MINUTES OF MEETING
STONEWATER
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stonewater Community Development District held Public Hearings and a Regular Meeting on September 11, 2025 at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966.

Present:

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

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Frank Savage	District Engineer
Carl Barraco	Barraco & Associates, Inc.
Bernie Ferrerll	Resident
Leilani McCabe	Resident
Tracy Turner	Resident
Ellen Ferrell	Resident
Don McCabe	Resident
Ben Burgraff	Resident

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11.01 a.m. Supervisors Thomas, Everett, Brumfield and Valenziano were present. Supervisor Quarles was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Review/Discussion: Lake Bank Erosion Repair Analysis**

Mr. Barraco stated lake bank erosion was identified primarily on the mining lakes, which do not meet the South Florida Water Management District (SFWMD) slope and vertical drop criteria. The new stormwater management system is in good shape. He discussed wave action on the larger lakes compared to the smaller lake. The Report is underway.

District Staff responded to resident questions regarding what is needed to help prevent lake bank erosion, whether D.R. Horton realized there were issues with the lakes that were made from the quarries, the estimated costs for ongoing repairs, CDD assessments, and the 2025 Note Repayment.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Amending Resolution 2025-05 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-10. It was necessary to reset the Public Hearing date due to the printers inability to timely advertise the original public hearing date and time.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2025-10, Amending Resolution 2025-05 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026 to September 11, 2025 at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated the only change to the proposed Fiscal Year 2026 budget from when it was approved at the last meeting was adding the new "Lake Erosion Repair 2026 Note Repayment-$109,000" budget item. This addition is the primary factor increasing the Operations & Maintenance (O&M) assessment.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

- **Property Owner Response to Mailed Notice**

These items were included for informational purposes.

C. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 2025-12.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor, Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams stated the District Engineer's Annual Inspection of the District's infrastructure and related systems is pending. As such, it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives, which must be completed by September 30, 2025 and filed by December 1, 2025.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

The financial were accepted.

NINETH ORDER OF BUSINESS **Approval of June 4, 2025 Regular Meeting Minutes**

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, the June 4, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Barraco & Associates, Inc.

Mr. Barraco proposed scheduling the annual inspection near the end of the dry season, so they have a view of the entire lake bank; it will also give the contractor enough time to make repairs before the rainy season. He will notify Mr. Adams when conditions are favorable.

- **Authorization to Transfer the Entity Named in the Environmental Resource Permit (ERP) to the Stonewater CDD**

This item was an addition to the agenda.

Mr. Barraco asked for approval to provide documentation to the SFWMD to transfer the entity names in the Environmental Resource Permit (ERP) to the CDD's name; given the 2021 Project has been certified complete.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, to transfer the Entity Named in the South Florida Water Management District Environmental Resource Permit (ERP) to the Stonewater CDD, was approved.

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

- **349 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 25, 2025 at 4:00 PM**
  - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Discussion ensued regarding changing the meeting location to the Fitness Center and the inability to change the meeting time, due to District Staff's schedules.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, the meeting adjourned at 11.50 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair