

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on March 3, 2026 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present:

Mariela Figueroa
Luis Becerra
Alberto Eiras

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas
Gabriela Fernandez
Angel Camacho
Victor Castro
Robert Delgado (via telephone)
Linda Kraemer
Ron Kraemer
R. Duran

District Manager
District Counsel
District Engineer
Field Operations
Rock Power
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

Public Comments: non-agenda items

Resident Linda Kraemer voiced her frustration about the lack of progress on the community pool, which has been sporadically closed for over three years. She asked about the work schedule, worker accountability and when the permit clearance was granted. She asked for a copy of the contract.

Ms. Thomas stated the pool contract is a public record and residents can obtain copies by emailing her directly at Management's office.

- **Update: Clubhouse Pool Project**

This item, previously the Sixth Order of Business was presented out of order.

Robert Delgado, of Rock Power, stated his company was recently hired to take over the pool project to bring it to completion. He discussed having to resolve several issues with City of Homestead officials involving plans and permits, rain delays, and issues with subcontractors. He concluded that, after recent conversations with the general contractor overseeing the project, there has been progress. Workers are being more productive than before and he will continue to push the subcontractors to finish the pool.

Asked if the work is still on target to be substantially completed by the end of April 2026, Mr. Delgado replied affirmatively.

Mr. Camacho stated, regarding permits, zoning modifications were necessary, which took over 1½ years to be approved. The last permit was issued at the end of April or early May 2025; a notice to commence construction was issued on May 20, 2025.

In response to a question, Mr. Camacho stated the project should have been completed in December 2025, but progress was slowed due to a survey of the retaining wall, rain delays, and subcontractor issues. Since Rock Power took over the project from TrueBlue, there has been noticeable progress in the past month. Mr. Castro stated Mr. Delgado has been very helpful to the District in managing the paver removals and waiving \$3,500 in costs.

Resident Ron Kraemer noted that the pool has been officially shut down for two years and asked why crews have been working only on weekends instead of during the week.

Mr. Delgado explained that work lapses are typical in pool renovations because of periodic inspections. He discussed the next steps in the repair project, including the drainage structures and procuring pavers. He assured everyone that he is at the helm of the pool project and will see it to the end. The goal is to have the pool completed by the end of April 2026.

Discussion ensued regarding the previous CDD Board, closing permits, the actual start date after the notice to commence was issued, the remedial work that must be done, and the City of Homestead.

Ms. Thomas stated, because of issues with the City, it is easier to build a new pool than it is to rebuild a pool. She suggested Mr. Delgado speak with Mr. Castro or Mr. Camacho each week and that Staff send brief e-blast updates to the community after conferring with Mr. Delgado.

The Board was receptive to Ms. Thomas' suggestion.

Discussion ensued regarding the CDD meeting schedule, information that can be found on the CDD website, the Association, the City of Homestead website, accountability, permitting issues, the work schedule, funds needed to order the pavers, and planning a grand opening.

Ms. Thomas stated, to finish the update in relation to the clubhouse pool project, two of the pending pay applications are \$24,300 from November 2025 and \$114,608.26 for January billing.

Discussion ensued regarding forwarding resident correspondence, lag time, materials, labor, whether to approve the pay applications, change orders, and the remaining balance on the project.

The Board directed Staff to discuss this item with them prior to the next meeting and before releasing the pay applications.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Arthur Goessel [Seat 4]

Ms. Thomas presented Arthur Goessel's resignation from Seat 4.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the resignation of Arthur Goessel from Seat 4, was accepted.

The Board asked for an e-blast to be sent to the residents announcing the vacant seat and urging interested candidates to forward their information to Management. The e-blast will be sent twice.

FOURTH ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2026

- **Administration of Oath of Office (the following will be provided in a separate package)**

- 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 Officers**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Update: Clubhouse Pool Project

This item was addressed following the Second order of Business.

SEVENTH ORDER OF BUSINESS

Discussion: FY2027 Field Operations Budget

Ms. Thomas reviewed current and future projects and asked for Board feedback regarding assessment levels for Fiscal Year 2027.

Discussion ensued regarding change orders, completed projects, future projects, the Field Operations budget, capital projects, unassigned fund balance of \$254,000, and whether to increase assessments or keep them flat.

The Board consensus was to keep assessments flat.

Ms. Thomas will inform Mr. McGuinness of the Board's decision.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Thomas noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Eiras and seconded by Mr. Becerra, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Consent Agenda Items

A. Acceptance of Unaudited Financial Statements as of January 31, 2026

B. Approval of December 2, 2025 Regular Meeting Minutes

On MOTION by Mr. Eiras and seconded by Ms. Figueroa, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted; and the December 2, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: UNUS Property Management

Mr. Castro stated he convinced the Master Association to procure the electrical panel for the irrigation pump.

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

- **Consideration of Adjustment to District Counsel Fee Structure**

Ms. Fernandez presented a letter from Mr. Pawelczyk regarding the need to adjust District Counsel’s Fee Structure. The new fee structure will be effective October 1, 2026.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, the Adjustment to District Counsel Fee Structure, was approved.

C. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho reported the following:

- The pay applications will be processed once all the pool documents are received from the vendor.
- Raptor Vac started stormwater maintenance cleaning for Quad B in Ventura.
- Work with Mr. Delgado and Rock Power to forward weekly updates will continue.

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

Ms. Thomas stated the proposed Fiscal Year 2027 budget will be presented at the May 5, 2026 meeting.

- **NEXT MEETING DATE: April 7, 2026 at 6:30 PM**
 - **QUORUM CHECK**

The next meeting will be held on April 7, 2026, unless canceled.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

The Board asked Staff to continue pressing for results and accountability from the pool contractors and vendors.

TWELFTH ORDER OF BUSINESS


Adjournment

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, the meeting adjourned at 7:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair