MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on May 5, 2026 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
Luis Becerra	Assistant Secretary
Alberto Eiras	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Gabriela Fernandez	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations

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

Ms. Thomas called the meeting to order at 6:33 p.m.

Supervisors Figueroa, Becerra and Eiras were present. Supervisor McGuinness attended via telephone. 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 4; Term Expires November 2026**

Ms. Thomas noted that a letter was forwarded to residents regarding the Board vacancy. Per the Board's discretion, Staff will re-circulate the letter at the end of the month, prepare a package of the responses, and add this item to the August agenda.

Mr. Castro stated, thus far, four residents have expressed interest in serving on the Board. Asked which communities the four interested candidates reside in, Mr. Castro stated Senora, Mendicino and 3 Villas.

- **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.

FOURTH 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.

FIFTH ORDER OF BUSINESS **Update/Ratification: Clubhouse Pool Project Requisitions/Payments**

A. Rock Power Paving Corp. Change Order Number 01

B. Rock Power Paving Corp. Change Order Number 02

Mr. Camacho provided updates regarding the pool and related fencing project.

Ms. Thomas stated Change Order Number 01 states that the contract time is being delayed and Change Order Number 02 outlines the not-to-exceed cost increase for the pool project from $55,000 to $57,844.86.

Asked when the pool will be completed, Mr. Camacho stated in mid-June. Asked when the pool furniture will be delivered, Mr. Camacho stated on May 20th.

Discussion ensued regarding the change orders, project delays due to the pool contractor being understaffed, permitting, and whether the District Engineer can provide more frequent updates to the Board.

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, Rock Power Paving Corp. Change Order Number 01 and Change Order Number 02, were approved.

Mr. McGuinness asked if payment can be reversed or deducted if the pool project is not completed by May 12, 2026. Ms. Fernandez stated the CDD cannot withhold payment.

Ms. Thomas stated an additional $151,000 will be released tomorrow and, after that, all additional payments will be held until the project is complete.

Mr. Camacho stated that $273,000 will be held until completion of the project.

Mr. McGuinness directed Staff not to make any additional payments until the project is substantially complete.

SIXTH ORDER OF BUSINESS **Discussion/Consideration/Update: Stormwater Sewer Maintenance, Cleaning and Repairs**

Mr. Camacho stated, once Raptor-Vac finished cleaning Pod B, they noticed that a large amount of debris went back into the pipelines and forwarded proposals for the repairs. He presented the following repair proposals:

A. PRBs Phase 1

B. Raptor Vac-Systems, Inc. Proposals

Discussion ensued regarding the photographs, scopes of work and proposal costs.

I. Pipeline Improvement Work [Pipe Repair]

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, the Raptor Vac-Systems proposal for pipeline improvement work, in a not-to-exceed amount of $2,700, was approved.

II. Storm Drain Maintenance [Baffle Replacement]

> **On MOTION by Mr. Beccera and seconded by Mr. McGuinnes, with all in favor, the Raptor Vac-Systems proposal for storm drain maintenance/baffle replacement, in a not-to-exceed amount of $11,890, was approved.**

SEVENTH ORDER OF BUSINESS **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**

Ms. Thomas presented Resolution 2026-03. She and Mr. Castro reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

Discussion ensued regarding whether to remove the littoral plants and resod along the lakes, resident complaints about algae, the aerators, a broken irrigation pump in one lake, electrical issues in the decorative fountain, establishing not to exceed (NTE) amounts for needed repairs, special event costs, a July 4th grand re-opening party, and the need to replace the roof over the barbecue area.

Mr. Castro presented a $3,600 proposal to repair the irrigation pump, an $1,800 estimate to repair the decorative fountain and an $18,000 roof replacement proposal from Pearl Roofing for the barbecue area roof.

> **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, repairing the irrigation pump and light, in a not-to-exceed amount of $3,600, and authorizing Staff to obtain additional quotes, was approved.**

> **On MOTION by Mr. McGuinness and seconded by Mr. Becerra, with all in favor, decorative fountain repairs, in a not-to-exceed amount of $1,800, and authorizing Staff to obtain additional quotes, was approved.**

> **On MOTION by Mr. McGuinness and seconded by Mr. Becerra, with all in favor, authorizing replacement of the barbecue area roof, in a not-to-exceed amount of $20,000, and authorizing Mr. Castro to work with Pearl Roofing on the project, was approved.**

The following changes were made to the proposed Fiscal Year 2027 budget:

- Under "Drainage Repairs": Insert $2,700 in the projected through 9/30/2026 column and change $25,000 in the Proposed Budget column to 0.
- Move "Stormdrain maintenance plan" from the Clubhouse category to the Field Operations category and, in the projected through 9/30/2026 column, change $26,395 to $11,000.
- Under "Total field operations": Change Projected through 9/30/2026 from $157,101 to $159,801 and change Proposed Budget column from $293,298 to $268,295.
- Under "Special events": Increase Proposed budget column from $45,000 to $55,000.
- Under "Replacement roof – barbecue": Insert $20,000 in Projected column and change Proposed budget column from $18,000 to 0.
- Under "Total clubhouse": Change projected column from $939,119 to $959,119 and change Proposed Budget column from $663,235 to $673,235.

Mr. McGuinness asked about the backflow preventers for the Clubhouse and voiced his opinion that it may be a liability for the District at some point. Mr. Castro will check his records and provide an answer at the next meeting.

Ms. Thomas stated Staff will work together to keep the assessments flat, year-over-year.

Mr. Castro will obtain a proposal from Armando to remove the littorals and resod the lakes, in phases, and report his findings before the budget adoption meeting.

On MOTION by Ms. Figueroa and seconded by Mr. Eiras, with all in favor, Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2026 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **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

Ms. Thomas presented Resolution 2026-04.

> **On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, 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, was adopted.**

NINTH ORDER OF BUSINESS **Consent Agenda Items**

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

B. Approval of March 3, 2026 Regular Meeting Minutes

> **On MOTION by Ms. Figueroa and seconded by Mr. McGuinness, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted; and the March 3, 2026 Regular Meeting Minutes, as presented, were approved.**

TENTH ORDER OF BUSINESS **Staff Reports**

A. Operations Manager: UNUS Property Management

There was no report.

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

Ms. Fernandez reminded the Board Members to file Form 1 by July 1, 2026.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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**

The next meeting will be held on June 2, 2026, unless canceled.

All Supervisors confirmed their attendance at the June 2, 2026 meeting.

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

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Figueroa and seconded by Mr. Becerra, with all in favor, the meeting adjourned at 8:13 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair