

**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 January 14, 2020 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Michal Szymonowicz	Wrathell, Hunt and Associates LLC
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Juan Galo	Clubhouse Manager
Martha Agudelo	GAPA Property Management Corp.

Residents present were:

Arnaldo Sosa	Eduardo Carrera	Alfred and Lala Bryant
Ignacy Basdor	Jose V. Castillo	Tam and Lam Nguyen
Donald Benjamin	Camille Cogburn	Anja and John Gutierrez
Suyapa C. Palmer	Lashoan Singleton	Jacqueline Yawey

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 6:35 p.m. Supervisors McGuinness, Figueroa and Goessel were present, in person. Mr. Granobles was not present at roll call. Mr. Ferro was not present.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Mr. Ignacy Basdor, a resident, stated he spoke with Mr. McGaffney about the need for lights in the Estates at Mendicino and he understood lights were an HOA issue. He asked for the pool to be heated, as the water is very cold in cold weather. Mr. McGaffney stated the Board previously discussed heating the pool and could consider it with the 2020 Project.

Ms. Suyapa C. Palmer, a resident, felt that lights were needed in Monterrey and asked if there is a noise ordinance. Mr. McGaffney stated those were HOA matters. Ms. Palmer stated dog waste on the sidewalks was an ongoing issue. While this was a City issue, Mr. Galo would ask the HOA to send an e-blast asking residents to pick up after their pets.

Ms. Anja Gutierrez, a resident, felt that the pool showers were difficult for shorter people to operate and suggested installing real showers so people could shower with soap before entering the pool. She asked for a clock, visible from the pool, and for the pool hours to be posted. Staff would address the issues and advise Ms. Gutierrez of the outcome.

Ms. Camille Coggburn, a resident, asked if a phone number was posted at the gatehouse so residents could call Security. Mr. McGaffney stated that Security was managed by the Master Association; Mr. Galo would provide the gatehouse number and Master Association contact information. Ms. Coggburn believed that the guards were allowing guests to enter without checking them. Mr. McGaffney stated this was a Master Association matter. Ms. Coggburn requested a children’s swing as the only swing is a baby swing at the park by the villas.

Ms. Jacqueline Yawey, a property owner, stated Security waves her through because she enters a lot but stopped her all the time before they got to know her. Whenever she sends someone new to the community, they have been stopped and their license numbers were recorded. Security’s contact numbers should be posted and included on the website. She asked why residents pay Homestead police and a private Security firm. Mr. McGaffney stated this was an HOA matter; HOA contact information would be provided.

THIRD ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Refunding of Series 2008 Bonds to be Secured by Non-Ad Valorem Special Assessments, Pursuant to Sections 170.07, 190 and 197, Florida Statutes

A. Third Supplemental Engineer’s Report *(for informational purposes)*

Mr. Alvarez presented the Third Supplemental Engineer’s Report and described the 2020 Project, which was funded by refinancing the Series 2008 bonds.

B. Series 2020 Special Assessment Methodology Report *(for informational purposes)*

Mr. Michal Szymonowicz, of Wrathell, Hunt and Associates, LLC, presented the Series 2020 Special Assessment Methodology Report, which was updated slightly since originally

approved. He discussed a property owner that paid their 2008 bond debt obligation in full, the projected annual debt service savings for each unit and the \$610,000 in additional improvements that would be possible due to the refinancing.

Mr. McGaffney distributed the summary sheet and information prepared by Mr. Szymonowicz, which showed the savings achieved through refinancing the bonds.

Mr. Granobles joined the meeting at 7:05 p.m.

C. Mailed Notice to Property Owners

A copy of the mailed notice was included for informational purposes.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property*
- *Thereafter, the governing authority shall meet as an Equalizing Board to hear any and all complaints as to the special assessments on a basis of justice and right*

This item was addressed during the Fifth Order of Business.

D. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

Mr. Pawelczyk discussed how refinancing the bonds benefits homeowners. In 2008 the District issued bonds based on the resident-run Board’s directions to purchase the Clubhouse from the Developer. The HOA could not purchase the Clubhouse because it was unable to obtain financing. In 2008 the rates were much higher at over 8% and, due to the call period restriction on when the bonds could be refunded without penalty, this was the earliest the bonds could be refinanced. Since the rates are currently very low it was a very good time to refinance, as the savings would be substantial.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, the Public Hearing was opened.

Ms. Figueroa stepped out of the meeting and returned at 7:11 p.m.

Ms. Gutierrez asked when the bonds would be paid off. Mr. McGaffney stated the original bond had a 30–year maturity date and the maturity date would not change, meaning the bonds would be paid off in nineteen years. Ms. Gutierrez asked what the original bonds

were for. Mr. Pawelczyk stated the original bonds were to purchase the Clubhouse and the land. If the CDD had not bought the Clubhouse from the Developer in 2008, the Developer would have kept full control of it and property owners would have had no control. The resident-run Board decided to purchase the Clubhouse to bring control back to the community. The Developer had implemented a Club Plan, whereby the cost to purchase the Clubhouse increased every year, which was why the Board decided to purchase the Clubhouse then.

Ms. Yawey asked how Clubhouse upkeep would be funded, once the bond is paid off. Mr. McGaffney stated Clubhouse maintenance was already part of the Operations & Maintenance (O&M) assessment. Mr. Pawelczyk stated O&M assessments are calculated as part of the budgeting process; a mailed notice would be sent if assessments increase.

Ms. Cogburn asked how the projected annual \$124 savings per unit benefits residents, personally. Mr. Pawelczyk stated the debt service portion of the overall CDD assessment would be about \$124 less.

Ms. Yawey asked who originally built Stonegate and the houses. Mr. McGaffney stated the Developer built the community and established a CDD. The Developer sells lots to builders who build houses and establish the Association and the covenants and restrictions. The CDD only manages the Clubhouse, storm water ponds and surrounding grass slopes and outfalls and a minimal portion of the landscaping and monuments at the main entrance. Ms. Yawey asked if the CDD built the Clubhouse and then forced residents to pay for it. Mr. McGaffney and Mr. Pawelczyk replied, no. Mr. McGaffney stated the Developer built the community and the amenities. Since the residents and CDD Board did not want the Developer to retain control, the CDD issued bonds to finance the purchase of the Clubhouse from the Developer and those bonds were now being refinanced.

Ms. Cogburn asked if details of the project were discussed. Mr. Pawelczyk stated the details were in the Engineer's Report that Mr. Alvarez reviewed, including aeration, lake bank improvements and paver expansion. Mr. McGaffney stated the Board would formally approve the project as supported by the Engineer's Report. Mr. McGaffney pointed out Lakes 3 and 5 in the Engineer's Report and stated the 2020 Project improvements to the lakes would correct erosion and stabilize the lake ecology. The need for the project was identified as early as 2013 and, rather than borrowing \$1 million or more, a strategic plan of ten or more years was implemented to address portions of each pond each year. The bond refinancing would

expedite the process so it could be completed much quicker, by utilizing the savings from refinancing the bonds rather than borrowing money.

Ms. Lashoan Singleton, a resident, asked if the CDD was responsible for the gate connecting Sonara and Waterstone, which had been down since the hurricane, and stated people were using her backyard to access and break into houses in Waterstone. This issue was brought it up at the Sonara meeting and she was advised that it was the CDD’s responsibility. Mr. McGaffney would work with Ms. Figueroa and address the issue.

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

FOURTH ORDER OF BUSINESS

Consideration of 2020 Project

- A. Procurement and Installation of Aeration Systems in Two District-Owned Lakes**
- B. Planting of Wetland and Transitional Vegetation in Littoral Shelf and Side Slopes of Lakes Three and Five**
- C. Extension of the Clubhouse Pool Deck and Ancillary Landscaping and Outdoor Furnishing**

Mr. Pawelczyk stated the Board needed to approve the 2020 Project, as outlined in the Engineer’s Report, which was in the agenda package and posted on the CDD website.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the 2020 Project, as stated in the Engineer’s Report, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-05, Authorizing the Refinancing of Certain District Projects; Setting Forth the Costs of Refinancing Certain Public Infrastructure Projects; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects to Pay the Cost Thereof; Confirming and Adopting a Third Supplemental Special Assessment Methodology Report for the Special Assessment Bonds Series 2020; Confirming the Series 2020 Assessment Lien; Providing

for the Payment of the 2020 Assessments; Providing for the Collection of the 2020 Assessments; Making Provisions for Transfers of Real Property to Governmental Bodies and Treatment of Property Exempt From Special Assessment; Providing for the Supplement to the Improvement Lien Book; Providing for Severability, Conflicts and an Effective Date

Mr. Pawelczyk presented a new version of Resolution 2020-05 and read the title, as reflected in the motion box below.

- ***Thereafter, the governing authority shall meet as an Equalizing Board to hear any and all complaints as to the special assessments on a basis of justice and right***

This item, previously part of Item 3C, was discussed out of order.

Mr. Pawelczyk stated that, as part of this process, the Board sits as the Equalizing Board to hear comments about the special assessment.

There were no comments from the public.

No changes were made by the Equalizing Board.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Consideration of Resolution 2020-05, Authorizing the Refinancing of Certain District Projects funded by the Outstanding Series 2008 Bonds and the Funding of Certain Public Infrastructure Improvements Described as the 2020 Project; Setting Forth the Costs of Refinancing and Financing of Certain Public Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects to Pay the Cost Thereof; Confirming and Adopting a Series 2020 Special Assessment Methodology Report for the Special Assessment Refunding and Improvement Bonds, Series 2020; Confirming the 2020 Assessment Lien; Providing for the Payment of the 2020 Assessments; Providing for the Collection of the 2020 Assessments; Making Provisions for Transfers of Real Property to Governmental Bodies and Treatment of Property Exempt From Special Assessment; Providing for the Supplement to the Improvement Lien Book; Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2019

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

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

SEVENTH ORDER OF BUSINESS

Approval of November 5, 2019 Regular Meeting Minutes

Mr. McGaffney presented the November 5, 2019 Regular Meeting Minutes.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, the November 5, 2019 Regular Meeting Minutes, as presented, were approved.

Mr. Goessel asked about the CDD’s liability if the Clubhouse was left unlocked and unattended. Discussion ensued regarding an emergency situation where a Clubhouse employee left suddenly before another employee arrived and the Clubhouse was left unlocked and unattended. Mr. Goessel felt that a “Temporarily Closed” sign should have been posted on the door. Discussion ensued regarding developing an emergency policy and posting emergency procedures. Mr. Galo stated he would ensure all contact information was updated and that procedures would be available and posted. The consensus was to post emergency contact information and implement an emergency phone tree; phone tree members would need to know how to lock up and activate the alarm.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, directing Staff to draft Emergency Procedures, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Clubhouse Manager: *GAPA Property Management Corp.***
 - Impact Double French Door Estimates**
 - a. FB Doors**
 - b. Elite Impact Glass LLC**

This item, previously Item 8AIII, was presented out of order.

Mr. Galo stated two proposals were received; the doors were ordered at a cost of approximately \$6,700. The doors would look identical to the current doors but have the required push bar and would be aluminum rather than wood.

I. Fitness Equipment

Fitness Source submitted a review of equipment. Cost proposals for immediate needs would be requested for the next meeting.

II. Pool Quality Services, Inc., Pool Inspection Report/Proposals

The pool contractor would present at the next meeting.

III. Impact Double French Door Estimates

- a. **FB Doors**
- b. **Elite Impact Glass LLC**

This item was discussed prior to Item 8A1.

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

Mr. Pawelczyk stated Staff had been working on the refunding. The pre-closing would be scheduled on February 11, 2020, prior to the CDD Meeting. The bonds were currently scheduled to close on February 20th.

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

- **NEXT MEETING DATE: February 11, 2020 at 6:30 P.M.**
 - **QUORUM CHECK**

Supervisors Granobles, Goessel and Figueroa confirmed their attendance at the February 11, 2020 meeting.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McGuinness asked why a late fee was added to the Firemax Fire Protection invoice. Mr. McGaffney stated he would look into it.

TENTH ORDER OF BUSINESS

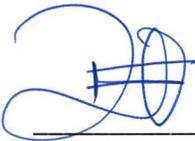
Adjournment

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

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the meeting adjourned at approximately 8:03 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair