

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on February 9, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary
Michael Granobles	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Vanessa Steinerts	District Counsel
Victor Castro	UNUS Property Management
Mr. Sosa	HOA
Yvette Davila	Resident
Emanuel Meller	Resident
Samuel Rodriguez	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 6:30 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

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

Resident Emanuel Meller asked if the City of Homestead assumed ownership of the CDD. He noted that residents were not informed of the change in property management companies and asked why it changed. Mr. McGaffney stated the City of Homestead has nothing to do with the CDD. He gave the following update:

- Mr. Galo’s company was no longer managing the property because the Board decided to go in a different direction and advertised a Request for Proposals (RFP) for Amenity Operations Management.
- The two respondents were Mr. Galo’s company and UNUS Property Management (UNUS). The Board chose UNUS, over Mr. Galo’s company.
- Staff would coordinate with the HOA to circulate a Public Service Announcement (PSA) regarding the change in Amenity Operations Management.

Mr. McGaffney provided Mr. Meller with his business card in case there were any further questions regarding the change.

**THIRD ORDER OF BUSINESS**

**Update: Amenity Management Transition**

Mr. McGaffney reported the following:

- UNUS began its contract effective February 1, 2021.
- Mr. McGaffney participated in transition meetings with Mr. Galo and Mr. Castro and specific needs were identified.
- In recent weeks, Mr. Galo became ill, halting the meetings.
- Prior to tonight’s meeting, Mr. McGaffney met with Ms. Yvette Davila, the new UNUS on-site Amenity Manager to go over processes and needs to be carried out per the agreement, such as forwarding items to Mr. Galo that were left behind.
- Mr. McGaffney contacted Administration regarding setting up an account with Staples or Office Depot and to determine how best to transfer the computers, printers and ink, per the agreement with Mr. Galo.
- Mr. Castro was provided with copies of all agreements and corresponding contact information.

Mr. McGaffney recalled previous discussions regarding security cameras, wherein proposals were obtained but no action was taken. The cameras must be considered and aged infrastructure must be addressed. He and Mr. Castro would discuss how best to address the open items and obtain proposals and provide recommendations. Although the security cameras would

be an unbudgeted expense, the District could finance the expenditure and then the Board must figure out the ongoing maintenance and monitoring.

Discussion ensued regarding choosing vendors, the current DVR system, cost and timing of obtaining new security cameras and adding additional Board meetings to the meeting schedule. The Fiscal Year 2021 Meeting Schedule would be changed to add meetings on April 19, 2021, May 29, 2021, June 28, 2021 and August 9, 2021 and the September Public Hearing would be changed from September 21, 2021 to September 14, 2021

- **Consideration: Change of Date for Budget Public Hearing; September 14, 2021**  
**This item, previously the Seventh Order of Business, was presented out of order.**

**On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, revising the Fiscal Year 2021 Meeting Schedule to add meetings on April 19, 2021, May 29, 2021 and June 28, 2021 and changing the Budget Public Hearing & Regular Meeting date from September 21, 2021 to September 14, 2021, was approved.**

Mr. Goessel felt that it was imperative to send an e-blast introducing the new Amenity Management company to residents as soon as possible.

**On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, authorizing Staff to have an e-blast sent to all residents introducing the new Amenity Management company by the end of the week, was approved.**

Mr. McGaffney would coordinate with the HOA to send the e-blast. Discussion ensued regarding disseminating information to residents, setting up a constant contact account for Mr. Castro, the CDD website, the HOA and public record laws.

**FOURTH ORDER OF BUSINESS**

**Update: Pond 3 Remediation and Landscaping Plan – Permit in Progress (Will Begin February/March)**

Mr. McGaffney gave the following update:

- The permit for the pond remediation project was in progress with the City of Homestead.
- Mr. McGaffney toured Pond 3 with the District Engineering and representatives from Armando Garcia Land Service INC (AGLS) earlier today to determine a remediation plan to address areas where the ground settled and washout areas around the outfalls and culverts.
- The group discussed resolving the ongoing issue with nutrient overloading in the ponds, stemming from pesticides, fertilizers, irrigation, reclaimed water, etc., and addressing maintenance items pertaining to the current plantings.
- A simple solution was found to grant residents access to the ponds, when the repair work commences, by opening several green space areas and strategically placing grass between the ponds and the buildings.
- The District Engineer recommended using sod as a better way to control erosion, along with concrete riprap around the outfalls with erosion.
- The plan would include minimal plantings in the pond, which will allow Staff to allot more funds toward the aeration project and possibly the extension of the Clubhouse pavers.
- Regarding funding, the CDD underwent a bond refinance, taking advantage of the lower interest rates. \$610,000 was placed in the construction account, which would be drawn from to fund the remediation project that would cost approximately \$300,000.
- Staff predicted completing the pond remediation project during the summer and commencing the aeration project in the fall.
- Mr. McGaffney would give an update in April or May regarding the aeration project and, if funds remain, an RFP to extend the pavers around the pool would be publicized.

**FIFTH ORDER OF BUSINESS****Discussion: Fountains for Ponds 4, 5, and 6**

Mr. McGuinness stated several residents residing along the lakes asked about having fountains installed in Ponds 4, 5 and 6, similar to the fountain in Pond 3. Mr. McGaffney stated all actions were doable; direction from the Board was needed and the funding source must be determined. Discussion ensued regarding completing current projects before focusing on installing additional fountains, fountain sizes, fountain costs, Pond 3 fountain electrical work and involving Florida Power & Light (FPL) and the City of Homestead. Mr. McGaffney would have the

aeration contractor inspect Pond 6 to provide an estimate of the total costs of fountain installation and email the information to the Board.

**SIXTH ORDER OF BUSINESS**

**Discussion: Fence Ownership and Maintenance Responsibility**

Referencing an Encroachment and License Agreement between the CDD and the Estates at Mendocino, Mr. McGaffney stated that the fence positioned across Pond 3, where the work is planned, was torn from its post. It must be replaced and he proposed replacing the fence with live vegetation or bushes. Discussion ensued regarding the fence, which entity was responsible for maintaining the fence and surrounding areas, trespassers/transients who cross the community, the bushes and ongoing maintenance. Mr. McGaffney would confer with the Associations prior to having the fence replaced with bushes.

**SEVENTH ORDER OF BUSINESS**

**Consideration: Change of Date for Budget Public Hearing; September 14, 2021**

This item was addressed during the Third Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of December 31, 2020**
- B. Approval of November 17, 2020 Regular Meeting Minutes**

Mr. McGaffney presented the Consent Agenda Items. Discussion ensued regarding the “Due from other” line item on the Balance Sheet, the “K&R Painting and Remodeling” bill in the Check Detail, switching from Comcast Business to AT&T, the pergolas and electronic invoicing as a result of the pandemic. Mr. McGaffney would obtain a more specific answer regarding the “Due from other” line item from Accounting and email his findings. He would coordinate with Mr. Castro to obtain and review proposals and facilitate the switch to a more affordable cable provider, for ratification at the next meeting.

**On MOTION by Mr. Granobles and seconded by Ms. Figueroa, with all in favor, authorizing the Chair and Vice Chair to execute contracts for cable, phone and internet services, subject to ratification at the next meeting, was approved.**

**On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.**

## NINTH ORDER OF BUSINESS

### Staff Reports

#### A. Clubhouse Manager: *UNUS Property Management*

Mr. Castro presented the February Malibu Bay Clubhouse Management Report. Discussion ensued regarding necessary pool repairs, routine maintenance items and fire and safety hazards.

Mr. Eiras noted that several residents go to other gyms in the area, instead of the gym at the Clubhouse. He asked if Board Members could visit neighboring clubhouses with him to view and compare their equipment and offerings to make sure that the CDD is up to par with the other communities. He suggested leasing gym equipment, instead of purchasing new equipment. Mr. McGuinness motioned for Mr. Eiras to coordinate with Mr. Castro regarding revamping the gym equipment and report back to the Board.

**On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, authorizing Mr. Eiras to coordinate with Mr. Castro to develop new concepts for revamping the gym equipment, for the purpose of soliciting proposals for the layout of gym equipment for the fitness center, was approved.**

The Board and Staff discussed the common areas, easements, sprinklers, water fountain, sidewalks, HOA and debris pickup. Mr. McGaffney stated, upon observing any deficiencies related to the landscaping, Board Members should report it to the Operations Manager, who would then work with the vendor to resolve the issues. Mr. Castro would review the maintenance agreement with Mr. McGaffney. Mr. McGaffney would send a reminder to the HOA to remind residents to retrieve coconuts that have fallen from trees on their properties.

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

There being no report, the next item followed.

**C. District Engineer: *Alvarez Engineers***

There being no report, the next item followed.

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

Mr. Mc Gaffney stated he previously conferred with the District Engineer regarding the pond remediation project.

- **NEXT MEETING DATE: May 11, 2021 at 6:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on May 11, 2021 at 6:30 p.m.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Eiras wanted to know who is responsible for picking up the coconuts. If homeowners are responsible for removing them from their property, he felt that the HOA should issue penalties. Mr. McGaffney would contact the HOA regarding the coconuts and obtain proposals from landscapers to pick up coconuts more frequently.

Ms. Figueroa asked if the new Amenity Management company would decorate the Clubhouse for the upcoming holidays. Mr. Castro stated he would facilitate balloon displays but nothing extravagant, in light of the pandemic.

Mr. McGuinness felt that the pool area should be closed as soon as possible to expedite the pool repairs. Mr. Castro would facilitate the repairs, send an e-blast alerting residents of the pool closure and copy the Board and Mr. McGaffney.

**ELEVENTH 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 approximately 8:24 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair