

Stonegate Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://stonegatecdd.net/>

April 28, 2026

Board of Supervisors
Stonegate Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on May 5, 2026 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. 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 2025/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
4. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. Update/Ratification: Clubhouse Pool Project Requisitions/Payments
 - Rock Power Paving Corp. Change Order Number 01
 - Rock Power Paving Corp. Change Order Number 02

6. Discussion/Consideration/Update: Stormwater Sewer Maintenance, Cleaning and Repairs
 - A. PRBs Phase 1
 - B. Raptor Vac-Systems, Inc. Proposals
 - I. Pipeline Improvement Work [Pipe Repair]
 - II. Storm Drain Maintenance [Baffle Replacement]
7. Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
8. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an effective Date
9. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2026
 - B. Approval of March 3, 2026 Regular Meeting Minutes
10. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Community Notice: Open CDD Board Position
 - NEXT MEETING DATE: June 2, 2026 at 6:30 PM

○ QUORUM CHECK

SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LUIS BECERRA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARIELA FIGUEROA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

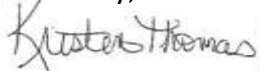
- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

11. Supervisors' Requests

12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 866 4977