

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on July 30, 2019 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Raider Ferro	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Martha Agudelo	Gapa Property Management Corp.
Tony Fiore	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 6:19 p.m. Supervisors Ferro, Figueroa and Goessel were present in person. Supervisors McGuinness and Granobles were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Mr. Tony Fiore, a resident, expressed his appreciation for the recent art sale event. He requested assistance with the lake bank behind his fence that is eroding and unsightly. Mr. Galo would inspect the property with the landscaper and report the findings to Management.

Mr. McGuinness arrived at the meeting.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Mr. McGaffney presented Resolution 2019-06. Discussion ensued regarding publicizing and adding meetings to the schedule.

On MOTION by Mr. Ferro and seconded by Mr. McGuinness, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Hoover Pumping Systems Replacement Proposal (ID 4972) for Fiberglass Enclosed Irrigation Pump Station

No action was needed on this item.

FIFTH ORDER OF BUSINESS

Discussion: Annual Auditing Services

Mr. McGaffney presented an engagement letter from Grau & Associates and pointed out that the fee for the Fiscal Year 2019 audit would be \$6,200, which was below the budgeted \$6,400. In response to a question regarding the bond refinancing, Mr. McGaffney stated that there would be a price increase if the CDD assumed extra bonds.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the Grau & Associates proposal for Annual Auditing Services, in the amount of \$6,200, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Florida Pump Solutions Proposal

Mr. Galo stated the contractor performed a few irrigation repairs, for \$700; no further action was needed. The annual maintenance proposal would be presented at the next meeting.

Mr. Granobles arrived at the meeting.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Armando Garcia Land Service INC Estimate #1514 for Pine Straw Mulch

Mr. McGaffney stated that pine straw applications were not necessary; no action was required.

EIGHTH ORDER OF BUSINESS

Discussion/Update: Tile Roof Inspection (K&R Painting and Remodeling Corp.)

Mr. Galo stated K&R Painting and Remodeling Corp. (K&R) inspected the tile roof and submitted a proposal. K&R's recommendation was to seal the entire roof, in order to extend the life of the roof. The roof was in good condition but might need to be replaced in 2023 or 2024, at a cost of about \$100,000.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Duck Removal Services (Animal Removal Services)

Mr. Galo presented the Animal Removal Services proposal, for \$500 for the month of August. Discussion ensued regarding the proposal and duck disposition/migration.

On MOTION by Mr. McGuiness and seconded by Mr. Ferro, with all in favor, the Animal Removal Services proposal for duck removal, in the amount of \$500 for the month of August, was approved.

TENTH ORDER OF BUSINESS

Discussion/Consideration: HVAC Inspection at Clubhouse (Unitech-Air Co.)

Mr. Galo presented the Unitech-Air Co. (Unitech) estimate for AC Replacement in the Clubhouse, in the amount of \$14,785. Discussion ensued. Mr. Galo was asked to obtain two additional estimates. This item would be added to the Fiscal Year 2023 Capital Plan.

ELEVENTH ORDER OF BUSINESS

Discussion: District Agreements for
Renewal

Mr. McGaffney stated this item was on the agenda at Mr. Goessel's request. A Board Member asked if there were changes in the scope or wording in the proposals that the Board should be aware of. Mr. McGaffney noted a price change on the Unitech proposal. Going forward, changes in price or scope would be notated and brought to the Board's attention.

A. Fitness Source: *September 30, 2019*

The costs, inspection reports, worn equipment, repair process, preventative maintenance, etc., were discussed. Mr. McGaffney suggested directing Mr. Galo to ask the vendor for an analysis of the fitness equipment and its life expectancy and obtain a proposal for up-to-date technology. Mr. Pawelczyk would prepare a form of agreement for the Board and Management to review and revise, prior to approval.

▪ Unitech-Air Co.: *September 30, 2019*

This item, previously Item 11C, was presented out of order.

Mr. McGaffney noted the increase in the number of visits and in price, which increased from \$225 per quarterly visit to \$275 for bi-monthly visits. Mr. Galo would obtain the reason for this recommendation, in writing, and obtain a proposal for quarterly inspections.

B. Aquatic Systems, Inc.: *September 30, 2019*

Mr. McGaffney expressed his dissatisfaction with the level of service from Aquatic Systems Inc. (ASI); he found the pond care to be inadequate, due to overgrown weeds from lack of spraying in Lake #5 and the account manager being inconsistent in submitting lake bank reports. He requested permission to obtain proposals from other contractors in order to terminate the ASI agreement. Discussion ensued regarding algae blooms in Lake #3, aeration proposals and lake remediation costs. Mr. McGaffney stated that, towards the end of the meeting, the Board would be asked to step out onto the pool deck to extend the discussion about future capital planning and lake bank remediation.

C. Unitech-Air Co.: *September 30, 2019*

This item was addressed following Item 11A.

D. Pool Quality: *October 1, 2019*

The Board previously approved the price increase, effective October 1, 2019.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2019

Mr. McGaffney presented the Unaudited Financial Statements as of June 30, 2019.

On MOTION by Mr. McGuiness and seconded by Mr. Granobles, with all in favor, the Unaudited Financial Statements as of June 30, 2019, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of May 21, 2019 Regular Meeting Minutes

Mr. McGaffney presented the May 21, 2019 Regular Meeting Minutes.

On MOTION by Ms. Figueroa and seconded by McGuiness, with all in favor, the May 21, 2019 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager: *GAPA Property Management Corp.*

Mr. Galo distributed and presented the Management Report, including Clubhouse rental profits for May, June and July, and upcoming events. He responded to questions about a lighting damage claim, access cards, upgrading the computer, cameras and the Clubhouse.

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

Mr. Pawelczyk reminded Mr. Goessel and Mr. Granobles to file Form 1 by September 3rd or risk being fined. He would forward the forms to Board Members.

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

The Board and Staff stepped out onto the pool deck to observe the pond and lake bank behind the Clubhouse, with regard to potential future remediation and enhancements. Mr. McGaffney discussed the lake bank, enhancement ideas, funding for the project, etc.

The meeting recessed at 8:05 p.m., and reconvened at 8:10 p.m.

Discussion ensued regarding possibly issuing bonds to fund the project and other related projects, defining the scope of the project, whether and/or when to commence the entire lake bank and pool enhancement project or split them, increasing property values, etc.

- **NEXT MEETING DATE: September 10, 2019 at 6:15 P.M.**

The next meeting would be held on September 10, 2019 at 6:15 p.m.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McGuinness suggested the Board start to examine Clubhouse enhancements and, once the scope and expectation is defined, advertise a Request for Proposals (RFP). Mr. McGaffney recommended scheduling a workshop to discuss enhancing the Clubhouse. Resolution 2019-06 would be presented again, at the next meeting, with the addition of an October date to the meeting schedule.

Ms. Figueroa stated that she had yet to receive any return emails from District Staff since she became a Board Member. Mr. McGaffney suggested that Ms. Figueroa contact Management's Administrative Director and provided her direct number.

SIXTEENTH 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 8:51 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair