

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 1, 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	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	Resident
Ron Kraemer	Resident
Carlos del Valle	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:42 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Resident Ron Kraemer had questions about the pool and landscape maintenance around the lakes. He wanted the 8' plantings trimmed around the lake to about the same height behind his residence, to keep walk ways unobstructed. He asked about the maintenance schedule. Mr. Rom stated that these items would be discussed later in the meeting. Mr. McGuinness stated that landscape maintenance, the pool project and the budget will be discussed later.

Another resident was also interested in hearing about the pool project and the gym.

THIRD ORDER OF BUSINESS

Ratification of First Amendment to Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement

Mr. Rom presented the First Amendment to the Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement, which reflects a 5% fee increase, which went into effect on January 1, 2022.

On MOTION by Mr. Goessel and seconded by Mr. Granobles, with all in favor, the First Amendment to the Allstate Resource Management, Inc., Aquatics Maintenance Services Agreement, reflecting a 5% fee increase, effective January 1, 2022, was ratified.

FOURTH ORDER OF BUSINESS

Discussion/Consideration

A. SOLitude Lake Management, LLC, Aeration Proposals for Lakes 3, 4, 5 and 6

Mr. Alvarez distributed updated proposals for aeration system installation services for Lakes 3, 4, 5 and 6, which reflect an increase because the cost of materials increased. The following new proposals were presented, which combined, totaled \$35,330:

- Lake 3: \$7,952
- Lake 4: \$8,774
- Lake 5: \$11,654
- Lake 6: \$6,950

• Proposals for Electrical Connections to the Aerations Systems

Mr. Alvarez presented the Power Enterprises and the TSTC proposals to provide electrical connections to the aeration systems at Lakes 3, 4, 5 and 6. The scope of services was the same for both companies and Mr. Alvarez recommended Power Enterprises.

Mr. Alvarez distributed a spreadsheet of where the Series 2020 Projects stands. There are surplus funds that the Board might want to use for other CDD improvements. The City's

approval of the Site Plan Application is pending until the permits from Southern Asphalt, Visions Pools of Miami, Miami Pool, Inc., and one other are closed.

In response to Mr. Rom's question, Mr. Alvarez stated they could reallocate the vegetation surplus funds for Lakes 3 and 5 to install aerators at Lakes 4 and 6 and towards the pool deck expansion costs.

Discussion ensued regarding the benefits of aeration systems versus fountains.

Mr. Castro stated the overall plans were to install aeration systems, plants, blue dye and littoral shelving at all four lakes. The project focused more on Lakes 3 and 5, which are problematic. He believed the Board should consider installing aerators in all the lakes, as it could reduce costs in the future. They could also consider installing fountains in the future.

The electrical costs and how often the compressor will run, were discussed.

Mr. McGuinness recommend installing compressors at Lakes 5 and 3 at an estimated additional electricity cost at \$1,000 per month for each aerator. He reminded the Board of past homeowner complaints about the odor, aesthetics and trash. It was noted that about \$1,200 per month is spent on electricity for the existing pump. A burned breaker and expending \$350 on labor to repair a pump under warranty were noted.

Concerns about monthly maintenance costs, incorporating additional costs into future budgets, voltage needed to service the aerators and fountains were discussed. The additional costs for maintenance support of all four lakes was expected to be about \$1,000 per month.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the new SOLitude Lake Management, Inc. proposals for installation of aeration systems in Lakes 3, 4, 5 and 6, in the amounts of \$7,952, \$8,744, \$11,654 and \$6,950, and Power Enterprise Corp., Estimate #238 to install electrical connections to the aeration systems in Lakes 3, 4, 5 and 6, in a not to exceed amount of \$9,775, subject to maintenance costs in a not-to-exceed amount of \$3,000 monthly, excluding electricity costs, and presenting for approval at the next meeting if amount is exceeded, was approved.

Mr. Eiras asked if a Board Member was present during the walkthrough of the lakes. The Board Members believed the walkthrough was a Legacy item and already planned, based on one

that was done before. Mr. Rom stated this instance was an oversight; he would make sure a Board Member is present when proceeding with Board directions involving walkthroughs.

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

Mr. Alvarez presented the proposals for Lakes 4 and 6 to return the top of the slope of the water's edge to the typical 4H:1V slope. He noted that Mr. Castro was present during the field inspections, which identified fill materials sliding towards the lakes over a 10-year period. He gave an overview of the restoration process.

A Board Member asked if any other lakes had the same issues and would need to be restored anytime soon.

Regarding the pricing, Mr. Alvaraz stated that he did not have anything to compare but, in his opinion, the prices are competitive. The Board discussed repairing geo-tubes and reviewed the photographs and proposals. It was noted that erosion slowed at the lake between Senora due to recent plantings and the homeowner who installed pavers on his property.

Discussion ensued regarding budget constraints, whether lake conditions are worsening or pose any danger to homes and the suggestion to proceed with the Lake 6 project and budget to do Lake 4 next year. This item was deferred to the next meeting.

On MOTION by Mr. Goessel and seconded by Ms. Figueroa, with all in favor, postponing discussions of shoreline erosion repair projects to the next meeting, while Staff prepares a budget analysis taking into consideration all other project expenditures, was approved.

It was noted that CDD's older than 20 years typically include a "Lake bank erosion repair" line item in the budget to build funds for long-term solutions. Concerns about incurring additional landscaping costs after completing the erosion repair and aeration projects and the sequence in which to commence both projects were discussed.

A Board Member asked if there is a way to minimize erosion and added weight in those areas. Mr. Castro stated he and Armando already discussed it and crews started using weed whackers and standing mowers.

C. Update: 2020 Capital Projects Fund

This item was presented during Items 4A and 4B.

D. Update: Stormwater Reporting Requirements

Mr. Rom stated that, due to recent legislation, it is necessary to engage the District Engineer to prepare and submit the 20-Year Stormwater Management Needs Analysis Report by June 30, 2022. He presented the Work Authorization letter and stated this is an unbudgeted expense. A Board Member noted the \$5,000 fee was considered reasonable.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, the Alvarez Engineers, Inc., Limited Amount Work Authorization to prepare and submit the 20-Year Stormwater Management Needs Analysis Report, in a not-to-exceed amount of 5,000, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2022-01. Seats 2, 3 and 4 will be up for election at the November 2022 General Election. Those who wish to run must apply directly with the Miami Date County Supervisor of Election’s (SOE) office or website, during the candidate qualifying period.

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Update: Pool Permit

Mr. Castro discussed difficulties getting the City Code Enforcement and Building Divisions to close out open permits for the wading pool, pool pipes, original pool permit Contractor and handicapped chair. He discussed these matters with Ms. Krystal Patterson, Director of Code Enforcement. Ms. Patterson informed him today that she applied for the pool and the handicapped chair permits and advised him that three of the four permits were closed. Since her records do not show them as closed in their system, he would provide proof tomorrow. He hoped to have all the permits closed by next week.

Mr. Goessel suggested approving funds for a low-key event for the pool reopening. The entryway sign will be used to announce reopening the pool.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, allocating \$500 towards reopening the pool, was approved.

B. Update: Pool System Upgrade Design

Mr. Castro distributed and reviewed the True Blue Pools upgraded design plan and discussed the proposed location for the new pumps, which will result in gaining 35’ feet of deck space. Costs expended for the permit, obtaining formal proposals and closing the pool for three weeks to a month to reconnect the new equipment, were discussed.

Mr. Alvarez stated the Board must approve an updated design plan and review the formal proposal, which will be required when he reapplies for the permit.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the True Blue Pools updated design plan and proposal, in a not-to-exceed amount of \$120,000, subject to Mr. Alvarez’s review and preparation of amended Site Plan to the City and the Chair working with Mr. Castro on final review, and authorizing the Chair to execute the contract agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Rom presented the following:

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

B. Approval of October 18, 2021 Regular Meeting Minutes

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, the Consent Agenda Items, as 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 reported the following:

- Armando Garcia Land Service, Inc.: Contract amended to reduce frequency of landscape maintenance around the lakes to three cuts per year; if a fourth cut is necessary, it would be an additional cost. As the red plants around the lake and high-maintenance and to possibly reduce costs, a second opinion on whether to replace them would be presented at the next meeting.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, amending the Armando Garcia Land Service, Inc., contract and the existing scope of work to include plant maintenance, was approved

- Duck removal services were suspended, due to budget constraints; other alternatives are being researched.
- The gym equipment fitness service was suspended, as in-house maintenance person is performing those duties.
- The treadmill will be used for parts.
- A handyman was engaged and working out well. A list of completed and in progress tasks was included in the Report.

Discussion ensued regarding the best way to restore the pillars to the original condition.

- A rendering to open the two doors was distributed. The handyman will construct and build planters.

Discussion ensued regarding the plans, building to code and addressing other maintenance items, some of which are the HOA's responsibility.

- Facility Rental Fees: Proposed increasing rates from \$40 to \$60 per hour.
Discussion ensued regarding initiating tiered rates and cleanup issues. A modified fee schedule would be presented at the next meeting.

On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in favor, authorizing the Operations Manager and District Counsel to prepare a redline edited version of the current Facility Rental Agreement with proposed tiered fee rates starting with \$60 per hour, was approved.

A proposal for a new playground and renderings would be presented at the next meeting.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, authorizing the District Engineer to update the Capital Projects Fund to include Lake 4 and Lake 6 as part of the aeration project, was approved.

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*

Mr. Rom distributed photographs of proposed donated gym equipment.

On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, accepting Mr. Eiras' proposed gym equipment as donated, was approved.

- **NEXT MEETING DATE: May 3, 2022 at 6:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on May 3, 2022.

There were no Supervisors' requests.

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