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**MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

5 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development
6 District was held on Thursday, August 14, 2014 at 9:00 a.m. at the Pulte Homes, 3810 Northdale
7 Boulevard, Suite 270, Tampa Florida.

8
9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. St. Denis called the meeting to order.

11
12 Present and constituting a quorum were:

13 Carlos Gregory	Chairman
14 Parker Hirons	Vice Chairman
15 Jordan Schrader	Supervisor
16 Chris Fisher	Supervisor
17 Avalino Vide	Supervisor

18
19 Also present were:

20 Bruce St. Denis	District Manager
21 Patricia Comings-Thibault	District Accountant (joined meeting in progress)
22 Tucker Mackie	District Counsel (via telephone)
23 Sandy Oram	DPFG
24 Sarah Sandy	Hopping Green & Sams (via telephone)
25 Tony Smith	American Eco Systems

26
27 Mr. St. Denis established a quorum of the Board was present.

28
29 **SECOND ORDER OF BUSINESS – Audience Comments on Agenda Items**

30 There being none, the next item followed.

31
32 **THIRD ORDER OF BUSINESS – Vendor Reports**

33 **A. Aquatics**

34 Tony, with American Ecosystems, introduced himself and was open to questions.

35
36 **B. Landscape**

37 A representative of the landscape vendor was not in attendance; accordingly, the next item
38 followed.

39
40 **FOURTH ORDER OF BUSINESS – Administrative Matters**

41 **A. Approval of Minutes of July 10, 2014 Meeting**

42 Mr. St. Denis presented the minutes of July 10, 2014 meeting, and requested any addition,
43 deletions or revisions.

44 There not being any,

1
2 On MOTION by Mr. Schrader, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board approved
3 the minutes of the July 10, 2014 meeting.

4
5 **B. Acceptance of June 2014 Financial Statements and Requisitions**

6 Ms. Comings-Thibault joined the meeting. This item was deferred to the next meeting.

7
8 **FIFTH ORDER OF BUSINESS – Discussion of the Reserve Study**

9 Mr. St. Denis stated the reserve study was funded and opened the issue to discussion.

10 There was no further discussion.

11
12 **SIXTH ORDER OF BUSINESS – Business Matters**

13 **A. Acceptance of Meeting Dates for FY 2014-2015**

14 Mr. St. Denis presented the Meeting Dates for FY 2014-2015.

15
16 On MOTION by Mr. Schrader, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board tabled
17 the Acceptance of Meeting Dates for FY 2014-2015 to the September meeting.

18
19 **B. Additional Items**

20 Ms. Medina inquired about a CDD letter updating the budget, discussed at the previous meeting.

21 Mr. St. Denis stated that he submitted the update to Mr. Lazaro to pass on to the HOA in the
22 previous week.

23 Ms. Medina stated that the update was to be reviewed before submission. It had not yet gone out
24 the residents.

25 Mr. St. Denis stated that the letter was reviewed by Ms. Sandy. It stated the meeting details and
26 that there would be no increase in assessments.

27 Mr. Hirons requested that Mr. Lazaro be contacted for a follow-up.

28 Ms. Medina inquired about the tree and shrub cutback done two months ago and why it was not
29 included in the landscape contract.

30 Mr. Hirons stated there was a document designating mowing areas. Sometimes maintenance or
31 green space areas were not covered, and Austin Outdoors needed to be contacted. The maintenance map
32 exhibit was revised to include neglected areas. It is not included in the current contract but will be added.

33 There was discussion of areas neglected by Austin Outdoors.

34 Ms. Oram was instructed to send a written 60-day notification to discuss withholding payments
35 and requesting John Souers attendance at the next meeting, accompanied by a potential new manager.

36 Mr. St. Denis requested a motion to approve the addition of organizational considerations to the
37 agenda.

38

1 On MOTION by Mr. Gregory, SECONDED by Mr. Hiron, WITH ALL IN FAVOR, the Board approved
2 the addition of organizational considerations concerning Board member resignations and appointments to
3 the agenda.

4
5 Ms. Sandy stated that the following issues needed to be addressed: Mr. Hiron's resignation from
6 Seat #1, Mr. Gregory's resignation from his longer term landowner seat, and Mr. Gregory's appointment
7 to Seat #1.

8 Mr. Hiron stated I hereby tender my resignation from Seat #1 on the Board.
9

10 On MOTION by Mr. Gregory, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board accepted
11 Mr. Hiron's resignation.

12
13 Mr. Gregory stated I hereby tender my resignation from the Board.

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15 On MOTION by Mr. Schrader, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board accepted
16 Mr. Gregory's resignation.

17
18 Mr. St. Denis requested a motion to appoint Mr. Gregory to Seat #1.
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20 On MOTION by Mr. Schrader, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board
21 appointed Mr. Gregory to Seat #1.

22
23 Ms. Oram, being a Notary Public of the State of Florida, administered the oath of office to Mr.
24 Gregory, a copy of the oath is attached hereto and made a part of the public record.

25 Mr. St. Denis confirmed Mr. Gregory's familiarity with the Sunshine Law and Public Records
26 Law.

27 Mr. Schrader stated I hereby tender my resignation from the Board.
28

29 On MOTION by Mr. Gregory, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board accepted
30 Mr. Schrader's resignation.

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32 Mr. St. Denis requested a motion to appoint Analina Medina to Seat #3.
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34 On MOTION by Mr. Gregory, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board appointed
35 Ms. Medina to Seat #3.

36
37 Ms. Oram, being a Notary Public of the State of Florida, administered the oath of office to Ms.
38 Medina, a copy of the oath is attached hereto and made a part of the public record.

39 Mr. St. Denis reviewed the Sunshine Law, the Public Records Law.

40 Ms. Sandy asked Ms. Medina if she received the new supervisor notebook.

41 Ms. Medina responded that she had not received the notebook.

42 Mr. St. Denis stated she would be receiving documents and the notebook.

1 Ms. Comings-Thibault joined the meeting in progress and discussed the June financials.

2 Ms. Comings-Thibault stated that the projected cash balances at the end of the fiscal year were
3 expected to be \$510,000. The total allocation of available funds was \$175,346, after first quarter
4 operating capital and renewal and replacement were set aside. There was an unassigned fund balance of
5 \$335,263. Because the \$510,000 was in a single account, Ms. Comings-Thibault suggested to the Chair
6 that it be moved into a certificate of deposit or a money market account. After investigation into both
7 options, Ms. Comings-Thibault recommended transferring \$250,000 in funds to a money market account,
8 for her to review every 6 months.

9 Mr. Gregory suggested that \$100,000 of the recommended \$250,000 be placed into a 2-year
10 certificate of deposit and \$150,000 to a money market account.

11
12 On MOTION by Mr. Gregory, SECONDED by Mr. Vida, WITH ALL IN FAVOR, the Board approved
13 the transfer of \$150,000 from the general fund to a money market account and \$100,000 to a 2-year
14 certificate of deposit with Florida Bank.

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16
17 **SEVENTH ORDER OF BUSINESS – Staff Reports**

18 **A. Manager**

19 Mr. St. Denis stated that Ms. Comings-Thibault would be more involved on the management side
20 of DPFG and that the company will be increasing their accounting capability with the addition of another
21 CPA.

22
23 **B. Attorney**

24 Ms. Sandy stated that permit transfers of completed construction from each phase were located by
25 Tim, but the county acceptance letters for extensions were not yet found.

26 Ms. Oram stated that she had sent Tim all the documents she located, but that she was still
27 working on the issue.

28
29 **C. Engineer**

30 There being no report, the next item followed.

31
32 **EIGHTH ORDER OF BUSINESS – Audience Comments**

33 Mr. Remesh remitted resident complaints about ponds.

34 Ms. Oram requested to meet with Mr. Remesh at the sites.

35 Mr. Gregory stated that the pond maintenance company was put on notice, and that a
36 representative would be attending future meetings.

37
38 **NINTH ORDER OF BUSINESS – Supervisor Requests**

39 Ms. Medina requested clarification on filling Seat #4 on the Board.

1 Ms. Sandy stated the Board has 90 days from November 18 to fill the vacant qualified elector
2 seat.

3 Ms. Medina clarified that interested parties in the Board open seat should be brought to the next
4 meeting.

5 Mr. St. Denis confirmed this conclusion.

6
7 **TENTH ORDER OF BUSINESS – Adjournment**

8 There being no further business,

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10 On MOTION by Mr. Fisher, SECONDED by Mr. Gregory, WITH ALL IN FAVOR, the Board adjourned
11 the meeting.

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13 **These minutes were prepared in summary format.*

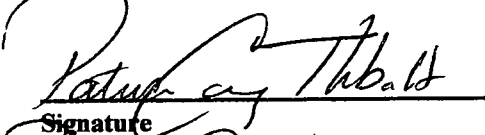
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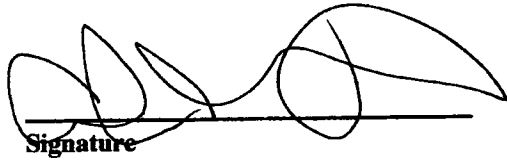
15 **Each person who decides to appeal any decision made by the Board with respect to any matter
16 considered at the meeting is advised that person may need to ensure that a verbatim record of the
17 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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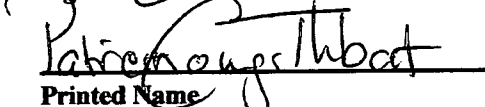
19 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
20 meeting held on 8/11/14.

21

22 
23 _____
24 Signature



Signature

25 
26 _____
27 Printed Name



Printed Name

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29 Title:
30 Secretary
31 Assistant Secretary

32 Title:
33 Chairman
 Vice Chairman