MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 4, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

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
Gregory George	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 6:31 p.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present. Supervisor Boza was not present at roll call.

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

No members of the public spoke.

THIRD ORDER OF BUSINESS **Update: Pool Project**

Mr. Camacho stated Staff recently submitted an Engineering letter and as-built certifications to the Department of Environmental Resources Management (DERM) to take the project out of the construction phase and into the operational phase. A response is pending. A meeting with DERM will be held on Friday to discuss the pending items and the pool project.

Ms. Thomas presented the pool documents and stated, regarding budget considerations, she conferred with Victor about contingency pricing and pool furniture; $40,000 was allotted for that, yet the proposals are for $100,000. She asked the District Engineer to rerun the numbers and determine if there are any contingencies in the power agreement that would impact the CDD. She stated Mr. Alvarez will provide Mr. Camacho with an update on the project, including updated pool pricing, for presentation by Mr. Camacho at the next meeting.

A Board Member voiced concern that several projects are being improperly funded with the Series 2020 bond funds and stated it is important to make sure that items not related to the Series 2020 project are not comingled. Ms. Thomas will coordinate with Mr. Camacho's office to review invoices and report her findings at the next meeting.

Mr. Camacho responded to questions about the upcoming meeting with DERM, permitting, drain structures, the pool vendor and project commencement. He will email the notice of commencement document to Ms. Thomas for dissemination to the Board and residents.

FOURTH ORDER OF BUSINESS **Update: Shoreline Restoration Project**

Mr. Camacho stated the Shoreline Restoration Project is underway; Lake 6 is complete; Lake 4 is in progress and all the geotubes were restored and the vendor is working on regrading. The last step is the staging area. Completion by the end of the month is anticipated. Once the project is completed, Mr. Camacho will create a punch list and conduct a final walk-through with the vendor. DERM will conduct a full inspection as part of the as-built certifications.

FIFTH ORDER OF BUSINESS **Update: Clubhouse Expansion DERM Permit**

Mr. Camacho stated this item was addressed during the pool project discussion.

SIXTH ORDER OF BUSINESS **Update: Drainage Inspection**

Mr. Camacho stated the vendor completed the drainage inspections and provided Staff with an inspection report and photographs. Staff is reviewing the report for irregularities and/or discrepancies. A collapsed pipe in Lake 4 will be questioned. The piping itself is fine but the concrete seal is missing, causing water to seep through, making the area moist. Cleaning the control structure and having the structure and pipe re-inspected is recommended. Mr. Camacho stated the vendor did not submit a change order; proposals for the repairs must be obtained.

- **Discussion: Stormwater Management System Memo 2025**

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

Ms. Thomas presented District Counsel's Stormwater Management System Memo 2025 about a legislative change to stormwater management. She recalled that this was mentioned at the last meeting but, since then, more concrete information was provided. It is necessary to discuss the Memo before continuing discussion of the Sixth Order of Business.

Mr. George stated the Memo explains changes to the stormwater system requirements. The County currently requires a permit for de-watering projects. There is an additional requirement if any of the CDD's drains connect to public rights-of-way (ROWs). Because of the new requirements, the District Engineer proposed performing inspections and inventories of the CDD's drainage systems. District Counsel suggests taking questions or recommendations to the District Engineer for their interpretations of what DERM and the County are asking for.

Ms. Thomas stated Staff must make sure the vendor who pulls and carries the permit is the scheduled cleaner and emergency vendor. The permit is non-transferable so, if the vendor changes, the new vendor must pull a permit and start anew. The new requirement is in conjunction with the five-year stormwater maintenance reporting that the CDD currently does.

Discussion ensued regarding the Memo, adding a $2,150 permit charge to the budget, the drainage cleanup plan and obtaining Storm Water Drain Management Plan proposals.

Mr. Camacho stated Raptor-Vac will not charge a fee to submit the classified permit. He will obtain proposals for cleanout and present them at the next meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office**

Ms. Thomas presented Resolution 2025-02.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, Resolution 2025-02, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

EIGHTH ORDER OF BUSINESS **Discussion: Stormwater Management System Memo 2025**

This item was presented following the Sixth Order of Business.

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

A. Drainage Cleanup Plan

B. Storm Water Drain Management Plan Proposals

These items were discussed following the Sixth Order of Business.

TENTH ORDER OF BUSINESS **Consideration of Landscape Proposals**

Ms. Thomas recalled discussions about additional cuts that Armando Garcia Landscaping (AGL) would like to do and AGL'S rate increase. Per the Board's request, additional proposals were obtained. Mr. Castro presented BrightView's proposal and compared it to the AGL proposal.

Discussion ensued regarding the two proposals. The consensus was to remain with AGL.

ELEVENTH ORDER OF BUSINESS **Consent Agenda Items**

A. Acceptance of Unaudited Financial Statements as of January 31, 2025

Ms. Thomas discussed the positive pay system, which allows banks to vet every check and the percentage per check to implement it. Staff is monitoring this in Fiscal Year 2025 and is in talks with the banks to lower the percentage fees.

A Board Member stated the Board has a fiduciary responsibility to monitor and examine how CDD funds are being expended and proposed requiring every invoice over $5,000 to be accompanied with an itemized report of the purchase. Ms. Thomas stated Management already examines all invoices over $2,500.

Discussion ensued regarding transparency, Mr. Castro's contract and a $21,000 charge from him, specific invoices and delegating responsibility to District Management to monitor the CDD's finances.

B. Approval of January 7, 2025 Regular Meeting Minutes

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

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. Operations Manager: UNUS Property Management

Mr. Castro reported that the metal roof will be delivered tomorrow and will be staged on site; a permit was obtained for same-day inspection and the inspector must observe the installation of the first layer and approve it. The roofing project will take two weeks to complete.

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

Mr. George stated that he is filling in for Mr. Pawelczyk; he enjoyed meeting everyone.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho stated he will coordinate with DERM to obtain approval of the permit and look into obtaining drainage maintenance proposals.

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

Ms. Thomas distributed the budget and discussed special assessments being levied by HOAs, how she is preparing for the proposed budget meeting, the pool project, a new playground and other expenditures that will be added to the proposed Fiscal Year 2026 budget. She asked if the Board is amenable to slightly increasing assessments or keeping them flat.

Discussion ensued regarding items on Mr. Castro's wish list, including a splashpad, children's playground, pool furniture, new storage supply area, potential assessments, Fiscal Year 2025 assessment increase, how much to budget for certain line items, fund balance, the $250,00 in unassigned funds, Mr. Castro's plans for a pool re-opening event and the costs for the event.

Ms. Thomas and Mr. Castro will prepare a proposed Fiscal Year 2026 budget worksheet.

Mr. Goessel voiced his preference for agenda books instead of tablets. Going forward, Staff will provide four tablets and one agenda book.

- **NEXT MEETING DATE: April 1, 2025 at 6:30 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 1, 2025 meeting.

THIRTEENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the meeting adjourned at 7:44 p.m.

STONEGATE CDD **March 4, 2025**

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Secretary/Assistant Secretary

___________________________________ 4/01/25
Chair/Vice Chair