MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on January 7, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present were:

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

Also present:

Kristen Thomas	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho	Alvarez Engineers Inc.
Victor Castro	Field Operations

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 6:40 p.m. All Supervisors were present.

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

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Supervisors (Alberto Eiras - Seat 1 and Mariela Figueroa - Seat 5) (the following to be provided under a separate cover)**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Alberto Eiras and Ms. Mariela Figueroa. Both are familiar with the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Sample Form 1: Statement of Financial Interests/Instructions

D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-01. Mr. Eiras motioned to appoint Mr. McGuinnes as Chair and himself as Vice Chair. The motion failed for lack of second.

Ms. Figueroa nominated the following:

Joe McGuinness	Chair
Mariela Figueroa	Vice Chair
Art Goessel	Assistant Secretary
Alberto Eiras	Assistant Secretary
Yoniel Boza	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with Ms. Figueroa, Mr. Goessel and Mr. Boza in favor and Mr. Eiras and Mr. McGuinness dissenting, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted. (Motion passed 3-2)

FIFTH ORDER OF BUSINESS **Discussion/Consideration of Drainage Cleanup 5-Year Plan**

A. Drainage Cleanup Plan

Mr. Camacho recalled that Staff was previously directed to create a layout of the CDD for a five-year drainage maintenance plan. He presented exhibits outlining a cleanup layout with different pods and provided an estimated budget for cleaning for each pod. At that time, selecting Pod D was recommended. Staff was then directed to obtain proposals from drainage cleaning contractors to evaluate the system and determine if Pod D should be cleaned first.

B. Inspection Proposals

I. Allstate Resource Management, Inc.

II. Raptor Vac-Systems

III. Zoom Drain Estimate #81121460

Mr. Camacho presented a $2,180 proposal from Allstate Resource Management (Allstate), a $360 proposal from Raptor Vac-Systems, and a $8,590 proposal from Zoom Drain.

Discussion ensued regarding the proposed costs, scope of work, why the CDD is responsible for drainage maintenance, budget formula, cleaning requirements, a classified permit, inspections and the next steps.

Mr. Camacho will have Raptor perform pod inspections and then obtain proposals.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with Mr. McGuinness, Ms. Figueroa, Mr. Boza and Mr. Eiras in favor, and Mr. Goessel dissenting, the Raptor Vac-Systems storm drain maintenance proposal, in the amount of $360, was approved. (Motion passed 4-1)

Referencing a $16,000 proposal, Mr. Camacho stated the County instituted stricter criteria and standards for stormwater infrastructure systems and recently mandated Districts that have runoff into public infrastructure to create a GIS platform to digitize all its structures, pipes, inverts, permits, etc., and post it on their websites. Although this CDD does not currently have a runoff issue, Staff recommends obtaining the tool to coincide with the five-year plan to ensure that permits are up to date on the website. Mr. Camacho reviewed the scope of work and responded to questions regarding the County requirement, the stormwater cleaning vendor requirements and the proposal costs.

Asked if the GIS tool is budgeted, Ms. Thomas stated no; however, General Capital Outlay of $21,500 and Unassigned funds of $181,325 are available to fund this item. The consensus was to hold off on this item.

SIXTH ORDER OF BUSINESS **Consideration of Allstate Resource Management, Inc. Rate Increase**

Ms. Thomas presented the Allstate Waterway Management Report and the annual 3% rate increase, which amounts to $843 and is built into the budget every year.

In response to a Board Member's comment, Mr. Pawelczyk stated that he will amend the document to show the 3% rate increase.

On MOTION by Mr. McGuinness and seconded by Mr. Boza, with all in favor, the Allstate Resource Management, Inc. Rate Increase, was approved.

SEVENTH ORDER OF BUSINESS **Ratification Items**

A. UNUS Property Management, LLC Third Amendment to Amenity Services Agreement

B. Raptor Vac-Systems Proposal for Storm Drain Maintenance [Sonora Emergency Clean Out $950]

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the UNUS Property Management, LLC Third Amendment to Amenity Services Agreement and the Raptor Vac-Systems Proposal for Storm Drain Maintenance for Sonora Emergency Clean Out for $950, were ratified.

EIGHTH ORDER OF BUSINESS **Consent Agenda Items**

A. Acceptance of Unaudited Financial Statements as of November 30, 2024

B. Approval of August 6, 2024 Public Hearing and Regular Meeting Minutes

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

NINTH ORDER OF BUSINESS **Staff Reports**

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

- He forwarded Operations reports to the Board Members for the past three months.
- The gym project is complete. It opened in mid-December and 400 new individuals signed up to use the facilities.
- The roofing project is pending; there is a delay securing a permit because the City is short-staffed.
- Armando Garcia Landscape added crew members, fine-tuned its maintenance process and has not billed the CDD in the past two months. A $425 increase per cut is requested; there are 31 cuts.

A Board Member thinks that Staff should obtain a quote from another vendor.

Discussion ensued regarding the increase, whether to terminate the Armando Garcia Landscape contract, amend the Agreement, the need for a formal proposal with the increase and what other vendors charge per cut.

Ms. Thomas stated, per the Board's direction, Staff will obtain at least two other proposals and present them at the next meeting.

On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the Armando Garcia Landscape increase request, in a not to exceed amount of $425 per cut, and authorizing the Chair or Vice Chair to execute an amended Agreement, was approved.

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

There was no report.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho stated the shoreline restoration project mobilized; the vendor is working on Lake 6 and staked an area for Lake 4, which has visual erosion beyond the shoreline. Mr. Camacho presented a Landshore Enterprises change order for Lake 4, in the amount of $10,946.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Landshore Enterprises change order for Lake 4, in the amount of $10,946, was approved.

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

- **NEXT MEETING DATE: February 4, 2025 at 6:30 PM**
  - **QUORUM CHECK**

TENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Figueroa and seconded by Mr. Boza, with all in favor, the meeting adjourned at 7:45 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair