

**MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Regular Meeting on October 28, 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:

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| J. Wayne Everett | Vice Chair |
| Chris Quarles | Assistant Secretary |
| Mark Brumfield | Assistant Secretary |
| Gary Barlow | Assistant Secretary |

Also present, were:

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| 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 4:02 p.m. Supervisors Everett, Quarles, Brumfield and Barlow were present, in person. Supervisor Thomas was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Bond Related Items

A. Presentation of Final Supplemental Assessment Methodology Report

The Final Supplemental Assessment Methodology Report was included for informational purposes.

- B. Resolution 2022-01, Setting Forth the Specific Terms of the District's \$7,020,000 Special Assessment Revenue Bonds, Series 2021; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing For Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2022-01. This Resolution levies and imposes the assessments based on the final numbers from the bond issuance.

On MOTION by Mr. Everett and seconded by Mr. Quarles, with all in favor, Resolution 2022-01, Setting Forth the Specific Terms of the District's \$7,020,000 Special Assessment Revenue Bonds, Series 2021; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing For Conflicts, Severability and an Effective Date, was adopted.

- C. Consideration of Issuer's Counsel Documents**

Mr. Earlywine described each of the following supplemental documents accompanying the bond issue and recommended approval in substantial form:

- I. Completion Agreement**
- II. True-Up Agreement**
- III. Collateral Assignment Agreement**
- IV. Disclosure of Public Finance**
- V. Declaration of Consent**
- VI. Notice of Special Assessments/Governmental Lien of Record**

On MOTION by Mr. Brumfield and seconded by Mr. Quarles, with all in favor, the Bond Issuer’s Counsel documents listed above, in substantial form, and authorizing the Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Requisitions

A. Number 1: Acquisition of Improvements and Work Product

B. Number 2: Acquisition of Land

Mr. Adams presented Requisitions Numbers 1 and 2 and stated all the proceeds in the Requisition Fund would be used to fund the requisitions.

Mr. Barraco stated he has been coordinating with District Counsel and work would commence once the funding is complete.

Mr. Earlywine stated, although the documents are still being finalized, Staff is seeking authorization to transfer all completed improvements, work product and the land to the CDD.

On MOTION by Mr. Quarles and seconded by Mr. Brumfield, with all in favor, Requisitions Number 1 and Number 2, and authorizing Staff to proceed with the transaction, were approved.

FIFTH ORDER OF BUSINESS

Consideration of CDD/HOA Maintenance Agreement

Mr. Adams presented the Maintenance Agreement between the CDD and the Stonewater Homeowners’ Association, Inc., including the Exhibit A Scope of Work.

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, the CDD/HOA Maintenance Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Authorizing and Approving Change of Designated Registered Agent and Registered Office

Mr. Adams presented Resolution 2022-03. Due to the change in legal representation, it is necessary to designate a new Registered Agent and Office.

On MOTION by Mr. Everett and seconded by Mr. Barlow, with all in favor, Resolution 2022-02, Authorizing and Approving Change of Designated Registered Agent and Registered Office to Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, was adopted.

SEVENTH ORDER OF BUSINESS

Update: Stormwater Reporting Requirements

Mr. Earlywine stated, during the most recent legislative session, a law was passed requiring all Florida CDDs with stormwater facilities to prepare and submit a Stormwater Needs Analysis Report by June 30, 2022 and then every five years thereafter. The Report would outline the stormwater capacity and outlook for the next 20 years. Staff is seeking authorization to commence the reporting process to meet this regulatory compliance requirement.

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, authorizing District Staff to commence work on the Stormwater Needs Analysis Report, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2021

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

NINTH ORDER OF BUSINESS

Approval of September 23, 2021 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the September 23, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Brumfield and seconded by Mr. Barlow, with all in favor, the September 23, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was nothing further to report.

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

Mr. Barraco stated Phase 1 construction was completed and would be put into operation within the next two weeks. Discussion ensued regarding final certification, utilities, conveyance documents and a bill of sale from D.R. Horton.

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

- **NEXT MEETING DATE: January 27, 2022 at 4:00 PM.**
 - **QUORUM CHECK**

The next meeting would be held on January 27, 2022.

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

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, the meeting adjourned at 4:16 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair