

# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 21, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING**

**AND REGULAR**

**MEETING AGENDA**

**STONEGATE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

# Stonegate Preserve Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

July 14, 2023

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Stonegate Preserve Community Development District

Dear Board Members:

The Board of Supervisors of the Stonegate Preserve Community Development District will hold a Public Hearing and Regular Meeting on July 21, 2023 at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Charlie Peterson to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
  - A. Administration of Oath of Office (*the following will be provided in a separate package*)
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - IV. Form 8B: Memorandum of Voting Conflict
  - B. Consideration of Resolution 2023-03, Designating Certain Officers of the District, and Providing for an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

5. Consideration of Fiscal Year 2023/2024 Budget Funding Agreement
6. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
7. Consideration of Resolution 2023-01, 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
8. Acceptance of Unaudited Financial Statements as of May 31, 2023
9. Approval of May 18, 2023 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 18, 2023 at 11:30 AM

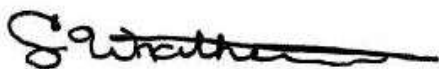
○ QUORUM CHECK

SEAT 1	KELLY EVANS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHARLIE PETERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LORI CAMPAGNA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BEN GAINER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHRISTOPHER SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 943 865 3730**

# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Stonegate Preserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Kristen Suit** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

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**PASSED AND ADOPTED** this 21<sup>st</sup> day of July, 2023.

ATTEST:

**STONEGATE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**





Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
95711	439290	Print Legal Ad-IPL01297520 - IPL0129752		\$184.86	1	78 L

**Attention:** Daphne Gillyard

Stonegate Preserve CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)

**STONEGATE PRESERVE  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

**NOTICE OF PUBLIC HEARING  
 TO CONSIDER THE ADOPTION  
 OF THE FISCAL YEAR  
 2023/2024 BUDGET(S); AND  
 NOTICE OF REGULAR BOARD  
 OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Stonegate Preserve Community Development District ("District") will hold a public hearing on July 21, 2023 at 11:30 a.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit  
 District Manager  
 IPL0129752  
 Jul 3, 10 2023

## THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 2 insertion(s) published on:  
 07/03/23, 07/10/23

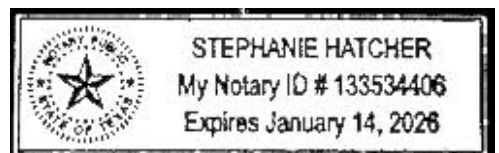
## THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of July in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**STONEGATE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2023-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Stonegate Preserve Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Stonegate Preserve Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2023/2024, the sum of \$431,160 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$431,160
TOTAL ALL FUNDS	\$431,160

**Section 3. Budget Amendments**

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2023/2024 or within 60 days following the end of Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF JULY 2023.**

ATTEST:

**STONEGATE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget Fiscal Year 2023/2024

**Exhibit A**

Budget Fiscal Year 2023/2024

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 431,660	\$ 31,776	\$ 415,981	\$ 447,757	\$ 431,160
Total revenues	<u>431,660</u>	<u>31,776</u>	<u>415,981</u>	<u>447,757</u>	<u>431,160</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	696	5,763	6,459	6,459
Management/accounting/recording**	48,000	10,000	38,000	48,000	48,000
Legal	30,000	1,205	28,795	30,000	30,000
Engineering	15,000	-	15,000	15,000	15,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,700	-	1,700	1,700	1,700
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Meeting room rental	900	-	900	900	900
Contingencies/bank charges	500	510	-	510	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>122,849</u>	<u>17,702</u>	<u>104,657</u>	<u>122,359</u>	<u>122,849</u>
<b>Field operations</b>					
Management	15,000	-	15,000	15,000	15,000
Stormwater Management					
Maintenance contract-wet ponds	15,000	-	15,000	15,000	15,000
Wetland maintenance	35,000	-	35,000	35,000	35,000
Wetland monitoring and reporting	7,500	-	7,500	7,500	7,500
Contingency	10,500	-	10,500	10,500	13,500
Property insurance	25,000	-	25,000	25,000	25,000
Irrigation Supply					
Maintenance Contract	3,000	-	3,000	3,000	3,000
Well repairs, maintenance & reporting	5,000	-	5,000	5,000	6,500
Monuments					
Repairs and maintenance	10,000	-	10,000	10,000	5,000
Streetlights/electricity	60,000	-	60,000	60,000	60,000
Landscape Maintenance					
Maintenance contract	107,811	-	107,811	107,811	107,811
Plant replacement	10,000	-	10,000	10,000	10,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Total field operations	<u>308,811</u>	<u>-</u>	<u>308,811</u>	<u>308,811</u>	<u>308,311</u>
Total expenditures	<u>431,660</u>	<u>17,702</u>	<u>413,468</u>	<u>431,170</u>	<u>431,160</u>

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				
Excess/(deficiency) of revenues over/(under) expenditures	-	14,074	2,513	16,587	-
Fund balance - beginning (unaudited)	-	(16,587)	(2,513)	(16,587)	-
Fund balance - ending	\$ -	\$ (2,513)	\$ -	\$ -	\$ -

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

	Landowner Contribution per Unit
Total professional & administrative	\$ 155.51
Total field operations	390.27
Total expenditures	545.78

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	30,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	15,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,700
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	900
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total Professional and Administrative	<u>122,849</u>

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Field operations**

Management	15,000
Covers the costs of part time contract management / quality control	
Stormwater Management	
Maintenance contract-wet ponds	15,000
Covers the costs of once per month review and treatment of wet stormwater ponds.	
Wetland maintenance	35,000
Covers the costs of twice a year review and treatment of nuisance and exotic vegetation.	
Wetland monitoring and reporting	7,500
Covers the costs of required annual monitoring and report submittal.	
Contingency	13,500
Property insurance	25,000
Irrigation Supply	
Maintenance Contract	3,000
Covers the costs of monthly preventative maintenance visits on irrigation well pumping stations	
Well repairs, maintenance & reporting	6,500
Covers the costs or repairs and maintenance to the 2 well pumps.	
Monuments	
Repairs and maintenance	5,000
Covers the costs of entry monument maintenance	
Streetlights/electricity	60,000
Covers the costs of solar street lighting, electricity for monument and landscape uplighting, covers the cost of electricity for two wells pumps.	
Landscape Maintenance	
Maintenance contract	107,811
Covers the costs of all inclusive landscape maintenance at the main entry, road right of ways, buffers and pocket parks.	
Plant replacement	10,000
Covers the costs of periodic plant replacement or enhancements.	
Irrigation repairs	<u>5,000</u>
Covers the costs of repairs to the Districts irrigation systems.	
Total field operations	308,311
Total expenditures	<u><u>\$431,160</u></u>

# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 21st day of July 2023, by and between:

**Stonegate Preserve Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida (“**District**”), and

**Lennar Homes, LLC** a Florida limited liability company and a landowner in the District (“**Developer**”) with an address of 4301 West Boy Scout Boulevard, Suite 600, Tampa, Florida 33607.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024 Budget**”); and

**WHEREAS**, this Fiscal Year 2023/2024 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2023/2024 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2023/2024 Budget" in the public records of Manatee County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2023/2024 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in



this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

Attest:

**Stonegate Preserve Community  
Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Lennar Homes LLC,  
a Florida limited liability company**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Property Description  
**EXHIBIT B:** Fiscal Year 2023/2024 Budget

# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Stonegate Preserve Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of July, 2023.

ATTEST:

**STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>November 9, 2023*</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>December 14, 2023*</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>January 25, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>February 22, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>March 28, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>April 25, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>May 23, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>June 27, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>July 25, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 22, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>September 26, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>

# **STONEGATE PRESERVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-01**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT 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.**

**WHEREAS**, the Stonegate Preserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**SECTION 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located in Manatee County, Florida.

**SECTION 3.** The District’s local records office shall be located at \_\_\_\_\_.

**SECTION 4.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of July, 2023.

**ATTEST:**

**STONEGATE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **STONEGATE PRESERVE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2023**

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 6,302	\$ -	\$ 6,302
Undeposited funds	2,365	-	2,365
Due from Landowner	4,902	-	4,902
Total assets	<u>\$ 13,569</u>	<u>\$ -</u>	<u>\$ 13,569</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 6,406	\$ -	\$ 6,406
Due to Landowner	-	9,750	9,750
Due to other	271	-	271
Accrued wages payable	800	-	800
Accrued taxes payable	92	-	92
Landowner advance	6,000	-	6,000
Total liabilities	<u>13,569</u>	<u>9,750</u>	<u>23,319</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	4,902	-	4,902
Total deferred inflows of resources	<u>4,902</u>	<u>-</u>	<u>4,902</u>
Fund balances:			
Restricted			
Debt service	-	(9,750)	(9,750)
Unassigned	(4,902)	-	(4,902)
Total fund balances	<u>(4,902)</u>	<u>(9,750)</u>	<u>(14,652)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 13,569</u>	<u>\$ -</u>	<u>\$ 13,569</u>

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 2,365	\$ 38,712	\$ 431,660	9%
Total revenues	<u>2,365</u>	<u>38,712</u>	<u>431,660</u>	9%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	861	1,557	6,459	24%
Management/accounting/recording**	2,000	16,000	48,000	33%
Legal	203	1,714	30,000	6%
Engineering	-	-	15,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	16	133	200	67%
Postage	-	-	500	0%
Printing & binding	42	333	500	67%
Legal advertising	-	-	1,700	0%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Meeting room rental	100	100	900	11%
Contingencies/bank charges	-	509	500	102%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,902</u>	<u>27,026</u>	<u>122,849</u>	22%
<b>Field operations</b>				
Management	-	-	15,000	0%
Stormwater management				
Maintenance contract-wet ponds	-	-	15,000	0%
Wetland maintenance	-	-	35,000	0%
Wetland monitoring and reporting	-	-	7,500	0%
Stormwater needs analysis reporting	-	-	10,500	0%
Property insurance	-	-	25,000	0%
Irrigation supply				
Maintenance contract	-	-	3,000	0%
Well repairs and maintenance	-	-	5,000	0%
Monuments				
Repairs and maintenance	-	-	10,000	0%
Electricity	-	-	60,000	0%
Landscape maintenance				
Maintenance contract	-	-	107,811	0%
Plant replacement	-	-	10,000	0%
Irrigation repairs	-	-	5,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>308,811</u>	0%
Total expenditures	<u>4,902</u>	<u>27,026</u>	<u>431,660</u>	6%

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,537)	11,686	-	
Fund balances - beginning	<u>(2,365)</u>	<u>(16,588)</u>	-	
Fund balances - ending	<u>\$ (4,902)</u>	<u>\$ (4,902)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STONEGATE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Cost of issuance	<u>-</u>	<u>575</u>
Total debt service	<u>-</u>	<u>575</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	  (575)
 Fund balances - beginning	 (9,750)	 (9,175)
Fund balances - ending	<u>\$ (9,750)</u>	<u>\$ (9,750)</u>

**STONEGATE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the Stonegate Preserve Community Development District held a Regular Meeting on May 18, 2023 at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

**Present were:**

Kelly Evans	Chair
Christopher Smith	Assistant Secretary
Lori Campagna	Assistant Secretary
Ben Gainer	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Sarah Sandy (via telephone)	District Counsel
Barry Mazzone	Field Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:30 a.m. Supervisors Evans, Campagna, Gainer and Smith were present. Supervisor Coffey was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Laura Coffey  
[SEAT 2]**

Ms. Suit presented the resignation of Supervisor Laura Coffey.

**On MOTION by Ms. Evans and seconded by Mr. Smith, with all in favor, the resignation of Supervisor Laura Coffey from Seat 2, was accepted.**



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**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026**

- A. Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided in separate package)**
  - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - II. Membership, Obligations and Responsibilities**
  - III. Financial Disclosure Forms**
    - a. Form 1: Statement of Financial Interest**
    - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - c. Form 1F: Final Statement of Financial Interests**
  - IV. Form 8B: Memorandum of Voting Conflict**
- B. Consideration of Resolution 2023-03, Designating Certain Officers of the District, and Providing for an Effective Date**

These items were deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-04. She reviewed the proposed Fiscal Year 2024 budget and noted that adjustments were made to a few individual line items but the total proposed budget amount is unchanged since it was presented. The Fiscal Year 2024 budget will be Landowner-funded, with expenses being paid as they are incurred.

72           Regarding Field Operations Management, Ms. Suit stated that it is in the proposed Fiscal  
73 Year 2024 budget but will not go into effect until Mr. Mazzoni’s services are needed.

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75           **On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor,**  
76 **Resolution 2023-04, Approving the Proposed Budget for Fiscal Year 2023/2024**  
77 **and Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2023**  
78 **at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd.,**  
79 **Parrish, Florida 34219; Addressing Transmittal, Posting and Publication**  
80 **Requirements; Addressing Severability; and Providing an Effective Date, was**  
81 **adopted.**

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84 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05,**  
**Designating Dates, Times and Locations for**  
**Regular Meetings of the Board of**  
**Supervisors of the District for Fiscal Year**  
**2023/2024 and Providing for an Effective**  
**Date**

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91 Ms. Suit presented Resolution 2023-05. The following changes were made:

92 DATES: Change to 4<sup>th</sup> Thursday of each month

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94           **On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor,**  
95 **Resolution 2023-05, Designating Dates, Times and Locations for Regular**  
96 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**  
97 **as amended, and Providing for an Effective Date, was adopted.**

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100 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,**  
**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**

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107 This item was deferred.

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109 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial**  
**Statements as of March 31, 2023**

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Ms. Suit presented the Unaudited Financial Statements as of March 31, 2023.

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of January 20, 2023 Regular Meeting Minutes**

Ms. Suit presented the January 20, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Smith and seconded by Mr. Gainer, with all in favor, the January 20, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Engineer: Heidt Design, LLC**

There was no report.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 16, 2023 at 11:30 A.M.**
- **QUORUM CHECK**

The next meeting will be June 16, 2023, unless cancelled.

Discussion ensued regarding alternate dates for the November and December 2023 meetings, due to conflicts with holidays. Ms. Suit will coordinate with Ms. Evans regarding dates for those meetings.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

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146 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

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148           There were no public comments.

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150 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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153 **On MOTION by Ms. Campagna and seconded by Mr. Gainer, with all in favor,**  
154 **the meeting adjourned at 11:40 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEGATE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 21, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>November 18, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>December 16, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>January 20, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>February 17, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>March 17, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>April 21, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>May 19, 2023</b> <i>rescheduled to May 18, 2023</i>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>June 16, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>July 21, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 18, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>September 15, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>