

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

The Board of Supervisors of the Stonegate Preserve Community Development District held Multiple Public Hearings and a Regular Meeting on July 15, 2022 at 11:30 a.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parish, Florida 34219.

Present were:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Lori Campagna	Assistant Secretary
Christopher Smith	Assistant Secretary
Ben Gainer (via telephone)	Assistant Secretary

Also present, were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:33 a.m. Supervisors Evans, Coffey, Campagna and Smith were present in person. Supervisor-Elect Gainer was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Ben Gainer *(the following will be provided in a separate package)*

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gainer. A Notary at Mr. Gainer’s location witnessed and notarized Mr. Gainer’s Oath of Office.

Mr. Gainer was already familiar with 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

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stonegate Preserve Community Development District in

Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-31 and read the title.

On MOTION by Ms. Coffey and seconded by Ms. Evans, with all in favor, Resolution 2022-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stonegate Preserve Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items were addressed below.

A. Affidavit/Proof of Publication

- B. **Mailed Notice to Property Owner(s)**
- C. **Engineer's Report *(for informational purposes)***
- D. **Master Special Assessment Methodology Report *(for informational purposes)***
Items 5A, 5B, 5C and 5D were included for informational purposes.
- E. **Consideration of Resolution 2022-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**
 - ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Public Hearing was opened.

Ms. Suit stated the Engineer's and Master Special Assessment Methodology Reports were updated based on the discussions at the last meeting. She noted the following changes:

- The development is comprised of 790 residential units.
 - The CIP estimated cost is \$55,187,453.
 - Legal description of the parcels.
- No members of the public spoke.
- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board of Supervisors, meeting as the Equalizing Board, made no changes to the special assessments proposed within the Reports.

On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-32 and read the title.

On MOTION by Ms. Campagna and seconded by Ms. Coffey, with all in favor, Consideration of Resolution 2022-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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.

SEVENTH ORDER OF BUSINESS

Update: Stormwater Management Needs Analysis

Ms. Suit presented the letter submitted to the County indicating that submittal of the 20-Year Stormwater Management Needs Analysis Report is not applicable at this time since the CDD does not own or operate stormwater facilities yet and it acknowledged that the Report would be submitted upon transfer of a stormwater system to the CDD.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

Ms. Suit presented the following:

- A. **June 1, 2022 Landowners' Meeting**
- B. **June 1, 2022 Organizational Meeting**

On MOTION by Ms. Evans and seconded by Mr. Smith, with all in favor, the June 1, 2022 Landowners' Meeting and the June 1, 2022 Organizational Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Ms. Whelan stated that the Bond Validation hearing is set for August 29, 2022. She will contact certain attendees to discuss testimony.

It was noted that Ms. Coffey will be the point of contact, in lieu of Ms. Evans.

Ms. Gillis was asked to include Mr. Wrathell and Mr. Szymonowicz to the calendar invite list for bond-related matters.

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

There was no report.

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

- **NEXT MEETING DATE: August 19, 2022 at 11:30 a.m.**
 - **QUORUM CHECK**

Supervisors Evans, Campagna and Smith confirmed their in-person attendance at the August 19, 2022 meeting. Supervisor Gainer would attend via telephone. Supervisor Coffey would not be present.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Evans and seconded by Ms. Coffey, with all in favor, the meeting adjourned at 11:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair