

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Public Hearing and Regular Meeting on September 10, 2019 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuiness	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
Jon Kessler (via telephone)	FMSbonds Inc.
Esther Rivera	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 6:21 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion: Bond Refinancing

Mr. Jon Kessler, of FMSbonds Inc., discussed the following:

- Rates continued to drop since the Board first considered refinancing and now is a good time for the CDD to make capital improvements.
- Refinancing options, interest rates and assessment savings.
- Proceeding with a bond issue refinancing made sense. When refinancing, it could be added to a previous bond issue at no incremental cost.

Mr. McGaffney stated that, through refinancing, the debt assessment amount would decrease. Mr. Pawelczyk stated that the funds would be expended pursuant to an Engineer’s Report, which the Board would approve. Discussion ensued regarding which projects to undertake, cost savings to property owners, the bond issuance process, the Engineer’s Report and the next meeting. Mr. Kessler stated that the funds must be expended within 24 months after issuance but it was a Bond Counsel issue. Mr. Pawelczyk suggested that the District Engineer and Mr. Galo meet; the draft Engineer’s Report could possibly be presented at the October meeting. Mr. McGaffney suggested that the Board Members evaluate the common areas and send a “wish list” of projects to him.

FOURTH ORDER OF BUSINESS

Ratification 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, which included the addition of the October meeting date.

On MOTION by Mr. McGuiness and seconded by Mr. Ferro, 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.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2019/2020 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. McGaffney reviewed the Fiscal Year 2020 budget. The following change was made:

Pages 2 and 7 "Clubhouse operation and management": Increase \$216,175 to \$219,103 using \$3,000 from the capital funds

Mr. McGaffney responded to questions about lake bank erosion, the Aquatic Systems Inc. (ASI) contract, alarm monitoring, animal control, and fitness equipment and pool maintenance.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, the Public Hearing was closed.

Mr. McGaffney presented Resolution 2019-07 and read the title.

On MOTION by Mr. Goessel and seconded by Mr. Ferro, with all in favor, Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020, amended as discussed; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. McGaffney presented Resolution 2019-08 and read the title.

On MOTION by Mr. McGuiness and seconded by Ms. Figueroa, with all in favor, Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

▪ **Consideration of Proposals for Pond Maintenance Services**

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

Mr. McGaffney recalled his prior discussion regarding his dissatisfaction with ASI's management of the lake banks and inability to deliver reports timely; therefore, McGaffney he felt it necessary to obtain a proposal from another contractor. He presented proposals from ASI and Allstate Resource Management, Inc., (Allstate). Discussion ensued regarding the proposal process, providing summaries of proposals, the scope of work and the ASI proposal.

The meeting recessed at 7:19 p.m.

The meeting reconvened at 7:27 p.m.

Mr. McGaffney reviewed the Allstate proposal, in the amount of \$20,904 per year, including monthly visits and quarterly water testing on all six lakes.

On MOTION by Mr. Goessel and seconded by Mr. McGuiness, with all in favor, the Allstate Resource Management Inc., proposal, in the amount of \$20,904, and authorizing District Counsel to prepare the Form of Agreement and for the Chair to execute, was approved.

On MOTION by Mr. McGuiness and seconded by Ms. Figueroa, with all in favor, terminating the Aquatic Systems Inc., contract and authorizing Staff to send a termination notice, in accordance with contract terms, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Allstate Resource Management, Inc., Fountain Maintenance Proposal

Mr. McGaffney presented the Allstate Fountain Maintenance Proposal.

On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, the Allstate Resource Management, Inc., Fountain Maintenance Proposal, in the amount of \$175 per quarter, and including it with the waterway contract, was approved.

Mr. Pawelczyk suggested coordinating the start date for the Allstate agreement with the ASI termination date.

▪ **Ratification of Stormwater Drainage System/Inspection Proposal**

This item was an addition to the agenda.

Mr. McGaffney stated that Allstate offered a complimentary pre-inspection of the catch basins and, upon receipt of the pre-inspection summary, he approved the Stormwater Drainage System/Inspection Proposal, in the amount of \$2,040. He recommended approval of stormwater structure cleanout, in the amount of \$19,695.

On MOTION by Mr. Ferro and seconded by Mr. McGuinness, with all in favor, the Allstate Resource Management, Inc., Stormwater Drainage System/Inspection Proposal, in the amount of \$2,040, was ratified, and the Stormwater Structure Cleanout proposal, in the amount of \$19,695, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Pond Maintenance Services

This item was addressed following the Sixth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Florida Pump Solutions Annual Maintenance Proposal

This item was tabled.

TENTH ORDER OF BUSINESS

Consideration of Fitness Source, Inc., Preventative Maintenance Services Agreement

Mr. McGaffney presented the Fitness Source, Inc., Preventative Maintenance Services Agreement.

On MOTION by Mr. Granobles and seconded by Mr. Goessel, with all in favor, the Fitness Source, Inc., Preventative Maintenance Services Agreement, in substantial form and subject to District Counsel review and finalization, and authorizing the Chair to execute, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Unitech-Air Co., Preventative Maintenance Services Agreement

This item was tabled to the October meeting. Mr. Galo was asked to ensure that the Agreement would specify “quarterly” maintenance services.

TWELFTH ORDER OF BUSINESS

**Consideration of Response to RFP for
Emergency Disaster Debris Removal
Services**

A. RFP Notice (Support Documentation Available Upon Request)

The Request for Proposals (RFO) notice was included for informational purposes.

B. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

C. Respondent

- **Custom Tree Care, Inc.**

Mr. McGaffney stated that a requirement for Federal Emergency Management Agency (FEMA) reimbursement is to secure emergency disaster debris removal services; Custom Tree Care Inc., was the sole respondent to the RFP.

D. Ranking

As the sole respondent, Custom Tree Care Inc., was the number-one ranked firm.

E. Authorization to Engage Respondent

On MOTION by Mr. Goessel and seconded by Mr. McGuiness, with all in favor, authorizing Staff to enter into a contract with Custom Tree Care Inc., the Number-One ranked firm, for debris removal services, was approved.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of July 31, 2019.

On MOTION by Mr. McGuiness and seconded by Mr. Ferro, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.

FOURTEENTH ORDER OF BUSINESS

**Approval of July 30, 2019 Regular Meeting
Minutes**

Mr. McGaffney presented the July 30, 2019 Regular Meeting Minutes. The following change was made:

Line 11 and throughout: Change “McGuinness” to “McGuiness”

On MOTION by Mr. McGuiness and seconded by Mr. Ferro, with all in favor, the July 30, 2019 Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Galo reported the following:

- Two additional proposals for air conditioning units were obtained.

Discussion ensued regarding the cost and terms of the three proposals, energy efficiency, insurance and funding sources.

- The exit gates would be repaired once the rains cease; both LED bars were delivered and the parking lot repairs were completed.

- All invoices were submitted the contractors and the front monument passed inspection.

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

There being no report, the next item followed.

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

Mr. McGaffney stated that the next meeting would be held on October 1, 2019. Board Members should submit “wish lists” of CDD improvements for inclusion on the next agenda.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There being no Supervisor’s requests, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, the meeting adjourned at 8:34 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair