

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on August 1, 2023 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Yoniel Boza	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Erica Avila	City of Homestead Councilwoman/Resident
Julio Guzman	City of Homestead Vice Mayor
Arnaldo Sosa	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 6:36 p.m. All Supervisors were present.

▪ **Presentation of District Engineer’s Report for Fiscal Year 2022/2023**

**This item, previously the Fourth Order of Business, was presented out of order.**

Mr. Alvarez presented the District Engineer’s Statement letter relating to the Series 2020 Special Assessment Refunding and Improvement Bonds and pursuant to the Trust Indenture. The Report includes an updated map of CDD property and recommendations to initiate a cyclical five-year maintenance program to clean the drainage infrastructure, commencing October 2024. Mr. Rom included the program costs into the Fiscal Year 2024 budget.

**On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, the District Engineer’s Report for Fiscal Year 2022/2023, was accepted.**

**Mr. Alvarez left the meeting.**

**SECOND ORDER OF BUSINESS****Public Comments: non-agenda items**

City of Homestead Councilwoman and resident Erica Avila invited residents to attend upcoming Sunshine Workshops in Waterstone and Malibu Bay regarding a proposed zoning category for the area across from Homestead Hospital. It involves bringing a mixed-use development to the area. She will advise Staff when the Workshop dates are finalized.

**Councilwoman Avila left the meeting to avoid a potential Sunshine law violation.**

City of Homestead Vice Mayor Julio Guzman asked neighboring residents to help support the “Hospital Corridor” Developer work with the neighboring parcel, the Oasis Publix, to plan a walkway/bike path in the area.

It was noted that school supply giveaway events in Oasis, Waterstone and Malibu Bay are being planned.

**THIRD ORDER OF BUSINESS****Discussion: Approved Fiscal Year 2024 Proposed Budget**

Mr. Rom stated the proposed Fiscal Year 2024 budget includes revisions discussed at the last meeting, which are the key items causing assessments to increase approximately \$466 per unit. The intent is for residents to comment today, before the budget is adopted at the next meeting. Realizing the assessment increase is substantial, residents unable to attend CDD meetings were advised to submit their comments or concerns to Mr. Rom, Mr. Pawelczyk or the Board Members, and the comments will be conveyed at the next meeting.

Discussion ensued regarding playground and pool budget line items, capital project funds, special events, plant maintenance and lake bank degradation.

Mr. McGuinness recalled discussions about the change in plant materials around Lakes 3 and 5 and maintaining plants on an as needed basis. He thinks the proposed amount should be decreased by half or deleted, as, in his opinion, it might fall under the “Landscape replacement/maintenance” budget line items. Mr. Rom will check with Mr. Castro and Armando Garcia Landcare about the cost for one-off cuts, as needed, after the new plants are installed.

Regarding the last assessment increase, Mr. Rom will email the information to the Board.

Mr. McGuinness and the other Board Members discussed increasing assessments 3% year-over-year to keep assessment increases minimal while maintaining the CDD, the HOA,

deferring the playground project to next Fiscal Year 2025, strengthening the unassigned fund balance and planning for upcoming projects.

Mr. Pawelczyk discussed approval of the proposed budget for publishing purposes.

Regarding the suggestion to reallocate funds to build unassigned fund balance, Ms. Figueroa suggested reducing the assessment increase in half, instead, since homeowners are trying to recover financially from the COVID-19 pandemic.

A Board Member suggested keeping the proposed budget as is while Staff works with Mr. Sosa and the HOA and so residents can review the proposed budget on the CDD website and submit their comments in advance of the next meeting.

Regarding reassigning the playground funds to unassigned, Mr. Pawelczyk suggested presenting the Board’s strategy that, once the major projects are completed and the first bond is paid off in ten years, homeowners might not see any assessment increase and might possibly see a decrease in assessments.

It was noted that the statement in the Fiscal Year 2022 Audit about Florida Statute 218,503(1) is favorable to the CDD.

Discussion ensued regarding rent increases in Malibu Bay and the opinion that the CDD Clubhouse is falling behind the Oasis community.

The following revisions were made to the proposed Fiscal Year 2024 budget:

Page 2, “Playground” line item: Delete and reallocate \$160,000 to “Unassigned”

**On MOTION by Mr. Eiras and seconded by Mr. McGuinness, with all in favor, amending the proposed Fiscal Year 2024 Budget to remove the “Playground” budget line item and reallocate the \$160,000 to the “unassigned fund balance” budget line item, was approved.**

**FOURTH ORDER OF BUSINESS**

**Presentation of District Engineer’s Report for Fiscal Year 2022/2023**

This item was presented following the First Order of Business.

**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit, which is the best type a CDD can receive. The Audit was submitted to the State, timely.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022**

**On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, Resolution 2023-06, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Acceptance of Unaudited Financial Statements**

- as of April 30, 2023
- as of June 30, 2023

**B. Approval of June 6, 2023 Regular Meeting Minutes**

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

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager: UNUS Property Management**

Mr. Rom reported the following, on behalf of Mr. Castro:

- TrueBlue Pools sent the performance bond information with the City to the Underwriter today, which the Underwriter should expect soon; it is needed to execute the contract.
- The new pool pump is expected to be installed and operable by the end of the week.
- Lake Maintenance: The Allstate technician tested the algae. It required specific treatment, which indicates the lakes are improving.

Regarding reports that the treatment was not successful, Mr. Rom suggested waiting awhile to determine if the treatment will result in further improvement.

- The artificial turf at the playground was installed and looks amazing.
- Regarding the Board’s question at the last meeting about other options if the fertilizing treatment is paused, Mr. Garcia advised him that fertilizing is vital to keeping vegetation healthy. The major cost is when plants need to be replaced because they were not properly maintained.

A Board Member noted that, if the Board ever decides to change vendors to increase the quality of service, the CDD’s budget could not afford it.

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

Mr. Pawelczyk presented the following:

- **Memorandum Regarding Required Ethics Training**

Effective January 1, 2024, Board Members are required to attend four-hours of ethics training annually and self-report on Form 1, due annually in July. He will provide links to training programs to Mr. Rom in January to distribute to the Board.

- **Memorandum Regarding 2023 Legislative Update**

The items applicable to the CDD will be incorporated into the CDD contracts.

Mr. Rom was asked to remind Mr. Granobles to file his Form 1F with the Supervisors of Elections office.

**C. District Engineer: Alvarez Engineers, Inc.**

There was no report.

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

- **NEXT MEETING DATE: September 13, 2023 at 11:00 A.M. [Fiscal Year 2024 Budget Adoption Hearing]**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the September 13, 2023 meeting.

**NINTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at 8:09 p.m.**

  
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Secretary/Assistant Secretary

 9/13/23  
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Chair/Vice Chair