

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

The Board of Supervisors of the Stonegate Preserve Community Development District held a Regular Meeting on January 25, 2024 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
Charlie Peterson	Assistant Secretary

**Also present**

Kristen Suit	District Manager
Lindsay Whelan (via telephone)	District Counsel
Strickland Smith (via telephone)	District Engineer
Debby Wallace	Rizzetta & Co.

**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 Peterson were present. Supervisors Smith and Gainer were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-07, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$9,555,000 Stonegate Preserve Community Development District Special Assessment Bonds (2023 Project Area);**

**Providing a Severability Clause; and  
Providing an Effective Date**

Ms. Suit presented Resolution 2024-07 and read the title.

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-07, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$9,555,000 Stonegate Preserve Community Development District Special Assessment Bonds (2023 Project Area); Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-08, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date**

Ms. Suit presented Resolution 2024-08.

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, Resolution 2024-08, Designating a Date, Time and Location of November 5, 2024 at 11:30 a.m., at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219, for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of District Management Transition Related Items**

Ms. Suit presented the following:

- **Acceptance of Wrathell, Hunt and Associates, LLC Resignation**

Ms. Whelan asked about the transition date. Ms. Evans confirmed that the date for the transfer of District Management services from Wrathell, Hunt and Associates, LLC to Rizzetta & Co., is March 1, 2024.

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, the resignation of Wrathell, Hunt and Associates, LLC, effective March 1, 2024, was accepted.**

**A. Resolution 2024-09, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

The following change should be reflected in the Resolution:

Section 2: Change “immediately upon its adoption” to “March 1, 2024”

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, Resolution 2024-09, as amended to change the effective date to March 1, 2024, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**• Consideration of Rizzetta & Company, Inc. Contract for Professional District Services**

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, the Rizzetta & Company, Inc., Contract for Professional District Services, effective March 1, 2024, was accepted.**

**B. Resolution 2024-10, Appointing and Removing Officers of the District and Providing for an Effective Date.**

Ms. Whelan stated Staff will work with Wrathell, Hunt and Associates behind the scenes to make the Resolution effective as of March 1, 2024. She listed the names of the new slate of officers, effective March 1, 2024, as follows:

- |                  |                     |
|------------------|---------------------|
| Kelly Evans      | Chair               |
| Lori Campagna    | Vice Chair          |
| Scott Brizendine | Secretary           |
| Debby Wallace    | Assistant Secretary |
| Charlie Peterson | Assistant Secretary |

Ben Gainer	Assistant Secretary
Christopher Smith	Assistant Secretary
Scott Brizendine	Treasurer
Shawn Wildermuth	Assistant Treasurer

Ms. Suit stated the following Officers will be removed as Officers as of March 1, 2024:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-10, Appointing and Removing Officers of the District and Providing for an Effective Date, was adopted.**

- C. **Resolution 2024-11, Designating a Public Depository for Funds of Stonegate Preserve Community Development District and Providing for an Effective Date**

**On MOTION by Ms. Campagna and seconded by Ms. Evans, with all in favor, Resolution 2024-11, Designating Truist Bank as a Public Depository for Funds of Stonegate Preserve Community Development District and Providing for an Effective Date of March 1, 2024, was adopted.**

- D. **Resolution 2024-12, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-12, Designating Mr. William Rizzetta as a Registered Agent and Rizzetta & Co., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, as the Registered Office of the District, and Providing for an Effective Date of March 1, 2024, was adopted.**

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

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-04, Designating 3434 Colwell Avenue, Suite 200, Tampa Florida 33614, as the Primary Administrative Office of the District and Providing an Effective Date of March 1, 2024, was adopted.**

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

**On MOTION by Ms. Evans and seconded by Ms. Campagna, with all in favor, Resolution 2024-06, Designating 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, as the Location of the Local District Records Office and Providing an Effective Date of March 1, 2024, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-13, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-13. The terms of office for Seats 3, 4 and 5, currently held by Lori Campagna, Ben Gainer and Christopher Smith, respectively, and the Seats 1 and 2, currently held by Kelly Evans and Charlie Peterson, respectively, are extended to coincide with the November 2026 General Election.

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, Resolution 2024-13, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

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

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

**EIGHTH ORDER OF BUSINESS**

**Approval of November 27, 2023 Regular Meeting Minutes**

**On MOTION by Ms. Campagna and seconded by Mr. Peterson, with all in favor, the November 27, 2023 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Update: Required Ethics Training**

Ms. Whelan presented the Kutak Rock LLP Memorandum regarding Ethics Training Requirements. She urged Board Members to contact her with any questions or comments.

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

There was no report.

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

- **NEXT MEETING DATE: February 22, 2024 at 11:30 A.M.**
  - **QUORUM CHECK**

The date of next Board meeting will be determined.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Per Ms. Evans, Ms. Whelan will send her a procedural document regarding requisitions.

Ms. Evans stated that the aquatics and the landscape will be coming online in March; the hardscape, infrastructure and monuments are all in the ground and almost complete and development of the community is definitely progressing.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**


There were no public comments.

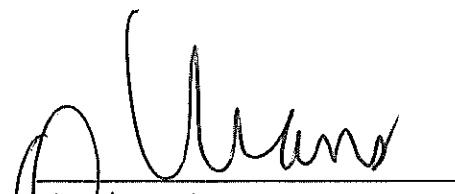
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Evans and seconded by Mr. Peterson, with all in favor, the meeting adjourned at 11:45 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair