

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

The Board of Supervisors of the Stonegate Preserve Community Development District held a Regular Meeting on November 27, 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

**Also present**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:31 a.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of First Supplemental Engineer's Report**

Ms. Suit stated that no material changes were made to the First Supplemental Engineer's Report dated October 24, 2023. Ms. Evans noted the Report outlines 453 residential units associated with the Series 2023 Bonds.

Mr. Davenport posed and Mr. Smith responded to the following question:

**Mr. Davenport:** To confirm, the Total Estimated Cost is \$32,797,291?

**Mr. Smith:** Correct, it has not changed.

Ms. Suit and Ms. Whelan stated that the First Supplemental Engineer’s Report and the Final First Supplemental Special Assessment Methodology Report will both be approved as part of the adoption of the upcoming Resolution.

**FOURTH ORDER OF BUSINESS**

**Presentation of Final First Supplemental Special Assessment Methodology Report**

Ms. Suit outlined the minor changes made in Sections 5.2 and 5.7 of the First Supplemental Engineer’s Report dated October 24, 2023, since it was presented last October.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05, Setting Forth the Specific Terms of the District’s Special Assessment Bonds (2023 Project Area); Confirming the District’s Provision of the Series 2023 Project And Adopting A Supplemental Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2023 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023 Special Assessments; Providing for Conflicts, Severability and an Effective Date**

Ms. Suit presented Resolution 2024-05 and read the title.

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

**Ms. Whelan:** Does the Supplemental Assessment Methodology reflect an allocating of special assessments in a way that is fairly and reasonably allocated?

**Ms. Suit:** Yes.

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, Resolution 2024-05, Setting Forth the Specific Terms of the District’s Special Assessment Bonds (2023 Project Area); Confirming the District’s Provision of the Series 2023 Project And Adopting A Supplemental Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2023 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Designating the Primary Administrative Office of the District and Providing an Effective Date**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

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

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

**NINTH ORDER OF BUSINESS**

**Approval of October 26, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Gainer and seconded by Ms. Evans, with all in favor, the October 26, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Whelan stated that the bond closing will be tomorrow, November 28, 2023. She thanked everyone for their hard work.

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

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

There were no District Counsel or District Engineer reports.

- **NEXT MEETING DATE: December 4, 2023 at 11:30 A.M.**
  - **QUORUM CHECK**

The December 4, 2023 meeting will likely be cancelled. Outlook invitations will be emailed once the next meeting date is determined.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

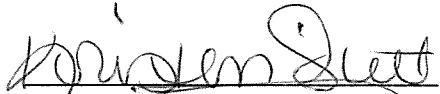
There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Evans and seconded by Mr. Gainer, with all in favor, the meeting adjourned at 11:39 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair