

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on October 18, 2021 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
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	Resident
Ernesto Jimenez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:39 p.m. Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. Supervisor Granobles was not present.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Ratification of Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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. Rom stated that Resolution 2021-09, which provides for collection of assessments by the Tax Collector, was passed at the previous meeting. It was being presented for ratification today because the motion and second were not audible on the recording.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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 ratified.

FOURTH ORDER OF BUSINESS

Consideration of Allstate Resource Management, Inc., Increase Request

Mr. Rom presented a letter from the Vice President of Allstate Resource Management, Inc. (Allstate) stating that, while Allstate does not foresee another increase, Allstate could not guarantee that there would not be another price increase for the next two years due to the unprecedented increases in the cost of goods. Allstate would do anything within its power not to raise prices again; this is the first increase for most Allstate customers in 10 years.

Mr. Rom stated that the budget includes the requested increase.

Discussion ensued regarding Allstate's history of responsiveness and performance in the CDD and whether to seek additional proposals. The consensus was to accommodate the request.

On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, the Allstate Resource Management, Inc. Increase Request, and authorizing Staff to prepare an Amendment to the Agreement, was approved.

Mr. Pawelczyk noted the 5% increase would be effective January 1, 2022.

Mr. Goessel observed that the electronic sign at the front entrance is out of order and no paper sign was posted regarding the meeting. Mr. Rom stated the meeting information was posted on the CDD website as required by Florida Statute.

Discussion ensued regarding the need to post a sign.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Allstate Resource Management Report on Littoral Shelf and Aeration

Mr. Rom distributed a copy of the Report requested at the last meeting, noting that the lakes look great. Water clarity was 6', which is within normal range and the parameters indicate no additional need for plants or aeration. Additional plants would be an additional scope of work above the 5% increase. Discussion ensued regarding the stormwater system, costs for littoral shelf projects and related maintenance and the proactively adding aerators.

Mr. McGuinness asked for the District Engineer to obtain aeration proposals for Lakes 3, 4, 5 and 6. The consensus was that, based on cost savings and expert recommendations, littoral shelf projects would be paused in favor of installing aerators. Mr. Castro stated during a walkthrough of Lake 4 he observed an area with severe drop-off that might need to be filled in when planting is done. Allstate would be asked to survey the area.

B. Update: Pool Permit

Mr. Castro stated the pool passed the electrical portion of the permit inspection but, due to minor issues, the pool did not pass one portion of the plumbing inspection; it is a simple matter and the plumber would be scheduled to address it as soon as possible. The hope was for the pool to be functional by mid-November. A planned construction upgrade is pending and anticipated to be complete before summer.

C. Grand Room A/C

Mr. Castro distributed proposals for repair or replacement of the condenser. He stated the condenser reached its lifespan and it could be replaced; however, due to foliage and sprinklers in the area the base of the unit was rotting. Going forward, the handyman would remove the foliage and a privacy fence would be installed for aesthetic and protective purposes. One vendor recommended replacing the 20-year old Carrier A/C units and another vendor quoted \$3,500 to repair it.

Discussion ensued regarding repair versus replacement costs for each unit, proposals requested and the budget. Mr. Castro stated the condenser is currently functioning. Mr. McGuinness suggested obtaining a proposal to repair the condenser to give time for the CDD to budget for the eventual replacement of the air handler.

Discussion ensued regarding amounts remaining in General Capital Outlay, unassigned fund balance and funds earmarked for replacement of the Clubhouse roof.

Mr. Castro stated additional units cost \$15,000 and only have a one-year warranty. Partial replacement versus complete replacement and the electricity cost savings when replacing an inefficient unit, were discussed.

Ms. Figueroa noted that lack of air conditioning would affect parties. Mr. Castro stated he already canceled events throughout November. Discussion ensued regarding the limited availability of replacement equipment, lack of funds to replace the entire unit and the possibility of replacing only the condenser unit.

Mr. McGuinness suggested approving replacement of the condenser unit described in the Power Enterprise proposal, in a not-to-exceed amount of \$16,000, unless the outstanding proposal is less. He noted that the parts would be good for one year and the intention is to replace both air handlers next year. Mr. Goessel asked for Mr. Castro to obtain proposals to replace both air handlers.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Power Enterprise estimate No. 217 for replacement of the condenser unit for the Grand Room side of the building, in a not-to-exceed amount of \$16,000, and authorizing the Chair to execute, was approved.

D. Pool System Upgrade Design

Mr. Castro stated the plans were completed and submitted to the Department of Health (DOH) for its review; the plans must be reviewed and accepted before a formal proposal can be prepared. It was hoped that the plans would be accepted within the next ten days.

SIXTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Rom presented the following Consent Agenda Items:

- A. **Acceptance of Unaudited Financial Statements as of August 31, 2021**
- B. **Approval of September 14, 2021 Public Hearings and Regular Meeting Minutes**

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

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. **Operations Manager: *UNUS Property Management***
 - **Allstate Resource Management, Inc., Mitigation Area Management Report**
The October Allstate Management Report was provided for informational purposes.
- B. **District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
There was no report.
- C. **District Engineer: *Alvarez Engineers***
There was no report.
- D. **District Manager: *Wrathell, Hunt and Associates, LLC***
 - **NEXT MEETING DATE: January 4, 2022 at 6:30 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on January 4, 2022, unless canceled.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

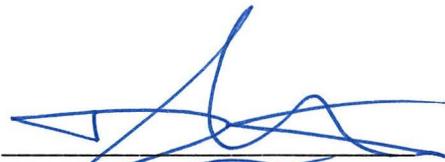
Mr. Goessel asked that an email update regarding the resolution of the air conditioning in the Grand Room be provided. Mr. McGuinness asked for updates be provided for the pool and patio projects.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Figueroa and seconded by Mr. Eiras with all in favor, the meeting adjourned at approximately 7:39 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair