

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 7, 2023 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
Yoniel Boza	Resident
Arnaldo Sosa	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:33 p.m. He reported that three seats were up for election at the November 2022 General Election but only two candidates qualified to run. The Oath of Office was administered to Mr. McGuinness and Mr. Goessel prior to the meeting.

Supervisors McGuinness, Eiras, Figueroa and Goessel were present, in person. One seat will be declared vacant later in the meeting.

SECOND ORDER OF BUSINESS

Public Comments: *non-agenda items*

Mr. Castro stated that, at the last HOA meeting, a resident who thought he was at the CDD meeting commented about his backyard, the lakes and the budget.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Joe McGuinness [SEAT 2] and

Arthur “Art” Goessel [SEAT 4] (*the following to be provided in a separate package*)

This item was addressed during the First Order of Business. Mr. McGuinness and Mr. Goessel were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B, Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, Resolution 2023-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Vacant Seat 3; *Term Expires November 2026*

- A. Candidate**
 - I. Yoniel Boza**

Mr. Rom introduced Mr. Yoniel Boza and reviewed the process to fill vacant Seat 3.

Discussion ensued regarding changing the CDD meeting location and notifying residents of the vacant seat via e-blast. It was noted that the candidate qualifying period was recorded in the meeting minutes and posted on the CDD’s website and that it took six months to fill the vacant seat in 2016.

Candidate Yoniel Boza spoke about his personal and professional background.

Mr. Pawelczyk stated the nomination process is not necessary since only one candidate is being considered.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, the appointment of Mr. Yoniel Boza to fill Seat 3, was approved.

B. Administration of Oath of Office to Appointed Supervisor

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Yoniel Boza. He will review the items in the Supervisor’s package with Mr. Boza after the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Electing Certain Officers of the District; and Providing for an Effective Date

Mr. McGuinness nominated the following slate:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Art Goessel	Assistant Secretary
Mariela Figueroa	Assistant Secretary
Yoniel Boza	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Resolution 2023-02, Electing Certain Officers of the District, as nominated; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Rate Increases for District Staff

A. Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

The Board reviewed the rate increase for District Counsel’s services. Mr. Goessel felt that sufficient information was not provided.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with Ms. Figueroa, Mr. McGuinness, Mr. Eiras and Mr. Boza in favor and Mr. Goessel dissenting, the Billing, Cochran, Lyles, Mauro & Ramsey, P.A., fee increase for District Counsel Services, effective May 1, 2023, was approved. [Motion passed 4-1]

B. Alvarez Engineers, Inc.

Mr. Pawelczyk stated it will be necessary to amend the Agreement to attach the new rate schedule and include recent statutory changes, since the last change was in 2008.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the Alvarez Engineers, Inc., rate increase and authorizing Mr. Pawelczyk to amend the contract and for the Chair, or Vice Chair in the absence of the Chair, to execute the Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Custom Tree Care, Inc., First Amendment to Pre-Event Agreement for Debris Removal Services

Mr. Rom stated that, although this was approved at the last meeting, the Agreement includes the Exhibit, which is the new rate schedule.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the First Amendment to the Custom Tree Care, Inc. Pre-Event Agreement, for Debris Removal Services, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Proposals to Replace A/C Handlers

Mr. Castro stated the proposals reflect a \$2,000 increase per unit from the proposal last year and that the condition of the existing equipment has worsened.

Mr. Rom stated this is in the budget as a capital expense.

Mr. Castro responded to questions about the scope of work, consolidating mobilization costs, estimated cost savings on maintenance and electrical services and project timeline.

On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor, Power Enterprise Corp Estimates #239 and #240 to replace A/C handlers at the office and gym side, in the amount of \$21,860 and \$18,560, respectively, plus permit fees and costs and subject to Mr. Castro working with the vendor on additional mobilization cost savings, were approved.

Mr. Castro will e-blast the schedule for the upcoming project.

TENTH ORDER OF BUSINESS

Presentation of Pool Construction Plans

A. Consideration of TrueBlue Revised Proposal

Mr. Rom stated that TrueBlue emailed a new proposal that includes material and labor increases and the drainage system, for an additional \$220,000 to the original amount of \$355,572. A deposit is required. Mr. Castro expressed his opinion that this is an inflated amount, as TrueBlue is still working on outstanding items before they can provide a succinct proposal.

Discussion ensued regarding the funding spanning two fiscal years, designating funds for the pool resurfacing in the Fiscal Year 2024 budget, a suggestion to approve the expense to prevent delays in completing the project before next summer, cost and scope of work and the wall and the status of TrueBlue submitting permit plans to the City.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the TrueBlue estimated proposal, in the not-to-exceed amount of \$575,572, subject to receiving the final proposal, and authorizing the Chair and District Staff to discuss the cost increase with the District Engineer and for the District Manager to provide an update to the Board, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Amending the General Fund Portion of the Budget for Fiscal Year 2022; and Providing for an Effective Date

Mr. Rom distributed a revised amended Fiscal Year 2022 budget. This action is necessary because unexpected expenditures resulted in expenses exceeding the adopted budget.

On MOTION by Mr. Goessel and seconded by Mr. Boza, with all in favor, Resolution 2023-03, Amending the General Fund Portion of the Budget for Fiscal Year 2022; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of January 31, 2023**
Mr. Rom and Mr. Castro will work on reclassifying certain budget line items.
- B. Approval of September 14, 2022 Public Hearings and Regular Meeting Minutes**

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

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. Operations Manager: *UNUS Property Management***
Mr. Castro reported the following:
 - A proposal to replace the irrigation pump is being obtained to present at the next meeting. The anticipated cost of about \$40,000 should be shared with the Master Association.
A Board Member will provide Mr. Castro with contact information for another contractor. A Board Member voiced their opinion that funds should be assigned in Fiscal Year 2024 to replace the backflow equipment. Mr. Castro was directed to obtain proposals for the next meeting.
 - The camera system is operational.
 - All outstanding maintenance projects were completed in December.
 - Due to resident complaints, proposals are being obtained to replace some gym equipment and will be presented at the next meeting.
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
- C. District Engineer: *Alvarez Engineers, Inc.***
There were no District Engineer or District Counsel reports.
- D. District Manager: *Wrathell, Hunt and Associates, LLC***
 - **NEXT MEETING DATE: May 2, 2023 at 6:30 P.M.**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Goessel voiced his opinion that the Board should meet every other month and proposed holding a 30-minute meeting via Zoom or conference call. Mr. Pawelczyk stated that holding meetings via Zoom is no longer an option; it was only temporarily approved, via legislation, due to the pandemic.

Mr. Rom stated that updates are sent to the Board, in lieu of a meeting, unless there are business items to consider, which avoids incurring additional costs.

Mr. McGuinness agreed with scheduling quarterly meetings.

As the designated point of contact Mr. Castro advised Board Members to call him or email their questions.

Mr. Goessel suggested sending a letter asking the Master Association to install the sign promoting the Clubhouse. Ms. Figueroa suggested Mr. Goessel convey his request at the Master Association meeting; she advises homeowners to attend or email their requests, as the outcome is more favorable.

Ms. Figueroa noted inquiries about when the next food truck event will be held. Mr. Castro stated he is finalizing the schedule and information will be e-blasted soon.

Mr. McGuinness asked when the nano-bubblers will be installed in the lakes. He discussed possibly installing fountains in the lakes in the future. Mr. Castro stated due to issues with the current one Mr. Alvarez is locating a new electrical contractor to submit proposals.

For the upcoming proposed Fiscal Year 2024 budget discussions, Mr. McGuinness asked Mr. Castro to provide cost information to install a playground or splash pad in the open field.

Discussion ensued regarding splash pad maintenance costs, pickleball, using the area as a wedding venue, seeking homeowner feedback about preferred amenities, Staff touring other communities and outdated amenities.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the meeting adjourned at 8:23 p.m.</p>
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Secretary/Assistant Secretary



Chair/Vice Chair