

**MINUTES OF MEETING
STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held on Wednesday, July 26, 2017 at 6:30 p.m. at the Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida.

Present were:

Tom White	Chairman
Daniel Dennis	Vice Chairman
Hector Clemente	Secretary
Haile Andarge	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group
Chuck Walter	District Manager
Scott Clark	Attorney
Russell Simmons	Field Operations Manager
Residents	

The following is a summary of the minutes and actions taken at the July 26, 2017 Stoneybrook West Board of Supervisors meeting.

FIRST ORDER OF BUSINESS
SECOND ORDER OF BUSINESS

Call to Order
Roll Call

Mr. Moyer called the meeting to order and stated the record will reflect all supervisors are present with the exception of Ms. Branco.

- The Board requested a letter be sent to Ms. Branco regarding her availability to continue serving on the Board.

THIRD ORDER OF BUSINESS

Approval/Additions to Agenda

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Public Comment Period

- George Morgan voiced concern with drainage issues in his backyard.

- Robert Crespin commented on drainage issues on his property.
- Staff will follow up and have the manhole cleaned out.
- Bob Kasch commented on flooding in the area.
- General maintenance issues were addressed.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Election of Officers – Resolution 2017-7

Mr. Moyer commented that with the appointment of a new supervisor the Board can consider Resolution 2017-7 designating officers. Currently, Mr. Clemente is Chairman; Mr. White is Secretary; and Mr. Dennis is an Assistant Secretary. Severn Trent employees responsible for the accounting and payment of invoices are the Treasurer and Assistant Treasurer.

- Discussion ensued with regards to designating officers.

Mr. Clemente nominated Tom White as Chairman and Mr. Dennis seconded the nomination.

- Mr. Dennis was nominated Vice Chairman.
- Mr. Clemente was nominated Secretary and Mr. Andarge an Assistant Secretary.

On MOTION by Mr. Clemente seconded by Mr. Dennis with all in favor Resolution 2017-7 designating Tom White Chairman; Daniel Dennis Vice Chairman; Hector Clemente Secretary; Haile Andarge and Gabriella Branco Assistant Secretaries; Chuck Walter Treasurer; and Stephen Bloom Assistant Treasurer was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt Fiscal Year 2018 Budget

A. Fiscal Year 2018 Budget

Mr. Moyer reviewed the fiscal year 2018 budget.

- There is no proposed increase in non-ad valorem assessments.

Mr. White opened the budget public hearing.

- The installation of an additional fountain and aeration pumps for midge control was discussed.
- It was noted there is enough in the fund balance to cover this cost if desired.

Mr. Clemente MOVED to spend \$500 for an assessment survey on aeration.

- There was agreement that instead of a survey, staff will check with the University of Florida IFAS to see if a study on midges and aeration is available.
- Mr. White commented on lake maintenance.

B. Consideration of Resolution 2017-5 Adopting the Budget

Hearing no public comments; the public hearing was closed.

- The option of refinancing bonds was discussed.
- It was noted that this process can begin within a 90 day window of May 1, 2018.

On MOTION by Mr. Dennis seconded by Mr. Clemente with all in favor Resolution 2017-5 the annual appropriation resolution of the Stoneybrook West Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018 was adopted.

C. Consideration of Resolution 2017-6 Levying the Assessments

On MOTION by Mr. Clemente seconded by Mr. White with all in favor Resolution 2017-6 imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted.

SEVENTH ORDER OF BUSINESS

Approval of the May 24, 2017 Meeting Minutes

Mr. Moyer stated each Board member received a copy of the minutes of the May 24, 2017 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. White seconded by Mr. Clemente with all in favor the minutes of the May 24, 2017 meeting were approved.

EIGHTH ORDER OF BUSINESS

Discussion of Engineering Services

Mr. Moyer presented the proposal from Hanson, Walter & Associates, Inc. for consideration by the Board.

- Hanson Walter & Associates, Inc. are a local firm who provide engineering services for Celebration.
- The agreement is based on an hourly rate for as needed services.
- District Counsel noted the agreement has a thirty day termination provision *with cause* and he would amend that to be *with or without cause*.

On MOTION by Mr. White seconded by Mr. Clemente with all in favor the agreement with Hanson, Walter & Associates with said revision was accepted.

NINTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

Mr. Moyer reviewed the June 30, 2017 financial statements which were included in the agenda package.

- Except for a few thousand dollars, all of the non-ad valorem assessments have been collected.
- On the operating side we are under budget by \$21,000 and on the field side under budget by \$5,166.
- Through the first nine months of the fiscal year, the District is \$27,000 under budget which at the end of the year falls back to the fund balance. This will give you the authority to do special projects.

On MOTION by Mr. Dennis seconded by Mr. Clemente with all in favor the June 30, 2017 Financial Statements were approved.

B. Fiscal Year 2018 Proposed Meeting Schedule

Mr. Moyer presented the fiscal year 2018 proposed meeting schedule.

On MOTION by Mr. Clemente seconded by Mr. Andarge with all in favor the fiscal year 2018 meeting schedule was approved as presented.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Stormwater System Maintenance Obligations

Mr. Clark commented that the rate on the 2008 bonds is 5.5%. If rates remain down, there would be a substantial savings in refinancing.

Mr. Clark provided a summary of the stormwater system maintenance obligations; a copy of which is attached for the record.

- Discussion ensued with regards to maintenance responsibility of the golf course entity.
- Generally, what we are doing is correct, the Master Association handles the street associated drainage structures; and the CDD handles the ponds and the pipes; and the structures between the street and the ponds.
- The section on the Declaration cites the provisions about the Golf Club obligations to maintain to the water for the ponds adjacent to the golf course.
- District Counsel will draft a letter from the HOA/CDD to the Golf Club outlining the findings in his report.

B. Engineer

There not being any, the next item followed.

C. Field Operations Manager

- i. Field Management Report**
- ii. Action Items**
- iii. Resident Request Log**
- iv. Brightview Landscape Report**
- v. Vertex Water Features Report**
- vi. Southern Mosquito Control Report**

- The monthly Field Management Reports were included in the agenda package.

ELEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Clemente commented he has plats showing the HOA, CDD and Golf Club property ownership.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

July 26, 2017

Stoneybrook West CDD

On MOTION by Mr. Dennis seconded by Mr. White with all in favor the meeting was adjourned.



Hector Clemente
Secretary



Tom White
Chairman