

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on June 6, 2023 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
Yoniell Boza	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Victor Castro	UNUS Property Management
Jose Lopez	Member of the public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 6:32 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Jose Lopez, who resides in Ventura, presented photographs and expressed concern about the algae blooms in Lake 4.

Mr. Rom stated he emailed Mr. Lopez's and another resident's complaints about the algae to Mr. Castro but Staff does not anticipate a response from the initial representation to the CDD from the vendor. Mr. Castro stated he contacted the vendor and the Vice President of the company that took over the account from the employee who oversaw the account; that

individual was fired because of her unresponsiveness. In the past month, Lake 4 was sprayed four times but the algae keeps returning. The CDD installed plants around Lakes 3 and 5 and is observing to determine the benefits of those plants before planting them around Lakes 4 and 6. If the aeration proposal in the agenda is approved, aerations will be installed in all the lakes.

Discussion ensued regarding the ongoing algae issue in the lakes, increasing the level of service, factors that contribute to the algae blooms such as runoff, grass fertilizer, oxygen deficiency, high nitrogen levels, possible solutions such as the aeration project, restocking the lake with fish, littorals, dredging the lake and budget constraints.

Mr. Rom stated Staff will confer with the vendor and request recommendations.

**THIRD ORDER OF BUSINESS**

**Updates**

**A. Engineering Status as of May 3**

**B. True Blue Status**

Mr. Alvarez reviewed an email to Mr. Rom and Mr. Castro. He discussed the status of the pool deck expansion with True Blue Pools, permitting issues with the City related to the aerator projects, funding and the Series 2020 bonds. Currently, of the \$610,000 that was obtained from the bonds, \$271,573 has been expended in infrastructure requisitions and \$349,000 remains in the construction account. He concluded that, in order to complete the two projects, an additional \$251,000 is needed to cover contingencies, professional services and permit fees.

The Board and Staff discussed the proposed Fiscal Year 2024 budget, the True Blue proposal, pool equipment relocation costs, the retaining wall, a \$461,000 performance bond, \$88,000 contingency costs, engaging another pool contractor, permitting, unassigned fund balance, securing contractors and going out to bid.

Mr. Alvarez will seek an additional proposal for the pool deck project.

**Mr. Alvarez left the meeting.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 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 presented Resolution 2023-05. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Mr. Rom and Mr. Castro responded to questions about the landscape maintenance increase, holiday decorations, Clubhouse management, pool maintenance and the playground.

Mr. Rom was asked to make the following revisions to the proposed Fiscal Year 2024 budget:

- Add \$160,000 to the budget for a new playground.
- “Pool system upgrade” line item: Increase from \$202,807 to \$275,000
- “Lake 4 and 6 degradation” line item at \$90,000: Move to under Field Ops for a total amount of \$130,000 and levy an assessment for Fiscal Year 2024.

This item was tabled to later in the meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion: Expiration of Operations Management Agreement**

Mr. Rom asked for the consensus on the UNUS Management contract.

Mr. Castro replied that it will remain unchanged for the time being.

**SIXTH ORDER OF BUSINESS**

**Discussion: Expiration of Landscape Maintenance Agreement**

This item was addressed during Item 7C.

**SEVENTH ORDER OF BUSINESS**

**Discussion, Consideration of Estimates, Proposals**

Mr. Rom and Mr. Castro presented the following:

**A. Genesis Commercial Capital Lease Proposal for New Equipment per Fitness Superstore Quote #RT00108**

Discussion ensued regarding whether to approve the proposal and the need for further review of the lease agreement by District Counsel.

**On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Genesis Commercial Capital Lease Proposal for New Equipment per Fitness Superstore Quote #RT00108, contingent upon Staff review and approval, and authorizing the Chair to execute, was approved.**

**B. Armando Garcia Land Service, INC Estimate No. 1899 for Replacement of Lake 5 Plants**

The proposal was rejected. This item will be removed from future agendas.

**C. Armando Garcia Land Service, INC Specifications and Estimate for Updated FY2023 Lawn Maintenance Services**

Mr. Rom noted the 15% increase in the proposal increasing it from \$81,868 to \$96,312.

Discussion ensued regarding reasons for the increase and asking the contractor to stop using fertilizer for one year.

This item will remain on the agenda.

**D. Proposal for Artificial Turf for Existing Playground**

Discussion ensued regarding whether to approve the proposal.

The Board selected the light green/light yellow option.

**On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Top Turf Artificial Grass Proposal for Artificial Turf for the Existing Playground, in the amount of \$9,090.69, was approved.**

**E. Proposals for New Playground**

Discussion ensued regarding the three proposals, shading and the budget.

This item was deferred to the August meeting.

**F. Proposals for Community Irrigation Pump**

Mr. Rom noted that the Master Association will pay half of the pump costs.

Discussion ensued regarding the scopes of work, maintenance costs, warranties, irrigation system and the pump.

**On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the Wiby Proposal for a new community irrigation pump, subject to Master HOA approval of a 50% cost-share arrangement, was approved.**

**G. Proposals for Clubhouse Flooring Tile**

Discussion ensued regarding the three flooring proposals, baseboards, colors and costs. The consensus was to defer this to the Fiscal Year 2025 budget.

**H. Proposal for Fountain Lights**

This item will be removed from the agenda.

- **Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

**This item, previously the Fourth Order of Business, resumed.**

Mr. Rom presented Resolution 2023-05.

**On MOTION by Mr. Boza and seconded by Mr. McGuinness, with all in favor, Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2023 at 11:00 a.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-04.

**On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Acceptance of Unaudited Financial Statements as of April 30, 2023**

The financials were deferred and will be updated for the next meeting to include the re-classification of landscape maintenance items.

**B. Approval of March 7, 2023 Regular Meeting Minutes**

**On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the March 7, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager: UNUS Property Management**

Mr. Castro reported the following:

- The air conditioning repairs in the Clubhouse were completed.
- The parking rates were increased and a total of \$4,310 was collected.

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

Mr. Pawelczyk reminded the Board Members to mail Form 1 to the Supervisor of Elections (SOE) and briefly discussed the ethics training that Board Members must complete in 2024.

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

There was no report.

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

- **1,714 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: August 1, 2023 at 6:30 P.M.**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair