

**MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Regular Meeting on April 27, 2023 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:

Landon Thomas
J Wayne Everett
Chris Quarles
Mark Brumfield
Sal Valenziano

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary (Oath of Office administered during meeting)

Also present were:

Chuck Adams
Jere Earlywine (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 4:01 p.m. Supervisors Everett, Quarles, Thomas, Brumfield and Supervisor-Appointee Valenziano were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Sal Valenziano (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Sal Valenziano. He provided and briefly explained the following items:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 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 2023-01. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 27, 2023 at 9:30 a.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 2023-02, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-02.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2023-02, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP and the Retention and Fee Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2023. He noted a transfer out of the “Debt Service” fund into the “Capital Projects” fund.

Discussion ensued regarding reserve funds.

Mr. Earlywine stated that a project completion resolution will be presented soon and, as part of that, another resolution authorizing the Trustee to pay the amounts owed as soon as the last condition is met, which is probably when the last home is sold.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of August 25, 2022 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 25, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Brumfield and seconded by Mr. Quarles, with all in favor, the August 25, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was nothing additional to report.

B. District Engineer: Barraco & Associates, Inc.

There was no report.

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

- **76 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: May 25, 2023 at 4:00 PM**
 - **QUORUM CHECK**

The next meeting will be on May 25, 2023, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the meeting adjourned at 4:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair