

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/>

June 16, 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 June 23, 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
 - Rock Power Paving Corp. Application and Certificate for Payment No. 8
6. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates

- A. Consideration of Resolution 2026-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
7. Consent Agenda Items
- A. Acceptance of Unaudited Financial Statements as of May 31, 2026
 - B. Approval of May 5, 2026 Regular Meeting Minutes

8. Staff Reports

- A. Operations Manager: *UNUS Property Management*
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - 2026 Legislative Update
- C. District Engineer: *Alvarez Engineers, Inc.*
 - Site Cleaning and CCTV Report, Issues
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Community Notice: Open CDD Board Position
 - NEXT MEETING DATE: August 4, 2026 at 6:30 PM (*Adoption of FY2027 Budget*)

○ QUORUM CHECK

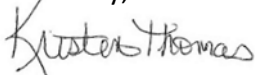
SEAT 1	ALBERTO EIRAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE MCGUINNESS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LUIS BECERRA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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*)

9. Supervisors' Requests

10. 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