

**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 29, 2015 at 6:30 p.m. at the Town Center, 1201 Black Lake Boulevard, Winter Garden, Florida.

Present were:

| | |
|-----------------|---------------------|
| Hector Clemente | Chairman |
| Matthew Matin | Vice Chairman |
| Tom White | Secretary |
| Todd Gretton | Assistant Secretary |
| Daniel Dennis | Assistant Secretary |

Also present were:

| | |
|----------------|-----------------------------------|
| Gary L. Moyer | Moyer Management Group |
| Chris Hamilton | Attorney |
| John Florio | District Engineer (via telephone) |
| Brian Smith | Field Operations Manager |

The following is a summary of the minutes and actions taken at the July 29, 2015 Stoneybrook West Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order and stated the record will reflect all supervisors are present.

THIRD ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt Fiscal Year 2016 Budget

A. Fiscal Year 2016 Budget

Mr. Moyer reviewed the proposed budget which was previously approved at the last meeting. There is no assessment increase in the fiscal year 2016 budget; a copy of which is attached for the record.

The public hearing was opened. There being no public comments the hearing was opened for Board discussion.

B. Consideration of Resolution 2015-4 Adopting the Budget

Mr. Moyer presented Resolution 2015-4 for adoption.

On MOTION by Mr. White seconded by Mr. Clemente with all in favor Resolution 2015-4 relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 was adopted.

C. Consideration of Resolution 2015-5 Levying the Assessments

Mr. Moyer presented Resolution 2015-5 which will be sent to the Property Appraiser and Tax Collector advising them to levy these assessments on the real estate tax bills of Orange County.

On MOTION by Mr. White seconded by Mr. Gretton with all in favor Resolution 2015-5 imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

Mr. Moyer reviewed the financial statements through June 30, 2015 which were included in the agenda package.

- 100% of the non-ad valorem assessments have been collected through this timeframe.
- The District is \$984 over in operations and maintenance for its prorated budget for the nine months which ended June 30th.

B. Check Register and Invoices

The check register for the period May 1, 2015 to June 30, 2015 was included in the agenda package.

On MOTION by Mr. Clemente seconded by Mr. Dennis with all in favor the May 1, 2015 – June 30, 2015 check register and invoices were approved.

C. Meeting Schedule for Fiscal Year 2016

Mr. Moyer presented a meeting schedule for fiscal year 2016 based on the current schedule.

On MOTION by Mr. White seconded by Mr. Gretton with all in favor the fiscal year 2016 meeting schedule was approved as presented.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Hold Harmless Agreement

Mr. Hamilton commented on the golf course retrieval of golf balls liability issue and presented a Hold Harmless Agreement which requires the golf course to acknowledge divers are going in to retrieve golf balls at their own risk; that they will indemnify the District from any injuries that may result; and that they have insurance to cover this.

- Mr. White suggested this item be tabled in order to review the covenants.
- Discussion ensued with regard to the Hold Harmless Agreement.
- Mr. Martin requested that the indemnification paragraph include a phrase that *indemnifies us, the District, for its own negligence.*
- Mr. Moyer confirmed that the golf course was notified of the District's meeting schedule and were invited to attend said meetings. There has been no response from them.

Mr. White MOVED to table approval of the Hold Harmless Agreement until the next meeting in order to review the covenants and Mr. Gretton seconded the motion.

Discussion ensued and Mr. Gretton withdrew his second on the prior motion.

- It was suggested the Board authorize the Chair to execute the agreement with revisions as discussed.

- Mr. White feels the golf course operators are not good neighbors.

On MOTION by Mr. Dennis seconded by Mr. Gretton with Mr. Clemente, Mr. Matin, Mr. Gretton and Mr. Dennis in favor and Mr. White opposed the Hold Harmless Agreement with the golf course was approved with revisions; *indemnifying the District from full negligence* as discussed.

B. Engineer

- Mr. Florio reported the work identified on the punch list has been completed. A meeting will be scheduled with the Water Management District to transfer two operation and maintenance permits; one to the HOA and the other to the District for their responsibilities based on the mapping which is being completed.
- Signatures from the Chair authorizing the Water Management District to issue those two operation and maintenance permits to the two entities will be required.
- There was Board consensus to authorize the Chair to execute the necessary permit documents on behalf of the District.

C. Field Operations Manager

- i. **Field Management Report**
- ii. **Action Items List**
- iii. **Residential Call Log**
- iv. **Aquatic Systems Report**
- v. **Vertex Water Features**
- vi. **ValleyCrest Landscape Report**
- vii. **Southern Mosquito Control Services Report**

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

- Mr. Smith commented that the backup area to GC3 pond on the northwest corner is overgrown. He noted a one-time bush hogging was done; and asked if the Board wanted this done again at a cost of \$250.
- The cost to maintain this area on a regular basis, every four months, three times a year, would be approximately \$750.
- Discussion ensued with regard to property ownership and maintenance responsibility.
- Mr. Clemente will contact the County Public Works Department to request they mow the area; and if he does not hear from them by Friday he recommends the District mow the area for the \$250 cost.

- It was suggested the mowing bill be sent to the County for payment.

On MOTION by Mr. Gretton seconded by Mr. Dennis with all in favor to reach out to the County to maintain the GC3 area; and if no response the District will perform the maintenance as discussed and send the bill to the County for payment was approved.

- Landscape and pond maintenance questions and comments were addressed including the vacant lot; midge control; and installing fountains.
- It was suggested that if funds are available next year installation of fountains can be considered.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Matin questioned if any issues resulted from the heavy rains. Mr. Smith commented the only concern is GC13 the small triangular pond on Black Lake where they had cut the grates and they get clogged constantly. Mr. Clemente commented the grates were cut due to road flooding. Mr. Smith will monitor this.

TENTH ORDER OF BUSINESS

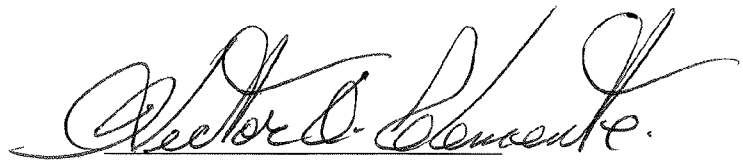
Adjournment

There being no further business,

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



Tom White
Secretary



Hector Clemente
Chairman