

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stonegate Community Development District's Board of Supervisors was held on Tuesday, July 10, 2018 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

Erica Avila	Chair
Raider Ferro	Vice Chair
Noelle Franco-McKie	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Martha Agudelo	Gapa Property Management Corp.
Arnaldo Sosa	Resident
Arthur Goessel	Resident
Mike Granobles	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 6:19 p.m. Supervisors Avila, Ferro and Franco-McKie were present, in person. Supervisors Daniel and McGuinness were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: *non-agenda items***

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year  
2018/2019 Proposed Budget**

Mr. McGaffney stated this was for informational purposes only; the proposed Fiscal Year 2019 budget will remain on the agenda until the public hearing. Assessments for Fiscal Year

2019 will remain the same as in Fiscal Year 2018. Management is coordinating the Truth In Millage (TRIM) notices with the County.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-08  
Adopting the Annual Meeting Schedule for  
Fiscal Year 2018/2019**

Mr. McGaffney presented Resolution 2018-08. If the Fiscal Year 2020 assessments increase, it might be necessary to change the September 3, 2019 meeting date to September 10, 2019, if 197 notices must be mailed. That decision would be made closer to the scheduled September, 2019 meeting date.

**On MOTION by Mr. Ferro and seconded by Ms. Franco-McKie, with all in favor, Resolution 2018-08, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Approval of Unaudited Financial  
Statements as of May 31, 2018**

Mr. McGaffney presented the Unaudited Financial Statements as of May 31, 2018. Assessment revenue collections were at 94% and expenditures were at 58%, which was below budget projections of 65%, despite the unexpected hurricane clean-up expenses. During the Fiscal Year 2020 budget season, Management intends to explore the option of refinancing the Series 2008 bonds at a lower interest rate but with the same expiration term.

**On MOTION by Ms. Franco-McKie and seconded by Ms. Avila, with all in favor, the Unaudited Financial Statements as of May 31, 2018, were approved.**

**SIXTH ORDER OF BUSINESS**

**Approval of May 15, 2018 Regular Meeting  
Minutes**

Mr. McGaffney presented the May 15, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Ferro and seconded by Ms. Avila, with all in favor, the May 15, 2018 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS****Open Items**

There were no Open Items.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Clubhouse Manager: *GAPA Property Management Corp.***

Mr. Galo presented the Clubhouse Report and highlighted the following items:

- Monthly services, repairs and maintenance performed by various vendors.
- Jordan received verbal approval of the electrical permit for the lake aerators, between Sonora and Villas.

Mr. McGaffney asked Mr. Galo to provide an overview of the coffee expenditures, which GAPA provides as a part of its Amenity Management contract. Mr. Galo stated that the account is serviced once a week. The May invoice was \$978.48; approximately \$12,000 of GAPA's contract goes towards providing coffee, cream, cups, etc., to the community.

- Rental activity was increasing, with events already booked from October through December.
- Summer Bash Party scheduled for July 21, 2018.
- Lake planting project was completed; he recommended touring the area in person.
- Aerator system project begins Monday, with littoral planting to follow.

Mr. McGaffney toured the area and commented about how full the plants look, given the short time span, and stated that, due to the rapid growth, Armando Garcia Land Service, INC (AGLS) had some removed and replanted elsewhere; the growth also aided in calculating what the distance should be between plantings. The benefit of this landscaping was not for beautification; it was to aid in repairing and stabilizing lake bank erosion by selecting deep rooted plantings that impede toxic fertilizers from directly entering the ponds. He expects to coordinate a plan with AGLS for next year's plantings to present in September and, if approved,

move forward with the project in October and finish before December. Mr. Galo commented that homeowners originally questioned AGLS about the project; however, once they understood the purpose, they commented about the beautiful results. Mr. McGaffney stated that, once the littoral shelf plantings and the aerator installation are completed, this pond would be the measure in determining how to approach other ponds in the community. In response to a question, Mr. McGaffney confirmed that the CDD lakes are connected. Mr. Pawelczyk will confirm whether the CDD lakes are connected to those in the Waterstone community. Discussion ensued regarding the stormwater system homeowner misconception that, if water reaches their driveway, the system it is not functioning properly. Per the District Engineer, the system is designed to handle a 12" rainfall; any consistent storm event beyond that would result in water covering the street and possibly up to the lawn but never reaching into homes.

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

Mr. Pawelczyk provided the following updates:

**i. Update: Tax-Occupational License, City of Homestead**

➤ Ms. Kathy Milford, of the City of Homestead, has not responded to his follow up email regarding the tax bill; therefore, deferring payment until a response is received was recommended.

➤ Form 1, Statement of Financial Disclosure: Mr. Pawelczyk reminded Board Members to file Form 1, which can now be emailed. He would confirm on the Supervisor's of Elections office website whose, if any, were missing.

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

**i. 1,397 Registered Voters in District as of April 15, 2018**

Mr. McGaffney reported that there were 1,397 registered voters residing within the boundaries of the District as of April 15, 2018.

**ii. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. McGaffney stated that numerous CDDs, governments and other entities were being sued because their websites were not compliant with the Americans with Disabilities Act (ADA)

requirements for websites. Although the CDD was not served, Management took proactive measures.

Mr. Pawelczyk stated that several Districts, managed by WHA, his law firm or others, were either served or made aware of these lawsuits being filed. He explained the claim was that those public entity websites were not accessible to the blind so they were not ADA compliant. To remedy this, documents on the CDD's website will be modified so that the visually impaired can use text to speech software. WHA, his firm, insurance carriers and others decided to be proactive by making certain the website is accessible for the blind by bringing it in compliance before served or having to defend itself in a lawsuit.

Mr. McGaffney stated that, on behalf of all the Districts managed by WHA, Mr. Wrathell engaged ADA Site Compliance (ADASC), at a cost of \$199 per District, to update each website with an ADA Compliance Seal, which links to the Accessibility Compliance Policy and explains that steps are underway to make the website compliant and advises whom to contact for any accommodations, in the interim. This approach was derived from coordination between District Management firms, attorneys and insurance carriers to handle these lawsuits. A technical audit of the website is being performed and, once received, further action may follow. The webmaster, Strange Zone, and Management's Staff are being trained about what must be done, in terms of saving and posting documents correctly, so that the website is ADA compliant.

Mr. Pawelczyk stated that the reason everyone decided to address and coordinate efforts, ahead of being served, was because, if the Districts lost in Federal Court, they would be required to pay attorney's fees; the main goal of the Plaintiff is compliance.

**On MOTION by Mr. Ferro and seconded by Ms. Avila, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit and Management's previously taken actions related to making the CDD website ADA-compliant, were ratified, and authorizing Management to take immediate steps to make the CDD website compliant with previously drafted Department of Justice ADA-related rules, was approved.**

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

Discussion resumed.

Mr. Pawelczyk stated that Mr. Daniel and Ms. Avila must file Form 1 before the September 1, 2018 deadline, to avoid incurring any fines. Mr. McGaffney will email a reminder to Mr. Daniel.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**TENTH ORDER OF BUSINESS**

**NEXT MEETING DATE: September 4, 2018  
at 6:15 P.M.**

Mr. McGaffney stated that the next meeting will be held on September 4, 2018 at 6:15 p.m., at this location.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Ms. Franco-McKie and seconded by Mr. Ferro,  
with all in favor, the meeting adjourned at 7:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair