

**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 August 19, 2022 at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

**Present were:**

|                            |                     |
|----------------------------|---------------------|
| Kelly Evans                | Chair               |
| Lori Campagna              | Assistant Secretary |
| Christopher Smith          | Assistant Secretary |
| Ben Gainer (via telephone) | Assistant Secretary |

**Also present, were:**

|                                |                          |
|--------------------------------|--------------------------|
| Kristen Suit                   | District Manager         |
| Lindsay Whelan (via telephone) | District Counsel         |
| Barry Mazzoni                  | Field Operations Manager |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:32 a.m. Supervisors Evans, Campagna and Smith were present, in person. Supervisor Gainer was not present at roll call. Supervisor Coffey was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

**A. Affidavit of Publication**

The proofs of publication were included for informational purposes.

- B. Consideration of Resolution 2022-33, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

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

Ms. Suit presented the proposed Fiscal Year 2022 budget, which is a partial-year Landowner-funded budget.

No members of the public spoke.

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

Ms. Suit presented Resolution 2022-33.

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, Resolution 2022-33, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning May 5, 2022 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

- A. Affidavit of Publication**

The proofs of publication were included for informational purposes.

- B. Consideration of Resolution 2022-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented the proposed Fiscal Year 2023 budget, which is a Landowner-funded budget.

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

No members of the public spoke.

**On MOTION by Ms. Campagna and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.**

Ms. Evans requested confirmation of the unit count, as she thought it was supposed to be 791 units, not 790. Ms. Whelan provided a breakdown of each unit type in the Engineer's Report, which totals 790 units.

Ms. Suit presented Resolution 2022-34.

Discussion ensued regarding having the correct unit counts in the Engineer's and Methodology Reports prior to the August 29, 2022 bond validation hearing and not having confirmation at this time.

It was noted that it is better to be over on the unit count than to be under.

Mr. Smith stated it is possible that the Green Force Report listing 791 units is outdated.

After checking the dates on the Green Force Report and the Engineer's Report, it was determined that the Engineer's Report is the most current of the two.

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, Resolution 2022-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**Supervisor Gainer joined the meeting at 11:47 a.m.**

Mr. Gainer was asked to confirm the number of lots but he was unsure if it is 790 or 791.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavits of Publication**

The proofs of publication were included for informational purposes.

**On MOTION by Mr. Smith and seconded by Ms. Campagna, with all in favor, the Public Hearing was opened.**

Ms. Suit stated that the Rules of Procedure were the same as the version presented at the Organizational Meeting.

No members of the public spoke.

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

Ms. Suit presented Resolution 2022-35

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, Resolution 2022-35, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Addendum #1 to Wrathell, Hunt and Associates, LLC, Field Operations Agreement**

Ms. Suit presented Addendum #1 to the Wrathell, Hunt and Associates, LLC, Agreement for Field Operations Services.

Ms. Evans noted the dates in the first and second paragraphs and questioned what dates should be in the Addendum. Discussion ensued regarding when to consider the Addendum, when Mr. Mazzone will start and the dates in the Addendum.

This item was tabled until further notice.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-36, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-36.

**On MOTION by Ms. Evans and seconded by Mr. Smith, with all in favor, Resolution 2022-36, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of 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.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2022**

Ms. Suit presented the Unaudited Financial Statements as of June 30, 2022.

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.**

TENTH ORDER OF BUSINESS

Approval of July 15, 2022 Public Hearings  
and Regular Meeting Minutes

Ms. Suit presented the July 15, 2022 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Smith and seconded by Ms. Campagna, with all in favor, the July 15, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Whelan stated she expects the bond validation hearing on August 29, 2022 to go without incident. She reported that all the documents were sent to the Assistant State Attorney (ASA) and were already filed with the Court and delivered to the Judge. The ASA reviewed and forwarded a draft Final Judgement to the Judge. She will provide an update after the hearing.

Ms. Suit confirmed that the correct unit count is 791, not 790.

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

There was no report.

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

- **NEXT MEETING DATE: September 16, 2022 at 11:30 A.M.**
  - **QUORUM CHECK**

The September 16, 2022 meeting will be cancelled. The next meeting will be on October 21, 2022. The Request for Proposals (RFP) for Annual Auditing Services and the Request for Qualifications (RFQ) for Engineering Services will be presented at the October meeting.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

In response to a Board Member's request, Mr. Mazzoni introduced himself and gave an overview of his professional experience. He stated that he is looking forward to supporting the CDD and noted it would be helpful to notify him when they expect improvements to come

online. Ms. Evans stated Mr. Gainer is the Project Manager and, at this point, there is nothing to share until the construction plans are approved.

Mr. Smith noted that the construction plans dated July 2022 listed 790 as the lot count.

Regarding the Solar Lighting Agreement, Ms. Evans stated it is still under review.

Ms. Evans advised Mr. Mazzoni of the Board Members' high expectations and standards and that they are on site daily. Mr. Mazzoni discussed how he plans to monitor the property.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Smith and seconded by Ms. Campagna, with all in favor, the meeting adjourned at 12:03 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair