

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on April 19, 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 (via telephone)	Assistant Secretary
Michael Granobles	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Jamie Sanchez (via telephone)	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	HOA
Jessica Eiras	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:36 p.m. He stated that Mr. McGaffney resigned and was unable to attend this evening's meeting.

Supervisors McGuinness, Figueroa, Eiras and Granobles were present, in person. Supervisor Goessel was attending via telephone.

SECOND ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of February 28, 2021**
- B. Approval of February 9, 2021 Regular Meeting Minutes**

Mr. Rom presented the Consent Agenda Items. Mr. Goessel asked if all payments to GAPAs were completed. Mr. Rom stated he would verify and email his findings.

Mr. Goessel asked for updates regarding ownership and maintenance of the fence and regarding gym equipment. Mr. McGuinness stated that Mr. Eiras distributed suggestions for revamping the gym. The fence and the gym equipment would be discussed later in the meeting.

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

THIRD ORDER OF BUSINESS

Public Comments: *non-agenda items*

There were no public comments.

- **Consideration of Armando Garcia Land Service INC Estimate #1717 [\$36,600.00]**
This item, previously the Sixth Order of Business, was presented out of order.

Mr. Alvarez presented the proposal for drainage end wall stabilization to repair erosion around the outfalls. While the erosion was not critical, it would be cost-effective to address it in conjunction with other work in progress. Bond proceeds would be suitable for funding. Mr. McGuinness asked if it would be more affordable to fix it now versus in the future. Mr. Alvarez stated it would be more cost-effective to repair now; if erosion worsens, it would be more expensive to repair later.

Discussion ensued regarding the areas to be repaired.

Mr. Pawelczyk discussed a necessary amendment to the Contract if the proposal is approved.

Planning for ongoing repairs, ongoing lake inspections, performing restoration work on an as-needed basis and the economic benefit of addressing erosion proactively, were discussed.

Mr. Goessel asked if the price was reasonable. Mr. Alvarez discussed the repairs, which involved installing riprap by hand and stated the proposal was priced fairly.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Armando Garcia Land Service, INC Estimate #1717, in the amount of \$36,600, authorizing Staff to prepare a First Amendment to the existing Agreement and authorizing the Chair or Vice Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Authorizing the Chairman or Vice-Chairman of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Agreements, Change Orders, Agreement Amendments, and Other Related Documents, Including But Not Limited To, Permit Applications and Submittals, Regarding the Design and Construction of Projects Funded with the Proceeds of the Series 2020 Special Assessment Refunding and Improvement Bonds Issued by the District; Providing for The Sunsetting of this Resolution; and Providing for an Effective Date

Mr. Rom presented Resolution 2021-03. This Resolution applies to the “2020 Project”, as described in the Engineer’s Report. Mr. Pawelczyk discussed the limited circumstances in which this Resolution would apply to supplemental documents, including change orders up to a specified amount for previously approved improvements. Discussion ensued regarding estimated costs of ongoing projects, ratification of such items via the Consent Agenda process and requiring notifications to the Board. Mr. Pawelczyk cautioned the Supervisors and stressed that they should not discuss such items with each; rather, all questions or comments should be directed to Staff.

The following changes were made to Resolution 2021-03:

Section 2B: Insert “\$5,000” on the blank line

Section 3: Insert verbiage requiring the District Manager to notify the Board of Supervisors, via email, after items are approved and/or executed.

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, Resolution 2021-03, as amended, Authorizing the Chairman or Vice-Chairman of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Agreements, Change Orders, Agreement Amendments, and Other Related Documents, Including But Not Limited To, Permit Applications and Submittals, Regarding the Design and Construction of Projects Funded with the Proceeds of the Series 2020 Special Assessment Refunding and Improvement Bonds Issued by the District; Providing for The Sunsetting of this Resolution, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04 Designating Cindy Cerbone and Daniel Rom as Assistant Secretaries of the Stonegate Community Development District, and Providing for an Effective Date

Mr. Rom presented Resolution 2021-04.

The following change was made to Resolution 2021-04:

Insert a paragraph to remove Howard McGaffney as Assistant Secretary

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2021-04, as amended, Designating Cindy Cerbone and Daniel Rom as Assistant Secretaries of the Stonegate Community Development District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Armando Garcia Land Service INC Estimate #1717 [\$36,600.00]

This item was addressed following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of Proposals

A. Lake Pads/Sitting Areas Paver Repairs

- I. Alpero General Contracting [\$9,650.00]**
- II. Juan Mederos, Corp., Estimate 4569 [\$9,475.00]**
- III. Southern Asphalt Engineering, Inc., Proposal #20210430 [\$23,496.31]**

Mr. Castro presented the proposals. Discussion ensued regarding obtaining additional clarification regarding the scope of work, funding and promptly addressing the tripping hazard. Mr. Castro would request an additional proposal, clarification of scope of the proposals and work with Mr. McGuinness to expedite the paver repairs.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, authorizing Staff to work with Mr. McGuinness, obtain additional proposals and proceed with repair of the island pavers, in a not-to-exceed amount of \$10,000, and authorizing the Chair to execute, was approved.

