

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on April 2, 2019 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joseph M. McGuinness	Chair
Michael A. Granobles	Assistant Secretary
Arthur Goessel	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Martha Agudelo	Gapa Property Management Corp.
Mariela Figueroa	Resident
Erica Avila	Resident
Francisco Castillo	Resident
Conrad Lopez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 6:32 p.m. Supervisors McGuinness, Goessel and Granobles were present in person. Supervisor Ferro was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion/Consideration: Appointment to Fill Seat 5 Vacancy

Mr. McGaffney presented resumes from the following:

- Francisco J. Castillo
- Mariela Figueroa

➤ Erica Avila

Mr. Pawelczyk stated that the only requirement was that the appointee be a registered voter at an address within the boundaries of the CDD.

Mr. Granobles nominated Ms. Mariela Figueroa to fill Seat 5.

Ms. Erica Avila, a resident, spoke of her experience on the CDD Board. She felt that, under the leadership of the new Board and Chair, the Board could continue making progress with the community, find new ways to increase revenues through non-assessment avenues and maintain or reduce future assessments. She assured the current Board that, if reappointed, she would return with the same passion and with a willingness to work with the new Board.

Mr. Francisco J. Castillo, a resident, stated that residents would like to have a representative from Villas at Carmel, as it would be best for the community. He discussed his business experience.

Ms. Mariela Figueroa, a resident, discussed her experience on the Sonara Board. She stated that she has always worked well with the Master Board and, in the past, her main focus was that things need to be upgraded and need to be done within budget. She was willing to put in the hours necessary.

No other nominations were made.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the appointment of Ms. Mariela Figueroa to Seat 5, was approved.

A. Administration of Oath of Office *(the following to be provided in a separate package)*

Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Figueroa. He and Mr. Pawelczyk briefly explained the following items:

- i. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- ii. **Membership, Obligations and Responsibilities**
- iii. **Financial Disclosure Forms**
 - **Form 1: Statement of Financial Interests**
 - **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - **Form 1F: Final Statement of Financial Interests**
- iv. **Form 8B – Memorandum of Voting Conflict**

B. Consideration of Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective Date

Mr. McGaffney presented Resolution 2019-03. Mr. Goessel nominated the following slate of officers:

Chair	Joe McGuinness
Vice Chair	Raider Ferro
Secretary	Craig Wrathell
Assistant Secretary	Michael Granobles
Assistant Secretary	Arthur Goessel
Assistant Secretary	Mariela Figueroa
Assistant Secretary	Howard McGaffney
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

FOURTH ORDER OF BUSINESS

Continued Discussion: Series 2008 Bond Refinancing/Refunding Strategies and Capital Planning

Mr. McGaffney distributed an email regarding potential savings from the bond refinancing and options for using those savings. The Board and Staff discussed using the savings to fund necessary capital projects or giving the savings to property owners by reducing the annual debt assessment, whether to refinance now and realize immediate savings or wait one year but risk higher interest rates that could possibly reduce the overall savings, planning for future projects as the community ages, etc. Mr. McGaffney discussed the pond bank restoration and enhancement project.

Mr. Conrad Lopez, a resident, spoke about using the savings to reduce the bond debt part of the assessment but then increasing the operations and maintenance (O&M) side of the assessment by a certain amount, if necessary, in order to still build funds for future projects.

Ms. Avila spoke about the pond bank project and her concern about passing the bond debt savings on to property owners but then charging them later for projects. She felt that was not a good or successful process, budget increases result in large numbers of residents attending meetings. She supported designating the savings for the pond project, which could free up other budget funds to prioritize other necessary projects in the future.

Mr. Pawelczyk explained that a decision to apply the refinancing savings to reduce the debt assessment portion of the overall assessments would not prohibit a change in the O&M side of the overall assessments.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, proceeding with bond refinancing Option 1 for the Series 2008 bonds and applying all the savings from the refinancing to reduce the annual per unit debt assessment portion of the annual assessments, was approved.

Mr. Pawelczyk discussed the next steps in the bond refinancing process and the upcoming Fiscal Year 2020 budget process.

FIFTH ORDER OF BUSINESS

Consider Pool Quality Services, Inc., First Amendment and Extension to Service Agreement (Swimming Pool and Fountain Maintenance)

Discussion ensued regarding the proposal, exhibit and the terms of the agreement and amendment and extension.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the Pool Quality Services, Inc., First Amendment and Extension to Service Agreement for Swimming Pool and Fountain Maintenance, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Small Project Agreement for Clubhouse Painting Project

Mr. Pawelczyk presented the draft Agreement that would be finalized, once the Board approves a proposal.

Discussion ensued regarding the exterior colors, the proposals received and cost, warranties, scope of services for painting the building and pavers, eliminating pressure washing the roof from the proposal and possibly having a soft wash.

If pressure washing was removed and a contractor would be sought to soft wash the roof, Mr. Pawelczyk recommended a motion authorizing Staff to enter into an agreement for a soft wash if not with K&R, in an amount not-to-exceed the amount that K&R would credit. Mr.

McGuinness made the motion, as stated by Mr. Pawelczyk. Mr. McGaffney noted that pressure washing was a maintenance item so Staff could proceed. Mr. McGuinness withdrew his motion.

On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, the K&R Painting and Remodeling Corp proposal, in the amount of \$23,075, and amending the proposal to eliminate pressure washing or having K&R give the District a credit or soft washing the roof, was approved.

SEVENTH ORDER OF BUSINESS

NEXT MEETING DATE: May 21, 2019 at 6:15 P.M.

The next meeting will be held on May 21, 2019 at 6:15 p.m.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Goessel suggested hosting an appreciation day for the Homestead Police Department (HPD), with the CDD and Master Association sharing the cost. Discussion ensued.

Mr. Goessel asked who would determine the Clubhouse paint color. It was suggested that Mr. Goessel be the CDD liaison to work with Mr. Galo and Ms. Avila regarding the color.

▪ **Public Comments**

This item was an addition to the agenda.

Ms. Avila congratulated the new Board. She asked about the Easter and Summer Bash, as she did not hear about it. Mr. Galo stated that notice was emailed. Discussion ensued regarding whether Mr. Galo's email list was comprehensive.

Mr. Castillo congratulated Ms. Figueroa and offered his assistance to the Board. He discussed the ability to pressure wash the roof from above, with a bucket lift, rather than walking on the roof. He expressed his support for changing the color of the Clubhouse.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at 8:28 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair