MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on August 5, 2025 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

Joe McGuinness (via telephone)	Chair
Mariela Figueroa	Vice Chair
Arthur D. Goessel	Assistant Secretary
Luis Becerra	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Michael Pawelcyzk	District Counsel
Angel Camacho (via telephone)	District Engineer
Victor Castro	Field Operations
Gabriela Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 6:30 p.m.

Supervisors Figueroa, Goessel and Becerra were present in person. Supervisor McGuinness attended via telephone. Supervisor Eiras was absent.

SECOND ORDER OF BUSINESS **Public Comments: non-agenda items**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Discussion/Consideration: Pool Furniture Quotes/Proposals**

Mr. Castro stated he asked every vendor listed to visit to see the pool layout and the current furniture, He provided them with a plan and with Staff's vision for the pool. The vendors followed the site plan and proposed the type of furniture that they visualized would enhance the area.

Mr. Castro presented the following proposals:

A. Absolute Powder Coating Quote #13831

Total cost $81,977.

B. Beach & Patio Outdoor Living Quote MB-Maui

Total cost: $878,600

C. Dr. Strap Repair Service Proposal 10825

Total cost: $43,314

D. Roberts Aluminum Furniture Quote #10204

Total cost: $97,002.30

E. Seiden & Co Proposal

Total cost: $256,000

F. True Blue Pools Contracting, Inc., Proposal 22691-1

Total cost: $103,968.04

Mr. Castro responded to questions regarding if he personally saw any of the furniture in the proposals, if the material used is aluminum, if the furniture is stackable, if all the proposals are within the CDD's budgeted amount, if the vendors are offering warranties on the furniture, if all the furniture is manufactured in the United States and the delivery timeframe.

Discussion ensued regarding proposal markups, furniture durability, umbrellas, color scheme, price, warranty details, pool renovation project, the Seiden proposal being overbudget, if any of the vendors would offer a discount and a possible showroom visit.

Ms. Thomas stated the Board should not feel rushed to make a decision; it will take two to three meetings to complete the furniture project. She summarized that Mr. Castro will produce an excel spreadsheet with the name of the company, overall costs, total number of pieces, the warranty and notations, such as if the chairs have slings, etc. Management will coordinate with Mr. Castro to fine-tune and disseminate the spreadsheet. Supervisors will narrow down their top two or three choices, and note their preferences in colors, fabric, textures and vendor preference and forward all questions and feedback to Staff. Staff will then compile the information, contact the preferred companies and invite them to give a presentation at a future meeting.

FOURTH ORDER OF BUSINESS **Discussion/Consideration: Proposals for Malibu Bay Clubhouse Pool Area Pool Tile Replacement**

Mr. Castro presented the following:

A. Blue Power Pool, LLC Tile Proposal

Total cost: $56,000

B. True Blue Pools Contracting, Inc.

I. Proposal 22686-1 [Swimming Pool]

Total cost: $60,830.96

II. Proposal 22687-1 [Wading Pool]

Total cost: $5,793.74

Discussion ensued regarding which proposal to approve, the pool budget, a 10% contingency buffer, M&M Pool and Spa Services (M&M) being the most affordable vendor, changing the tile color, Diamond Bright™, type of tile that will be used, re-grouting, which proposal to approve and establishing a not-to-exceed (NTE) amount.

Mr. McGuinness suggested Staff negotiate with True Blue, the current contractor, and report their findings at the September meeting.

Ms. Thomas voiced her preference for M&M and reminded Mr. Castro to talk to the vendor about replacing the gutter grates, permitting, ensuring inclusivity and disposal.

Mr. Castro will negotiate with True Blue and bring tile samples to the next meeting for review and approval.

Mr. McGuinness left the call at 7:19 p.m.

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, authorizing Mr. Castro to negotiate with True Blue for a reduced not-to-exceed proposal amount of $55,000 and, if accomplished, authorizing Staff to enter into an agreement/contract with True Blue, was approved.

Mr. McGuinness returned to the meeting, via telephone, at 7:23 p.m.

FIFTH ORDER OF BUSINESS **Discussion/Consideration: Clubhouse Flooring Proposals/Quotes/Estimates**

Mr. Castro presented the following along with tile samples:

A. Architectura Group Miami (AGM) Proposal

Price: $50,940

B. E & A Marble and Tile LLC Estimate Proposal

Price: $36,553.00

C. Empire Today Est #1-8233604633

Price: $27,890.95

D. MCB Flooring and Painting INC Estimate #1027

Price: $30,421.82

Items C and D were deemed too shiny and unacceptable.

E. Penate Alfa & Omega Corp Estimate #20250731

Price: $48,985

F. Rodriguez Flooring and Services, LLC Estimates

I. #0366

Price: $31,116.80

II. #0367

Price: $7,243.90

III. #0368

Price: $7,968.29

G. Soma Construction Group INC Proposal #20250731-02

Price: $54,174

The Board and Staff discussed the flooring budget, exact area to be re-tiled, tile samples, whether to replace the baseboards, total costs, potential discounts and which proposal to approve.

Ms. Thomas summarized that Staff will obtain samples from Architectura Group Miami (AGM), E & A Marble and Tile LLC and Soma Construction Group INC to present at the next meeting. The pricing goal is a NTE amount of $60,000 for the flooring.

SIXTH ORDER OF BUSINESS **Consent Agenda Items**

A. Acceptance of Unaudited Financial Statements as of June 30, 2025

B. Approval of June 3, 2025 Regular Meeting Minutes

On MOTION by Ms. Figueroa and seconded by Mr. Goessel, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and the June 3, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Pawelczyk stated this is an annual process and gave an overview of the requirement.

Ms. Thomas presented the Fiscal Year 2026 Goals and Objectives Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains the Goals and Objectives and how the CDD will meet the goals.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

Ms. Thomas stated the Board can add or remove items from the Annual Performance Measures and Standards Reporting.

The Board's consensus was that the current form being used for Fiscal Year 2026 is fine as it is.

On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and Performance Measures/Standards & Annual Reporting Form, was approved.

- **Staff Reports - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

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

- **2025 Legislative Update**
- **Form 1 Submission and Ethics Training**

Mr. Pawelczyk introduced Ms. Fernandez, the District's new Associate District Counsel, and stated it will help reduce the District's legal expenses. He will continue to be actively involved.

Ms. Fernandez stated there are six pieces of legislative that do not directly impact the CDD but have an overlay that needs to be reported. She discussed the public records exemption, bond ratings, extended time requirement for publishing notices of rule development, enforcing penalties for not filing financial disclosures, the change order provision, and a bill encouraging local governments to obtain synthetic turf to conserve irrigation.

Ms. Thomas stated Form 1 was due by July 1, 2025. She urged the Board Members to complete the required four hours of ethics training by December 31, 2025. If needed, Staff can email links to online training to the Board.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Operations Manager: UNUS Property Management

Mr. Castro reported the following:

- A final walk-through was conducted with the lake vendor and Staff pointed out a few issues that needed to be corrected. The punch list items were subsequently corrected. The lake project is complete.
- The new lake maintenance vendor is doing a great job.
- Mr. Camacho is preparing a site plan for a fence to be installed near the shed area and will need to obtain a survey.

Ms. Thomas stated the direction would be for Mr. Camacho to obtain the cost for a survey and apprise the Board at the next meeting.

- ➢ The retaining wall project is complete and recently passed inspection.

Mr. Castro asked the Board's permission to dispose of the current pool furniture.

Discussion ensued regarding how best to dispose of the unwanted pool furniture.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, authorizing Staff to prepare a Surplus Property Resolution deeming the old pool furniture as surplus property, was approved.

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

- **2025 Legislative Update**
- **Form 1 Submission and Ethics Training**

These items were discussed following the Seventh Order of Business.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 2, 2025 at 6:30 PM [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the September 2, 2025 meeting.

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. McGuinness, with all in favor, the meeting adjourned at 8:19 p.m.

STONEGATE CDD **August 5, 2025**

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Secretary/Assistant Secretary

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Chair/Vice Chair