B. Plumbing – Preventative Maintenance

- **RCR Plumbing Services Inc., Estimate #380 [\$4,350.00]**

Mr. Rom stated the “Repairs and maintenance” budget line item was already exceeded for Fiscal Year 2021; however, if the repairs are necessary, a budget amendment could be submitted at the fiscal year-end, if budgeted total expenditures were exceeded.

Discussion ensued regarding proactive repairs, difficulty finding contractors to provide estimates and possibly hiring a handyman. Mr. Castro stated, during his report, he would discuss numerous items that could be repaired by a handyman.

C. Summer Lifeguard *(to be provided under separate cover)*

Mr. Rom stated a lifeguard would be outside the scope of services provided by UNUS Property Management (UNUS). Mr. Castro stated the lowest price he was able to obtain would be \$28.75 per hour, due to insurance issues.

Discussion ensued regarding having trained Staff during the summer, dates and how many hours per day. Mr. Castro would request additional information and report his findings.

D. Palm Tree Lighting Repairs *(to be provided under separate cover)*

Mr. Castro stated he requested a proposal to repair broken light fixtures and columns. The vendor would perform a walkthrough to itemize necessary repairs. The cost would be approximately \$170 per fixture and approximately 25 street lights were identified for potential repairs.

Discussion ensued regarding the contractor, needed repairs, budgeted funds and the urgent need to address potential safety issues.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, authorizing Staff to obtain additional proposals and authorizing palm tree lighting repairs, in a not-to-exceed amount of \$5,000, was approved.

▪ **Summer Lifeguard - Discussion Resumed**

Mr. Castro distributed an updated proposal for Summer Lifeguard services. He stated that school ends on June 9, 2021 and resumes on August 23, 2021. At \$28.75 per hour, the cost would be \$17,710 to provide summer lifeguard services eight hours a day, seven days a week, for eleven weeks. Hiring an employee, liability, scheduling and cost, were discussed. Mr. Rom stated this expense was not budgeted. Mr. Pawelczyk stated the District would only be liable in the event of negligence and signage is posted advising that residents may swim at their own risk. Discussion ensued regarding the level of the CDD's duty to protect and inform residents of known hazards. Mr. Pawelczyk stated that the District has both liability insurance and sovereign immunity protection; the request for a lifeguard was not to reduce CDD liability but to provide additional protection for residents. Reviewing signage, managing pool capacity limits, staffing schedules and duties, were discussed. Ms. Figueroa supported available funds on additional signage, AED machines and staffing. This item was tabled.

E. AED and First Aid Equipment

• **Urgent Response Training Institute**

Mr. Castro presented the Urgent Response Training Institute (URTI) proposal and recommended installing two first aid bags at the Clubhouse, one Automated External Defibrillator (AED) inside the Atrium and one AED outside. Discussion ensued regarding locations, mounting and shelf life of the first aid bags. The \$3,520 cost would include:

- Two first aid bags for first responders/trauma response
- Two AED machines
- An indoor wall cabinet and an outdoor wall cabinet

Mr. Castro stated the wall cabinets include an alarm. On-site CPR certification would be available to the community at a discounted group rate.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, the Urgent Response Training Institute proposal, in the amount of \$3,520, as discussed, was approved.

F. Quarterly HVAC Maintenance

- **Power Enterprise Corp., Estimate 0000181 [\$1,250]**

Mr. Castro presented the Power Enterprise Corp., estimate. The proposal, previous estimates and the possibly hiring a handyman, were discussed. Mr. Castro would request additional quotes and submit recommendations.

G. Miscellaneous Maintenance

Mr. Rom stated that the air conditioner on the gym side ceased working the week before so Mr. Castro located an old proposal, requested an update and obtained a second quote. Due to the shortage of parts and urgency of the repair, due to the rising temperatures and available funds, an emergency decision was made, after further discussion with the Board Chair, to accept the lesser proposal so that installation could proceed on April 20, 2021. Mr. McGuinness stated the proposal was comparable to the one obtained when the expense was initially considered two years ago.

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Power Enterprise proposal #189, in the amount of \$14,306.30, as discussed, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion: Fiscal Year 2022 Budget Recommendations

A. New Access, Camera, Alarm System

Mr. Castro presented several proposals for access card replacement and discussed the costs and features of each. Discussion ensued regarding new access card management, user

registration, phone access, lease management and access control and monitoring. Mr. McGuinness suggested discussing AT&I Systems (AT&I) Proposal #10516 at the budget meeting. Mr. Castro would request additional clarifications on the proposals. A presentation may be given before the new fiscal year.

B. Paint and Repairs to Walls

Mr. Castro stated he requested painting proposals because the exterior portions of the buildings are faded; however, the proposals received required more detail. Discussion ensued regarding desired additions to the proposals, warranty, cost and scope. Mr. McGuinness suggested requesting additional detail and budgeting \$30,000 for the expense.

C. New Storage Shed

Mr. Castro discussed the need for additional storage space near the Clubhouse to accommodate parties and presented three proposals for a storage shed, which could be installed on a concrete slab and concealed with shrubbery. The location, logistics, aesthetics, safety and preserving the limited parking spaces, were discussed. Mr. Castro stated the proposed shed complied with Miami-Dade County hurricane code and would be bolted to the concrete slab and added to the District's insurance policy. Mr. McGuinness suggested budgeting \$15,000 for the structure, landscaping and permits.

D. Pool System Upgrade

Mr. Castro presented a proposal from True Blue, discussed the pool system needs and the difficulty obtaining quotes and locating contractors. He responded to questions. An Aquatic Engineer would be required to build plans before the process could begin.

Mr. McGuinness suggested discussing the \$10,000 expenditure, based on the True Blue estimate at the next meeting and budgeting a \$250,000 Capital Project item.

E. Wifi Access Point System Upgrade

Mr. Castro presented several proposals ranging from \$30,000 to \$50,000. Mr. McGuinness suggested obtaining additional information for the next meeting and budgeting the amount of the highest proposal. Mr. Castro noted that extensive rewiring would be required.

▪ **Gym Equipment Lease**

This item was an addition to the agenda.

Mr. Eiras stated, following a survey of other communities, it was determined that the District's fitness equipment should be updated. Discussion ensued regarding the proposals, maximizing floor space and accessibility. Mr. Castro stated he would request a third proposal. Mr. McGuinness thought leased equipment might fall under the current maintenance budget.

NINTH ORDER OF BUSINESS**Update: ATT / Comcast Monthly Service**

Mr. Castro noted the following:

- Due to existing dedicated hardline limitations into the District, Comcast would be the better internet provider option.
- AT&T, the current phone service provider, only offers internet speeds up to 100 MB.
- A phone contract with AT&T would likely reduce the cost by 50% and offer call waiting and voicemail. The existing service has three lines; one each for the fire alarm, fax and phone.

Discussion ensued regarding faster internet speed and Comcast offering up to 1GB. Mr. Castro recommended keeping AT&T for dedicated voice and increasing the Comcast plan to the 1GB plan for faster internet.

Discussion ensued regarding the lack of a faster plan or fiber optic wiring in the community. Mr. McGuinness stated that the CDD would have to pay AT&T to run fiber optic lines. He supported Mr. Castro working to reduce costs in the short term and suggested the Board consider the District's future infrastructure and technology needs during the budget planning process and consider future options including the \$50,000 necessary for AT&T fiber optic lines, when presented.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, authorizing Mr. Castro to work with the District Manager to negotiate contracts with AT&T and Comcast, was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Operations Manager: *UNUS Property Management***

Mr. Castro reported the following:

- The outside manager was no longer employed by the District, effective this week.
- Traffic at the pool and interest in scheduling parties was increasing; \$880 was collected so far and \$1,100 was scheduled for parties in the next three months.
- Cameras and access issues would hopefully be addressed soon.
- Palm fronds are a liability at the pool. Over the weekend an extremely heavy palm frond fell and nearly injured a resident. Purchasing equipment to maintain the palms or consideration of removing them was suggested.

Discussion ensued regarding options, including maintaining or removing the palms and placing ties around the palm fronds for safety. Mr. Castro voiced his opinion that removing the palm trees would reduce liability and increase deck space, which was very limited. He would request quotes and present the options.

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

Mr. Pawelczyk stated that Governor DeSantis signed legislation that would greatly reduce civil liability and the possibility of litigation related to COVID claims, as long as the District acts in good faith and in accordance with Centers for Disease Control (CDC) guidelines.

C. District Engineer: *Alvarez Engineers*

There being no report, the next item followed.

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

Mr. Rom stated he worked with Mr. Castro to ensure that an e-blast was sent to advise residents of the new Property Manager, as requested at the last meeting.

- **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.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Rom recalled Mr. Goessel's question regarding fencing. Mr. Castro stated no response was received. Discussion ensued regarding the fence, which was on District property but was not maintained by the District. Mr. Rom would research the issue.

Mr. Castro would request quotes for gym equipment for presentation at the May 11, 2021 meeting. The questionnaire that all gym participants received would be provided for informational purposes.

TWELFTH 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 9:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair