

**MINUTES OF MEETING  
STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Public Hearing and Regular Meeting on 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.

**Present were:**

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

**Also present:**

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Tony Grau (via telephone)	Auditor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:30 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2022,  
Prepared by Grau and Associates**

Mr. Tony Grau, of Grau and Associates, presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no

findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Hereby Accepting the Audited Annual  
Financial Report for the Fiscal Year Ended  
September 30, 2022**

Mr. Adams presented Resolution 2023-03.

**On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor,  
Resolution 2023-03, Hereby Accepting the Audited Annual Financial Report for  
the Fiscal Year Ended September 30, 2022, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-04. He reviewed the Fiscal Year 2024 budget, which is standard and unchanged from when it was previously presented to the Board.

**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 2023-04, Relating to the Annual Appropriations and Adopting the  
Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September  
30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,  
was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-05 and read the title.

**On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2023-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-06.

**On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.

The financials were accepted.

**NINTH ORDER OF BUSINESS****Approval of April 27, 2023 Regular Meeting Minutes**

Mr. Adams presented the April 27, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the April 27, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated work is underway on the project completion for Stonewater and East Bonita Beach Road CDDs and funds still need to be withdrawn from the trust payment accounts to pay for past expenditures paid by the Developer; essentially the CDD owes the Developer. He asked about the HOA turnover timeline.

Mr. Thomas stated it will be quite a while; construction of the second phase has yet to commence. Mr. Adams stated the Board Members will retain their seats until the second phase is completed. Asked for the status of East Bonita Beach Road CDD, Mr. Thomas stated construction on the last 20 to 25 homes is underway.

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

There was no report.

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

- **NEXT MEETING DATE: August 24, 2023 at 4:00 PM**
  - **QUORUM CHECK**

The next meeting will be on August 24, 2023, unless cancelled.

**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**

<p><b>On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the meeting adjourned at 9:44 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair