

**MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held multiple Public Hearings and a Regular Meeting on April 1, 2021 at 1:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966.

Present were:

Landon Thomas	Chair
Wayne Everett	Vice Chair
Chris Quarles	Assistant Secretary
Mark Brumfield	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Carl Barraco, Jr.	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m. Supervisors Thomas, Everett, Quarles and Brumfield were present. Supervisor Barlow was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Gary Barlow (*the following will also be provided in a separate package*)

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**

- C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
- This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2020/2021 Budget**

A. Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2021-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated the budget, which would be Developer funded, was the same as the version presented at the last meeting.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-30.

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, Resolution 2021-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stonewater Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2021-31.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Stonewater Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Master Engineer’s Report, dated February 25, 2021 (*for informational purposes*)

The Master Engineer’s Report was included for informational purposes.

B. Master Special Assessment Methodology Report, dated February 25, 2021 (*for informational purposes*)

The Master Special Assessment Methodology Report was included for informational purposes.

C. Affidavit of Publication

The affidavit of publication was provided for informational purposes.

D. Mailed Notice to Property Owner(s)

The Mailed Notice to property owners was included for informational purposes.

E. Consideration of Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Earlywine stated the purpose of this public hearing was to levy master special assessments. The bond validation was scheduled for April 12, 2021 and bond funds would be issued approximately 30 days thereafter. Special assessments were declared at the last meeting at which the Master Engineer’s Report and the Master Special Assessment Methodology Reports were presented and approved.

Mr. Adams stated there were no material changes to either Report.

Mr. Earlywine discussed the findings of the Reports, including that the proposed project benefits the lands within the District, there is sufficient benefit to justify the level of assessments and the assessments, as presented in the Reports, are fairly and reasonably allocated, consistent with the assessment roll attached to the Methodology Report.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Earlywine presented Resolution 2021-32, which levies and imposes the master special assessments, effective when bonds are issued.

No changes were made by the Equalizing Board.

On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, and authorizing the Chair to execute, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Project Related Items

Mr. Earlywine stated that land would be purchased and work product would be acquired at the bond closing. An Acquisition of Work Product package would be prepared.

EIGHTH ORDER OF BUSINESS

Consideration of February 25, 2021 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the February 25, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the February 25, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Earlywine stated the bond validation would be held on April 12, 2021, via Zoom.

B. District Engineer: *Barraco & Associates, Inc.*

There was nothing further to report.

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

- **UPCOMING MEETING DATES**
 - **April 22, 2021 at 4:00 PM.**
 - **May 27, 2021 at 4:00 PM**
 - **QUORUM CHECK**

Mr. Adams stated that the next meetings would be held on April 22, 2021 and May 27, 2021, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, the meeting adjourned at 1:13 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair