

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on June 3, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

Joe McGuinness
Mariela Figueroa
Arthur D. Goessel

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Gregory George
Gabriella Fernandez

District Manager
District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey,
P.A.

Angel Camacho (via telephone)
Victor Castro
Luis Becerra
Sy Wilkerson

District Engineer
Field Operations
Resident/Supervisor Candidate
Resident/Supervisor Candidate

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:30 p.m. Supervisors McGuinness, Goessel and Figueroa were present. Supervisor Eiras was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; Term Expires November 2026 – candidates each have 5 minutes to present to the board (5 minutes Q&A after)

Ms. Thomas explained the protocols for the Supervisor appointment process.

A. Resume of Sy Wilkerson (will be provided under separate cover)

Mr. Wilkerson introduced himself and discussed his background and his professional experience as a project manager for a Health Care Company. He is an active member of the Stonegate community and currently serves as President of the Sonora Board of Directors, where he addresses neighborhood concerns and works to improve community communications between residents and management and build strong relationships within the subdivision. He is running for Seat 3 because he deeply cares about the well-being and progress of the community and recognizes the importance of having representation that is informed and responsive to the needs of the community. He noted the District's current challenges, from infrastructure concerns to poor communications about maintenance or landscaping decisions, and stated that, if elected, he will work to improve transparency and access to information so residents always know what decisions are being made and why.

B. Resume of Luis Becerra (will be provided under separate cover)

Mr. Becerra thanked the Board for the opportunity to address them. He has lived in the community since 2017 and he and his family enjoy the amenities, the clubhouse and walking trails. He discussed his professional background as an Internal Revenue Service (IRS) Agent/Accountant and being a small business owner and his strong understanding of financial records, budgeting and the fine points of running a business.

Mr. Wilkerson and Mr. Becerra responded to questions regarding how long they have lived in the CDD; how often they use the clubhouse; what they feel is the biggest need in the CDD and how can they improve on it; whether they think there are any issues with transparency; and their opinions about the CDD website, such as what is good about it and how it is beneficial to the residents.

The applicants exited the meeting room.

The Board and Staff discussed both candidates being well-qualified to serve on the Board, their similarities and differences and which candidate to appoint.

Mr. McGuinness nominated Mr. Becerra to fill Seat 3.

Ms. Figueroa nominated Mr. Wilkerson to fill Seat 3.

No other nominations were made.

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with Mr. McGuinness and Mr. Goessel in favor, and Ms. Figueroa dissenting, the appointment of Luis Becerra to Seat 3, was approved (Motion passed 2-1).
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The applicants re-entered the meeting room.

Ms. Thomas stated that Mr. Luis Becerra was appointed to Seat 3 and noted that in November of 2026, Seats 2, 3 and 4 will be up for election.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Appointed Qualified Elector (the following to be provided under separate cover)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Luis Becerra. She provided and explained the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-03. Ms. Figueroa nominated the following slate:

Joe McGuiness	Chair
Mariela Figueroa	Vice Chair
Alberto Eiras	Assistant Secretary
Arthur "Art" Goessel	Assistant Secretary
Luis Becerra	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Yoniel Boza	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Update: Pool Project**

Mr. Camacho stated a notice to proceed was issued to the contractor on May 28, 2025 and excavation has commenced.

Mr. Castro stated that, on May 29, 2025, Staff conducted a private utility location tour and assisted the contractor in finding all the utilities on site and disconnected the electricity to the fountain. A cable might have to be relocated and a pull box added to it to facilitate the connection. The contractor has not been able to work in the past two days, due to the rain. They will return as soon as the cable work is completed and the rain ceases.

Ms. Thomas stated Staff started receiving furniture and tile proposals and recently requested proposals with pictures, which will be forwarded to the Board.

Mr. Goessel suggested sending a monthly resident newsletter with a pool progress report.

Discussion ensued regarding chatter on social media about the pool, how much detail to publicize, posting pool updates on the CDD website, e-blasting updates and resident complaints.

SEVENTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Acceptance of Unaudited Financial Statements as of April 30, 2025**
- B. Approval of May 6, 2025 Regular Meeting Minutes**

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted, and the May 6, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports**

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

This item, previously Item 8C, was presented out of order.

Mr. Camacho stated the two change orders that were previously approved are scheduled for June 16, 2025; after which, the lake work will be completed.

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

- The contract for the new lake vendor was executed and work will commence on June 16, 2025. Allstate, the previous vendor, will be finished by June 15, 2025. Staff will meet on Thursday with the new team; they have outlined a plan to treat the algae in the lakes.
- Full approval from the Master HOA was received for the storage facility, who previously submitted a 50% deposit for the fence contractor. Once the lake project is completed, the fencing will be installed. Once the fence is installed, plants will be installed along the perimeter and the storage shed will be installed in September.
- Armando capped off the irrigation in the construction areas. Going forward, irrigation will be capped off and rerouted to come from the pump instead of from the meter. Staff anticipates a 70% cost savings on the water bill.

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

Mr. George stated his last day is June 15, 2025. He introduced Ms. Gabriella Fernandez, a new attorney, who might replace him as District Counsel.

C. District Engineer: Alvarez Engineers, Inc.

This item was presented before Item 8A.

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

- **NEXT MEETING DATE: August 5, 2025 at 6:30 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

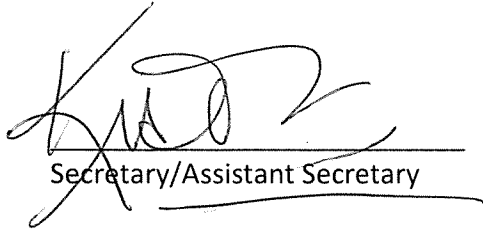
Supervisors' Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the meeting adjourned at 7:40 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair