

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on December 2, 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
Alberto Eiras

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas (via telephone)
Raymond Passaro
Gabriela Fernandez
Angel Camacho
Victor Castro

District Manager
Wrathell Hunt and Associates LLC
District Counsel
District Engineer
Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Passaro called the meeting to order at 6:30 p.m.

Supervisors McGuinness, Figueroa, Goessel and Eiras were present. Supervisor Becerra was absent.

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items.

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration of Fill and Level
Concrete Pad at Storage Shed Area**

Mr. Castro presented the following proposals:

- **Armando Garcia Land Service, Inc. Invoices**

A. No. 764249 [Malibu Walkway Tree Removal and Stump Grinding]

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Armando Garcia Land Service, Inc., Proposal No. 764249 for Malibu Walkway Tree Removal and Stump Grinding, in the amount of \$1,500, was approved.

B. No. 764250 [Storage House Grass Removal]

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, Armando Garcia Land Service, Inc., Proposal No. 764250 for Storage House Grass Removal, in the amount of \$5,500, was approved.

It was noted that the above projects will be funded from Unassigned Fund Balance.

FOURTH ORDER OF BUSINESS

Update: Pool Furniture Vendor Visits

- **Beach & Patio Outdoor Living Proposal/Estimate**

Mr. Castro presented the Beach & Patio Outdoor Living proposal and stated, per the Board’s direction to visit showrooms of the companies that provided pool furniture proposals, he visited all five and narrowed it down to three vendors that are actual manufacturers and based in Florida. The three vendors provided loungers for sampling. After testing the loungers individually, the Board Members unanimously preferred Beach & Patio, which he thinks is the most superior product and most affordable.

Discussion ensued regarding vendor price comparisons, the 10-year warranty, the layout, furniture color and fabric, and materials such as Eco-Wood, sling, wheels, etc.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the Beach & Patio Outdoor Living Proposal, in the amount of \$79,520, and authorizing District Counsel to prepare a Small Project Agreement including the warranty, was approved.

Discussion ensued regarding the double-loungers, upgrading the wood for the grill area and a funding source.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Passaro presented Resolution 2026-01. Seats 2, 3 and 4 currently held by Mr. McGuinness, Mr. Becerra and Mr. Goessel respectively will be up for election in November 2026 General Election.

On MOTION by Mr. McGuinness and seconded by Mr. Eiras, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of October 31, 2025**
- B. Approval of September 2, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted, and the September 2, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Operations Manager: UNUS Property Management**

Mr. Castro reported the following:

- Staff recently obtained a proposal to construct a driveway to access the storage shed, wherein permits must be obtained. The contractor, as a general contractor, agreed to pull the permits for the project.

➤ The proposal includes all the work that needs to be done with regard to the driveway and the concrete for the structural work.

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

This item, previously Item 7C, was presented out of order.

Mr. Camacho stated the proposal was received prior to the meeting and includes the construction and permitting of the access for the driveway to the storage facility. This is a design-build firm consisting of engineers as well as contractors. The cost is \$24,000 to produce engineering plans for the storage facility, which must be signed, sealed and submitted for permitting.

Discussion ensued regarding the scope of work, contingencies, construction costs, permit fees, total project costs, drainage system, the driveway, pavers, the concrete slab, storage shed, privacy plants, Shed Depot and obtaining additional proposals.

Mr. Camacho will obtain two itemized proposals for the driveway project; one with concrete and one with pavers to present to the Board at the next meeting.

• **Update: Malibu Bay Clubhouse Pool Project Schedule**

Mr. Camacho presented the Malibu Bay Clubhouse Pool Project Schedule and discussed the completion timeframe.

Discussion ensued regarding the pool delays, change order adjustments, tile installations, construction and permitting delays, if the vendor can be held liable for the project delays and District Counsel reviewing the Agreement for the project timeline.

Mr. Camacho will obtain documentation related to the pool construction delays from the pool vendor and present it at the next meeting.

Ms. Fernandez will review the agreements for the pool project to see if there is any information regarding time of completion and any potential damages if the completion date is not met.

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

Ms. Fernandez reminded Board Members to complete the required four hours of ethics training by December 31, 2025.

Ms. Fernandez stated she will draft the project agreement for the furniture proposal and review the pool contract for provisions on completion and potential liquid damages.

C. District Engineer: Alvarez Engineers, Inc.

- **Update: Malibu Bay Clubhouse Pool Project Schedule**

This item was presented following Item 7A.

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

- **NEXT MEETING DATE: January 6, 2026 at 6:30 PM**
 - **QUORUM CHECK**

The next meeting will be on January 6, 2026, unless cancelled. If cancelled, the next meeting will be held on February 3, 2026.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McGuinness noted that the Christmas lights were illuminated one week after neighboring communities.

Mr. Castro ensured that, going forward, the holiday decorations will be installed a week prior to Thanksgiving.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, the meeting adjourned at 7:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair