

**MINUTES OF MEETING  
STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Regular Meeting on May 26, 2022 at 4:00 p.m., at the offices of D.R. Horton, 10541 Ben C Pratt Six Miles Cypress Parkway, Fort Myers, Florida 33966.

**Present were:**

Landon Thomas	Chair
Chris Quarles	Assistant Secretary
Mark Brumfield	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Carl Barraco, Jr. (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 4:01 p.m. Supervisors Quarles, Thomas and Brumfield were present. Supervisors Everett and Barlow were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Gary Barlow,  
Seat 5; *Term Expires November 2022*)**

Mr. Adams presented Mr. Gary Barlow's resignation.

<p><b>On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, the resignation of Mr. Gary Barlow from Seat 5, term expires November 2022, was accepted.</b></p>
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**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 5**

Mr. Quarles nominated Mr. Sal Valenziano to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, the appointment of Mr. Sal Valenziano to fill Seat 5, was approved.**

• **Administration of Oath of Office (*the following will be provided in a separate package*)**

The Oath of Office will be administered to Mr. Valenziano at the next meeting.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. 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**
- D. Form 8B – Memorandum of Voting Conflict**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-03. Mr. Quarles nominated the following slate of officers:

Landon Thomas	Chair
J. Wayne Everett	Vice Chair
Chesley (Chuck) E. Adams, Jr.	Secretary
Chris Quarles	Assistant Secretary
Mark Brumfield	Assistant Secretary
Sal Valenziano	Assistant Secretary

Craig Wrathell

Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, Resolution 2022-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Discussion: Stormwater Management Needs Analysis Report**

- **Acknowledgement Letter Submittal (CDD will not own/operate any qualifying facilities as of June 30)**

Mr. Adams explained that recent legislation requires entities with a stormwater system to submit a 20-Year Stormwater Management Needs Analysis Report to the County by June 30, 2022. As the CDD owns its stormwater system, it must submit the Report, rather than the above-referenced Acknowledgement Letter.

Mr. Adams noted that the Agreement with the District Engineer to prepare and submit the Stormwater Management Needs Analysis Report was executed.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Acquisition of Utilities and Irrigation Improvements**

Mr. Earlywine presented the Letter Agreement for the Acquisition of Utilities and Irrigation Improvements valued at approximately \$1.4 million; the improvements were then turned over to the appropriate county or city entity.

**On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the Letter Agreement for the Acquisition of Utilities and Irrigation Improvements in Phase 1, valued at the amounts set forth in the Agreement, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Granting the Chair and Vice Chair the**

**Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-04. This grants the Chair and Vice Chair the authority to execute certain documents in between meetings to prevent delays on time sensitive matters.

**On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2022-04, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-05. The existing policy was updated to comply with the new “Local Government Prompt Payment Act” requirements, pertaining specifically to construction acquisition and conveyance activities, invoicing and payments; whereby, the interest rate on past due invoices increased from 1% to 2%.

**On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, Resolution 2022-05, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 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 2022-06. He reviewed the proposed Fiscal Year 2023 budget, highlighting line item increases, decreases and adjustments compared to the Fiscal Year 2022 budget. Accounting is correcting the Amortization Schedule and related information on Pages 3, 4 and 5; the corrections will be made before the proposed Fiscal Year 2023 budget is transmitted to the County. The following change was made:

Pages 3, 4 and 5: Replace “Waterstone Amortization Schedule” with the “Stonewater’ Amortization Schedule”

**On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 25, 2022 at 4:00 p.m., at the offices of D. R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, 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**

Mr. Adams presented Resolution 2022-07. This Resolution adjusts the terms for each seat to coincide with the General Election years. The following change was made:

Section 1, Seat #5: Change “Gary Barlow” to “Sal Valenziano”

**On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, Resolution 2022-07, as amended, 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.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-08.

**On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022.

The Financials were accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Approval of October 28, 2021 Regular Meeting Minutes**

Mr. Adams presented the October 28, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, the October 28, 2021 Regular Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine asked about the project completion timeline, in order to prepare the Project Completion Resolution. Since Phase 3 is expected to be completed by the end of the year, he will address this in the first quarter of next year.

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

Mr. Barraco reiterated that work on the 20-Year Stormwater Needs Analysis Report is underway.

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

**I. 0 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: June 23, 2022 at 4:00 P.M.**

**o QUORUM CHECK**

The next meeting would be held on June 23, 2022, unless cancelled.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**EIGHTEENTH ORDER OF BUSINESS**

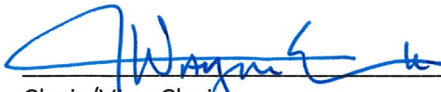
**Adjournment**

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 4:14 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair