

**MINUTES OF MEETING  
STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Stonegate Preserve Community Development District was held on June 1, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 A.M., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd., Bradenton, Florida 34211.

**Present at the meeting were:**

Kelly Evans	Chair
Laura Coffey	Vice Chair
Lori Campagna	Assistant Secretary
Christopher Smith	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Lindsay Whelan (via telephone)	District Counsel
Strickland Smith (via telephone)	Interim District Engineer
Steve Sanford	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:25 a.m. He recapped the results of the Landowners' Election, held just prior to this meeting, as follows:

Seat 1	Kelly Evans	418 votes	4-Year Term
Seat 2	Laura Coffey	418 votes	4-Year Term
Seat 3	Lori Campagna	417 votes	2-Year Term
Seat 4	Ben Gainer	417 votes	2-Year Term
Seat 5	Christopher Smith	417 votes	2-Year Term

Ms. Kelly Evans, Ms. Laura Coffey, Ms. Lori Campagna and Mr. Christopher Smith, named in the Petition to Establish the District as Initial Board Supervisors and elected at the Landowners' Election, were present, in person. Mr. Ben Gainer, also named in the Petition to

Establish the District as an Initial Board Supervisor and elected at the Landowners’ Election, was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Evans, Ms. Coffey, Ms. Campagna and Mr. Smith.

Mr. Wrathell provided and he and Ms. Whelan discussed the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-01. The results of the Landowners’ election were announced during the First Order of Business.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-02. Ms. Coffey nominated the following slate of officers:

Chair	Kelly Evans
Vice Chair	Laura Coffey
Secretary	Craig Wrathell
Assistant Secretary	Lori Campagna
Assistant Secretary	Christopher Smith
Assistant Secretary	Ben Gainer
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) would offer a discounted Management Fee of \$2,000 per month until bonds are issued.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

- B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *Kutak Rock LLP***

Mr. Wrathell presented Resolution 2022-04 and the Kutak Rock LLP Retention and Fee Agreement.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

- C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-05.

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, Resolution 2022-05, Designating Lindsay Whelan as Registered Agent and Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer for the Stonegate Preserve Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *Heidt Design, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, Resolution 2022-06, Appointing Heidt Design, LLC as Interim District Engineer for the Stonegate Preserve Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members elected to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member.

**On MOTION by Ms. Campagna and seconded by Ms. Coffey, with all in favor, acceptance of Board Member compensation, was approved.**

**G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred.

**H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2022-08.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.**

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

**I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-09.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

**J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-10. The consensus was that all records would be retained.

**On MOTION by Ms. Evans and seconded by Mr. Smith, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Ms. Campagna and seconded by Ms. Evans with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

The consensus was that price would be an included criteria for auditing services.

- N. Strange Zone, Inc., Quotation #M22-1020 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Strange Zone, Inc., Quotation #M22-1020 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

- O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell presented the ADA Site Compliance proposal.

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.**

- P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.



Mr. Wrathell presented Resolution 2022-13.

Discussion ensued regarding Public Hearing dates. The consensus was to hold the Assessment Public Hearing on July 15, 2022 at 11:30 a.m., and hold the Rule Development Public Hearing on August 19, 2022 at the Harrison Ranch Clubhouse.

**On MOTION by Ms. Campagna and seconded by Ms. Evans with all in favor, Resolution 2022-13, To Designate Date, Time and Place of August 19, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-14.

The following will be inserted into the Fiscal Year 2022 and 2023 Meeting Schedules:

DATES: Third Friday of the month

TIME: 11:30 AM

LOCATION: Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated new legislation requires CDDs to prepare a 20-year Stormwater Management Needs Analysis Report to document the CDD’s anticipated future stormwater system needs. A letter will be submitted stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

**A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. Funding requests will be sent to Ms. Evans.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna with all in favor, Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

**A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-18. He reviewed the proposed Fiscal Year 2022 budget, which will be a partial-year, Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Ms. Evans and seconded by Mr. Smith, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219; and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement. The Agreement would be amended to include the updated Lennar address.

**On MOTION by Ms. Evans and seconded by Ms. Coffey with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, as amended, was approved.**

**C. Resolution 2022-19, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-19. He presented the proposed Fiscal Year 2023 budget, which will be Landowner-funded, with expenses funded as they are incurred.

Discussion ensued regarding construction, the need for landscaping and irrigation, finalizing the Operations & Maintenance (O&M) portion of the budget and possible other additions.

Mr. Wrathell stated that the proposed budget can be changed, adjusted, increased and/or decreased until it is adopted at the Public Hearing.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-19, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219, and Providing for an Effective Date, was adopted.**

**D. Fiscal Year 2022/2023 Budget Funding Agreement**

Mr. Wrathell presented the Budget Funding Agreement. The Agreement would be amended to include the updated Lennar address.

**On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, as amended, was approved.**

**E. Resolution 2022-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2022-20.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- F. **Resolution 2022-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- G. **Resolution 2022-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

**On MOTION by Ms. Coffey and seconded by Mr. Smith, with all in favor, Resolution 2022-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- H. **Resolution 2022-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

**On MOTION by Ms. Coffey and seconded by Mr. Smith, with all in favor, Resolution 2022-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- I. **Resolution 2022-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-24.

**On MOTION by Ms. Coffey and seconded by Mr. Smith, with all in favor, Resolution 2022-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

- J. **Resolution 2022-25, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-25.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-25, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**K. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement. The Agreement would be amended to include the updated Lennar address.

**On MOTION by Mr. Smith and seconded by Ms. Coffey, with all in favor, the Bond Financing Team Funding Agreement, as amended, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/ Investment Banker: *FMSbonds, Inc.***

Mr. Wrathell presented the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services and G-17 Disclosure, were approved.**

**II. Bond Counsel: *Greenberg Traurig, PA***

Mr. Wrathell presented the Greenberg Traurig, PA Bond Counsel Agreement.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, the Greenberg Traurig, PA Bond Counsel Agreement, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***

Mr. Wrathell presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent and Registrar Agreement.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2022-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-26. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-26, Designating a Date, Time, and Location of July 15, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Report of District Engineer**

Mr. Wrathell presented the Master Report of the District Engineer.



Mr. Strickland Smith stated that textual revisions to the Report were submitted.

Ms. Whelan stated the Master Report would be approved in preliminary form today; additional revisions could be made prior to the Public Hearing.

Mr. Sanford questioned whether the \$2.5 million estimate was adequate for recreational facilities. Discussion ensued regarding increasing the cost estimate for recreational facilities, contingency and the need to adjust the maximum bond issuance amount accordingly.

Ms. Whelan noted that the costs were estimated and subject to increase. The consensus was to add \$10 million to the total Capital Improvement Plan (CIP) cost, given that costs were estimated and line items could be adjusted accordingly.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, the Master Engineer's Report, dated June 2022, in preliminary form and as amended, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report dated June 1, 2022, which would be updated to reflect the changes to the Engineer's Report. He discussed the Development Program and the special and peculiar benefits to the units, in relation to the CIP. He noted the following:

- The Developer of the project is Lennar Homes, LLC.
- 790 total residential units are anticipated.
- The CIP estimate would be increased to \$45,390,000.
- The maximum par amount of bonds would also increase to a not-to-exceed amount of \$70,000,000.

Mr. Wrathell asked Mr. Smith to research the discrepancy between the CDD's acreage reflected as approximately 414.9 gross acres in the Engineer's Report and the Master Methodology, as the acreage shown in the legal description is approximately 417.765 acres.

Ms. Whelan stated these Reports can be adjusted as necessary in advance of the Public Hearings.

Mr. Wrathell discussed assessments, lienability tests, the True-Up Mechanism and Appendix Tables. He noted that Table 2 would be revised to add \$10,000,000 to the CIP, as previously discussed.

Discussion ensued regarding the possibility that the acreage discrepancy is due to the exclusion of the Carter Road right-of-way from the CDD boundaries included in the Engineer’s Report. Conveyance and vacating of the right-of-way of the property was discussed. Mr. Smith would research this issue.

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, the Master Special Assessment Methodology Report, in preliminary form and as amended, was approved.**

- F. Resolution 2022-27, Declaring Special Assessments; Designating the Nature and Location of The Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Wrathell presented Resolution 2022-27 and read the title.

Ms. Whelan stated Sections 4 and 5 would be updated, as previously discussed.

**On MOTION by Ms. Coffey and seconded by Mr. Smith, with all in favor, Resolution 2022-27, as amended, Declaring Special Assessments; Designating the Nature and Location of The Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

- G. Resolution 2022-28, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District**

**Generally Described as the Stonegate Preserve Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Mr. Wrathell presented Resolution 2022-28.

**On MOTION by Ms. Coffey and seconded by Ms. Campagna, with all in favor, Resolution 2022-28, Setting a Public Hearing on July 15, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Stonegate Preserve Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

- H. **Resolution 2022-29, Authorizing the Issuance of Not to Exceed \$59,835,000 Aggregate Principal Amount of Stonegate Preserve Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork and Conveyance of Lands Relating Thereto; Roadway Improvements and Any Impact Fees; Water and Wastewater Systems, Including Any Connection Charges, Landscaping, Hardscaping and Irrigation in Public Rights-of-Way, Entrance Features; Any Public Amenities, Any Environmental Mitigation, and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Stonegate Preserve Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment;**

**Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters.**

Mr. Sanford presented Resolution 2022-29, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$70,000,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer’s Report.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

The following change would be made to Resolution 2022-29, as previously discussed:

Title and where necessary: Change “\$59,835,000” to “\$70,000,000”

**On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-29, Authorizing the Issuance of Not to Exceed \$70,000,000 Aggregate Principal Amount of Stonegate Preserve Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork and Conveyance of Lands Relating Thereto; Roadway Improvements and Any Impact Fees; Water and Wastewater Systems, Including Any Connection Charges, Landscaping, Hardscaping and Irrigation in Public Rights-of-Way, Entrance Features; Any Public Amenities, Any Environmental Mitigation, and All Related Soft and Incidental Costs (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Stonegate Preserve Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

Mr. Sanford stated that he would provide a corrected signature page.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Kutak Rock LLP***

There was no report.

**B. District Engineer (Interim): *Heidt Design, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

The next meeting will be held on July 15, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

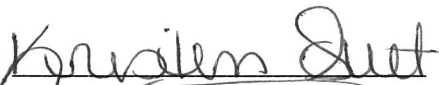
No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Smith and seconded by Ms. Evans, with all in favor, the meeting adjourned at 12:16 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair