

**MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Regular Meeting on May 27, 2021 at 4:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966.

Present were:

Chris Quarles	Assistant Secretary
Mark Brumfield	Assistant Secretary
Gary Barlow	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Jere Earlywine	District Counsel
Carl Barraco, Jr.	District Engineer
Neal Mathis	Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 4:01 p.m. Supervisors Quarles, Brumfield and Barlow were present. Supervisors Thomas and Everett were 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*)

Mr. Adams noted that the Oath of Office was administered to Supervisor Barlow before the meeting. He stated that after the meeting he would review the following items provided:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-33, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2021-33. He noted the proposed Fiscal Year 2022 budget reflects a full year budget, whereas the Fiscal Year 2021 budget was a partial year budget. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

Mr. Adams asked Mr. Earlywine if this CDD would take an approach like the Tamarindo and likely the Enbrook CDDs. Mr. Earlywine discussed the proposed method of passing Operation and Maintenance (O&M) expenses to end users as lots are sold and closed by levying a “springing assessment” for O&M. At the end of the summer, Mr. Adams would be advised of how many lots have sold and, if none, any lots sold during Fiscal Year 2022 would include an assessment amount in the estoppel letter. Any other expenses required for District operations would be paid through a Deficit Funding Agreement with DR Horton.

On MOTION by Mr. Quarles and seconded by Mr. Brumfield, with all in favor, Resolution 2021-33, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2021 at 4:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Adams presented Resolution 2021-34.

On MOTION by Mr. Quarles and seconded by Mr. Brumfield, with all in favor, Resolution 2021-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Consideration of April 1, 2021 Public Hearings and Regular Meeting Minutes

This item was not addressed.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated his understanding was that bonds would be issued in August or September; about 60 days’ notice would be needed in advance of the issuance.

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

Mr. Barraco introduced Mr. Mathis, who would manage Districts for Barraco & Associates, Inc. (Barraco). The District would not be double-billed for attendance by both the District Engineer and Mr. Mathis.

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

I. 0 Registered Voters in District as of April 15, 2021

There were no registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: June 24, 2021 at 4:00 PM.

o QUORUM CHECK

The next meeting would be held on June 24, 2021, unless canceled.

NINTH ORDER OF BUSINESS

Board Members’ Comments/Requests

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

TENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Quarles and seconded by Mr. Brumfield, with all in favor, the meeting adjourned at 4:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair