

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on May 3, 2022 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
Michel Granobles	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Angel Camacho (via telephone)	Landshore Enterprises, LLC
Arnaldo Sosa	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:31 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/Consideration

A. Landshore Enterprises, LLC, Shoreline Degradation Proposals for Lakes 4 and 6

Mr. Rom stated that the Budget Financial Analysis Report, including post-additional landscaping costs after completing the erosion repairs for Lakes 4 and 6 and proposals, and aeration projects, as requested at the last meeting, were emailed to the Board and added to the agenda package this morning.

Mr. Goessel stated that, on principle, he is opposed to any special assessment for these lake improvements if this project cannot be figured into the budget.

Discussion ensued regarding the options, such as offsetting overage by using unused capital outlay funds, unassigned or contingency funds, and scheduling another walkthrough for Lake 6. The Board agreed with the suggestion to proceed with and budget for the Lake 6 repair project in Fiscal Year 2023 and budget for the Lake 4 project over the next three to five years.

Mr. Castro was asked to find out if other neighborhoods are interested in a joint Request for Proposals (RFP) comprised of linear work, which might help lower the costs.

B. Update: 2020 Capital Projects Fund

Mr. Alvarez presented a revised spreadsheet for the Series 2020 Projects. There are sufficient funds to proceed with the aeration projects and electrical services, as well as the pool deck expansion system. He highlighted the following:

- Lake 3: The landscape project was completed and already paid in full.
- The new pumps for the pool system upgrade were not included in the spreadsheet.

Mr. Alvarez stated the aeration system monthly maintenance costs, excluding electricity, is about \$1,700, not \$3,000, which was approved at the last meeting.

Mr. Rom stated the updated True-Blue proposal does not contain the additional paver work and the pool system upgrade project costs; those items were transferred out of the original proposal and tied into the Capital Projects Fund.

Mr. Castro compared the original True-Blue proposal to the revised proposal that was distributed, and to the Capital Project Fund spreadsheet. The revised proposal included redoing the entire existing deck, which addresses several tripping hazards. Ms. Figueroa asked for a walkthrough of the deck to be scheduled.

The Board agreed with Mr. Alvarez's recommendation for Mr. Castro to obtain an updated True-Blue proposal, above the \$256,000, to include the other costs needed to complete the pool design and listed in the Report, such as hand rails, lighting and construction administration items, etc., and to present it at the next meeting.

Mr. Alvarez stated that CDD funds can be used on all the additional expenditures in the special area where the pumps are to be relocated on CDD property, which were not originally in the Engineer's Report. He discussed Mr. Pawelczyk researching the provision to increase the threshold that will not require the CDD to go out to bid. Mr. Rom stated that Mr. Pawelczyk confirmed the expense threshold cannot exceed \$400,000.

Mr. Rom reviewed the budget for the pool deck expansion and the pool system upgrade, which can be combined, and will allow for \$50,000 to be reassigned to cover omitted expenses.

Discussion ensued regarding the need to clarify with the vendor that the term “apron” refers to the retaining wall and the suggestion to separate design and furnishing to avoid exceeding the threshold amount that would require the RFP process.

Mr. Rom stated that Mr. Alvarez will review the updated proposal against the design specifications and approve it before presenting it for approval. Mr. Castro would walkthrough with the contractor tomorrow and obtain an updated proposal. Mr. Castro discussed the timeline and stated he expects the pool to be closed October through February. The City still needs to approve the site plan and the application needs to be resubmitted once the remaining two open permits for stucco and Southern Asphalt are closed. Mr. Castro will email the pool designs to Mr. Alvarez and present an updated proposal at the next meeting.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom distributed and reviewed the updated proposed Fiscal Year 2023 budget and explained line item increases and decreases compared to the Fiscal Year 2022 budget.

Mr. Castro stated the new “Wifi system upgrade and camera” line item amount was reduced because he and the handyman are confident that most of it can be in-house work.

Mr. Rom and Mr. Castro responded to questions about landscaping amounts and allowable discounts and replanting plants elsewhere. The Board did not want to increase the General Fund assessments. Scenarios to reduce certain line item costs were discussed, such as reducing the “Wifi” line item amount, installing a camera outside the Clubhouse directed at the front door and providing separate Wi-Fi for the office and the pool areas.

Mr. Rom listed the high-budget items that are driving the need to increase assessments and cautioned against letting the Unassigned Fund balance get too low.

The Board reconsidered increasing assessments, which is justified as costs are increasing nationwide. It will also enable the CDD to do projects that it is behind on. Mr. Rom suggested the

option of the Operations Manager sending quarterly e-blasts to residents informing them of upcoming CDD projects and showing where CDD funds are being spent.

Mr. Pawelczyk stated the Board can approve the proposed Fiscal Year 2023 budget and assessment level now, in order to set the Public Hearing, but still change it before adoption.

▪ **Second Opinion Regarding Red Plant Replacement Around the Lakes**

This item, previously Item 6C, was presented out of order.

Mr. Castro stated that the other firm never submitted a proposal but suggested replacing the red plants around the lakes with green ones to help reduce maintenance costs.

Discussion of the proposed Fiscal Year 2023 budget resumed.

The following changes were made to the proposed Fiscal Year 2023 budget:

Page 2, "Telephone" line item: Change to reduced figure to be provided by Mr. Castro.

Page 2, "Storage shed and landscape" line item: Delete entire line item.

Page 3, "Capital Outlay-General": Change "\$65,000" to "\$35,000"

Page 3, "Pool system upgrade" line item: Change "\$175,000" to "\$50,000"

Page 3, Under "Assigned": Add new "Lake 6 Shoreline Degradation" line item for \$18,000

Mr. Rom presented Resolution 2022-02.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023, as presented, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 6, 2022 at 6:30 pm., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033; with the Board Members emailing their individual feedback to Mr. Rom; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Mr. Pawelczyk reiterated that the Board can still adjust the proposed Fiscal Year 2023 budget at the June meeting and up to adoption at the September Public Hearing.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Rom presented Resolution 2022-03.

On MOTION by Mr. Granobles and seconded by Mr. McGuinness, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Update: Pool Permit

B. Update: Pool System Upgrade Design

- **Continued Discussion: True Blue Plan Proposal**

The above items were discussed during the Third Order of Business.

C. Second Opinion Regarding Red Plant Replacement Around the Lakes

This item was discussed during the Fourth Order of Business.

Mr. Castro will present proposals at the next meeting to replace the red plants .

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Rom presented the following:

A. Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Rom stated that the “Storage shed and landscape” line item expense of \$1,274 will be recoded correctly to the “Landscape Replacement” line item.

B. Approval of March 1, 2022 Regular Meeting Minutes

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: *UNUS Property Management*

- **Allstate Resource Management, Inc., Mitigation Area Management Report**

Mr. Castro distributed the Management Report and highlighted the following:

- 195 rental registrations were received since the pool opened.

- About \$300 was collected for access and Staff recorded 960 registered residents. A reminder mailing will be sent to the remaining residents.
- A commercial printer is being purchased to help reduce office supply costs.
- The Health Department performed a surprise inspection requiring things be brought up-to-date; the handyman helped in-house staff install two new showers.
- Permits for the shed and concrete are being pulled.
- A list of the handyman’s progress was distributed.

The Board Members were asked to submit their questions to Mr. Rom or Mr. Castro, in advance of the meetings, so that those items can be addressed speedily during meetings.

▪ **Discussion/Consideration of Facility Rental Fees**

This item was an addition to the agenda.

Mr. Rom distributed and presented a redline edited version of the current Facility Rental Agreement with the proposed increased tiered fees and rates.

Discussion ensued regarding the difference between the terms Club Member and Annual Member. It was noted that the Agreement is an attachment to the policy and is defined in the policy. The tiered rates, requiring a deposit and the cleanup issues were discussed.

Mr. Pawelczyk stated the goal is to approve the proposed rates in order to advertise the changes and set the public hearing. Comments about the Agreement should be submitted to Mr. Castro and Mr. Rom.

The Board directed Management to review the non-resident annual member fee, as it has not increased since it was adopted.

Mr. Castro explained the process for renting the barbeque area, the ability to serve alcohol within the rental area, having security present near the end of an event and returning deposits upon final walkthrough.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, authorizing Management to advertise the proposed Clubhouse Rental Rates and Fees and directing Management to review and present proposals respective to the annual member and seasonal member fees to commensurate with the actual costs paid by homeowners and provide comments at the next meeting, was approved.

Discussion ensued about renters accessing the Clubhouse and pool areas. Mr. Pawelczyk stated he would review the Rules to determine if that section needs to be changed.

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

Mr. Pawelczyk stated Form 1 must be filed by July 1, 2022.

Board Members whose seats expire in November and candidates interested in holding a Board seat were reminded to qualify with the Miami-Dade Supervisor of Elections office, during the candidate qualifying period that runs from noon on June 13, 2022 to noon on June 17, 2022.

C. District Engineer: *Alvarez Engineers*

There was no report.

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

- **NEXT MEETING DATE: June 7, 2022 at 6:30 P.M.**

- **QUORUM CHECK**

Due to a scheduling conflict Mr. Rom provided the options of rescheduling the June 7, 2022 meeting or for him to attend the meeting via telephone and zoom, with Mr. Pawelczyk and Mr. Castro facilitating the meeting. The Board directed Mr. Rom to confer with Mr. McGuinness about holding the meeting on June 14 or 15, 2022, and then confer with the Board, if there is a need to re-advertise the meeting date.

NINTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member asked Mr. Castro to present a proposal to upgrade the Wi-Fi at the next meeting, with the expense being funded using unassigned fund balance. It was noted that the CDD does not expect to hold eight meetings.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the meeting adjourned at approximately 9:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair