

**MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stonewater Community Development District held a Regular Meeting on June 4, 2025 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:

Landon Thomas
J Wayne Everett
Chris Quarles

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Jere Earlywine (via telephone)
Frank Savage

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 4:03 p.m.

Supervisors Everett and Quarles and holdover Supervisors Thomas, Brumfield and Valenziano were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

**A. Consideration of Resolution 2025-01, Hereby Accepting the Audited Annual Financial
Report for the Fiscal Year Ended September 30, 2024**

This item was presented following the Ninth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02. The Landowners' Election did not occur as no Landowners, Landowner Representatives, or Proxy Holders attended to cast votes.

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, Resolution 2025-03, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2028

Mr. Adams stated that Landon Thomas is the holdover Supervisor and will continue serving in Seat 3.

- **Administration of Oath of Office (the following to be provided in a separate package)**
The Oath of Office was administered during the Eight Order of Business.
- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**

- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

SEVENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028

Mr. Adams stated that Mark Brumfield is the holdover Supervisor and will continue serving in Seat 4.

- **Administration of Oath of Office**

The Oath of Office was administered during the Eight Order of Business.

EIGHTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026

Mr. Adams stated that Sal Valenziano is the holdover Supervisor and will continue serving in Seat 5.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Landon Thomas, Mrk Brumfield, and Sal Valenziano. All are familiar with the items listed in the Sixth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-04. Mr. Taylor nominated the following slate:

| | |
|------------------|---------------------|
| Landon Thomas | Chair |
| J. Wayne Everett | Vice Chair |
| Chris Quarles | Assistant Secretary |
| Mark Brumfield | Assistant Secretary |

Sal Valenziano

Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley E. Adams, Jr.

Secretary

Craig Wrathell

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

- **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**
- A. **Consideration of Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

This item, previously the Third Order of Business, was presented out of order.

Mr. Adams presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Savage discussed lake bank erosion issues and recommended authorizing the District Engineer to perform an inspection to determine the deficiencies and about how much it would cost to repair; competitive bidding is recommended. A preliminary estimate was much lower than expected, most likely due to a lack of specificity as to the scope of work needed.

Discussion ensued regarding responsibility for the lake bank erosion restoration/repairs, budgeting for the future expenses, whether to phase the work over several years or complete it as one project, maximum cost threshold before the formal bidding process is required, repair methods, conveyance and acceptance of improvements, certification of the improvements by various agencies, etc.

Mr. Savage believes the costs will be over the bidding threshold amount but maybe less than \$500,000; it will likely be necessary to go through the formal bid process.

Mr. Adams discussed budgeting for the repairs to bring the stormwater system into compliance.

The consensus was to insert a line item for the repairs to increase the O&M portion of the assessment from \$265.11 to \$619.07 per unit, with no change to \$1,250.89 per unit Debt Service assessment amount; resulting in increasing the total annual assessment amount from \$1,516 to \$1,869 per unit.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2025 at 4:00 p.m., at the offices of D.R. Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., 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 2025-06,
Addressing Real Estate Conveyances and**

Permits; Accepting a Certificate of the District Engineer and Declaring the 2021 Project Complete; Providing Direction to the Trustee; Finalizing the 2021 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Mr. Earlywine presented Resolution 2025-06.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, Resolution 2025-06, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring the 2021 Project Complete, with the caveat of the upcoming stormwater system repair project; Providing Direction to the Trustee; Finalizing the 2021 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Special Assessment Revenue Bonds, Series 2021, and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds Into the Series 2021 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2021 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date

Mr. Earlywine presented Resolution 2025-07.

On MOTION by Mr. Quarles and seconded by Mr. Everett, with all in favor, Resolution 2025-07, Authorizing District Staff to Confirm the Satisfaction of the

Release Conditions of the Special Assessment Revenue Bonds, Series 2021, and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds Into the Series 2021 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2021 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-08.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November and December 2025 meetings

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-09. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

The financials were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Minutes

A. August 22, 2024 Public Hearing and Regular Meeting

On MOTION by Mr. Everett and seconded by Mr. Quarles, with all in favor, the August 22, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Barraco & Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: June 26, 2025 at 4:00 PM**

- **QUORUM CHECK**

The next meeting will be on June 26, 2025, unless canceled.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWENTIETH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor,
the meeting adjourned at 4:40 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair