

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

The Board of Supervisors of the Stonegate Preserve Community Development District held a Regular Meeting on October 26, 2023 at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

**Present were:**

Kelly Evans	Chair
Lori Campagna	Vice Chair
Ben Gainer	Assistant Secretary
Charlie Peterson	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Lindsay Whelan (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
Strickland Smith (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

**AS AUDIO WAS NOT AVAILABLE, THE BEGINNING PORTION OF THE MEETING WAS  
TRANSCRIBED FROM THE DISTRICT MANAGER'S NOTES AND RECAP DURING THE MEETING**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:30 a.m.

Supervisors Evans, Campagna, Peterson and Gainer were present. Supervisor Smith was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Supplemental Report of  
District Engineer**

Mr. Smith presented the First Supplemental Engineer’s Report, dated October 2023.

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, the First Supplemental Engineer’s Report, dated October 2023, in substantial form, was approved.**

**FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Special Assessment Methodology Report**

Ms. Suit presented the Supplemental Special Assessment Methodology Report, dated October 26, 2023.

**TRANSCRIPTION FROM AUDIO COMMENCED**

Ms. Whelan posed and Ms. Suit responded to the following question:

**Ms. Whelan:** ...were costs fairly and reasonably allocated to benefitted properties based on this Methodology?

**Ms. Suit:** Yes

Ms. Suit explained that the recorder was inadvertently not started at the onset of the meeting. She stated, for the record, that the Supplemental Engineer’s Report and the Methodology Report were presented. She noted that Supervisors Evans, Campagna, Peterson and Gainer were present and Supervisor Smith was not present.

Ms. Suit stated that the Supplemental Engineer’s Report was approved, via motion, as specified in the Third Order of Business. The Supplemental Special Assessment Methodology Report was approved, via motion, as specified below.

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, the First Supplemental Special Assessment Methodology Report, dated October 26, 2023, in substantial form, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Authorizing the Issuance of Not Exceeding \$11,500,000 Stonegate Preserve Community Development District, Special**

**Assessment Bonds, Series 2023 (the “Bonds”) to Finance Certain Public Infrastructure for the Benefit of Development Within The District; Determining the Need for a Negotiated Limited Offering of the Bonds And Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved by the District With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date**

Mr. Sanford presented Resolution 2024-01, also known as the Delegation Resolution, which accomplishes the following:

- Sets forth the parameters set by the Board authorizing the Chair or Vice Chair to execute a Bond Purchase Contract (BPC) in between meetings.
- Authorizes a bond issuance amount of \$11,500,000 to finance public infrastructure based on the Engineer’s Report and the Methodology, for a maximum term of 30 years.
- Approves the forms of documents, including the BPC, the Preliminary Limited Offering Memorandum, the First Supplemental Trust Indenture and the Continuing Disclosure Agreement.
- Approves modifications of the Engineer’s and Methodology Reports in connection with the pricing of the bonds in between meetings.

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-01, Authorizing the Issuance of Not Exceeding \$11,500,000 Stonegate Preserve Community Development District, Special Assessment Bonds, Series 2023 (the “Bonds”) to Finance Certain Public Infrastructure for the Benefit of Development Within The District; Determining the Need for a Negotiated Limited Offering of the Bonds And Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved by the District With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Agreements

Ms. Whelan presented the following:

- A. **Acquisition Agreement**
- B. **Collateral Assignment Agreement**
- C. **Completion Agreement**
- D. **True-up Agreement**

In response to a question from Ms. Evans regarding land ownership, Ms. Whelan stated there will be modifications in some of the Landowner entities. Lennar will essentially be signing as the Developer in the Acquisition and Completion Agreements but any Agreements recorded against the land, such as the Collateral Assignment and True-up Agreements will be entered into by a land-based entity as well.

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, the Issuer's Counsel Agreements, namely the Acquisition Agreement, Collateral Assignment Agreement, Completion Agreement and True-up Agreement, all in substantial form, were approved.**

- **Supplemental Engineer's and Supplemental Special Assessment Methodology Reports**

Discussion resumed.

Ms. Whelan stated she had asked Mr. Smith, the District Engineer, to confirm that the costs of the 2023 project that he outlined were reasonable and he confirmed that they are reasonable.

Ms. Suit stated that, when asked the same question regarding the Supplemental Methodology, she replied yes.

## **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Adopting the Outdoor Solar Lighting Service Agreement; and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-02.

**On MOTION by Ms. Campagna and seconded by Mr. Gainer, with all in favor, Resolution 2024-02, Adopting the Outdoor Solar Lighting Service Agreement; and Providing for an Effective Date, in substantial form, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, 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**

Ms. Suit presented Resolution 2024-03.

Meetings were set for the fourth Thursday of the month at 11:30 a.m., with the exception of November and December, wherein meetings will be held on the second Thursday at 11:30 a.m.

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, Resolution 2024-03, 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, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, 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.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2023**

Ms. Suit presented the Unaudited Financial Statements as of September 30, 2023.

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of July 21, 2023 Public Hearing and Regular Meeting Minutes**

Ms. Suit presented the July 21, 2023 Public Hearing and Regular Meeting Minutes.

**On MOTION by Ms. Campagna and seconded by Mr. Peterson, with all in favor, the July 21, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: November 9, 2023 at 11:30 A.M.**
  - **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Asked if a Field Management Agreement was approved, Ms. Suit replied not yet.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Campagna and seconded by Mr. Gainer, with all in favor, the meeting adjourned at 11:53 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair