.**
- **QUORUM CHECK**

Mr. Rom stated the October 4, 2022 meeting will likely be cancelled. The construction plans and updated proposal from TrueBlue for the pool will be presented at the next meeting.

Discussion ensued about the Fiscal Year 2023 Meeting Schedule, Dade County School Calendar and rescheduling the January meeting. The Meeting Schedule was revised as follows:

DATES: Cancel October 4, 2022 meeting and change January 3, 2023 to January 17, 2023

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at approximately 10:10 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair