

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stonegate Community Development District's Board of Supervisors was held on Tuesday, April 3, 2018 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033.

**Present at the meeting were:**

Erica Avila	Chair
Raider Ferro	Vice Chair
Joe McGuiness	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Martha Agudelo	Gapa Property Management Corp.
Arnoldo Sosa	Resident
Mike Granobles	Resident
Arthur Goessel	Resident
Rosa Duran	Resident
Francisco Castillo	Resident
Hector Otero	Resident
Sara Ogliastri	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 6:22 p.m. Supervisors Avila, Ferro and McGuiness were present, in person. Supervisors Daniel and Franco-McKie were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: *non-agenda items***

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**CONSULTANTS, GUEST REPORTS & PRESENTATIONS**

• **Aquatic Systems, Inc.: *Todd Barhydt***

Mr. Todd Barhydt, of Aquatic Systems, Inc. (ASI), presented ASI's Waterway Inspection Report and reported the following:

- Algae in Lakes 4 and 5; the other lakes look good.
- Trash will be picked up tomorrow and the lakes will be sprayed.
- Plentiful amount of juvenile fish in the lakes.
- Lakes exhibit a fairly even oxygen level mix, top to bottom.
- Nutrient levels are within reason.
- Recommends aeration in Lakes 3, 4, 5 and 6 to improve oxygen levels, reduce nutrients, lower ammonia levels, reduce algae growth and improve water clarity in Lakes 3 and 4.

Ms. Avila asked if blue dye was still used. Mr. Barhydt replied affirmatively. Dye is applied regularly and more dye is necessary in the dry season, which might mean the dye is leaving the system.

Mr. McGaffney asked about the costs associated with installation of aerators and ongoing operations. Mr. Barhydt stated estimated \$1,178 per year for maintenance of four aeration systems and electrical costs of \$85 to \$100 per month for each system, equating to \$4,500 to \$4,800 per year to operate the systems.

Ms. Avila asked if Mr. Barhydt represents Vertex Water Features (Vertex). Mr. Barhydt replied affirmatively; Vertex is owned by the same entity as ASI. Discussion ensued regarding the proposed scope of work, subcontracted work, set up and operation of the system, aeration system sizes, benefits and effectiveness of aeration, Vertex's experience and services, etc.

**FOURTH ORDER OF BUSINESS**

**Consideration of Aquatic Systems, Inc.,  
Proposals**

**A. Aeration Services**

Mr. McGaffney referred to the Unaudited Financial Statements as of January 31, 2018 and discussed the funds available for these projects; the lake bank erosion work would be within budget but little would be left for the aeration project. The recommendations were:

- Aeration: Use funds from the General Fund to install Site 5 aeration in Fiscal Year 2018 and budget the remainder of the aerator project in Fiscal Year 2019.
- Proceed with Phase 2 landscaping.

Mr. Galo confirmed that the contractors would hold the prices, if work is completed in phases; however, there could be additional permit costs because each phase might require a separate permit, if the lakes are not completed at the same time. Mr. Pawelczyk discussed using an agreement that would allow for work to be added by way of amending the agreement.

**On MOTION by Mr. Ferro and seconded by Ms. Avila, with all in favor, authorizing the expenditure of not-to-exceed \$13,000 and authorizing entering into agreements with Vertex Water Features and All Star Electrical Services, Inc., in connection with the installation of aeration and associated electrical work at Site 5, were approved.**

**On MOTION by Ms. Avila and seconded by Mr. Ferro, with all in favor, authorizing District Counsel to prepare an Amendment to the existing Maintenance Agreement with Aquatic Systems, Inc., to provide for maintenance at Site 5, once the aeration system is installed, pursuant to the Aquatic Systems Inc., Proposal for semi-annual maintenance at Site 5, in the amount of \$216, per visit, was approved.**

**B. Littoral Planting Services**

Mr. McGaffney presented the ASI/Vertex proposals for littoral planting and maintenance.

**On MOTION by Ms. Avila and seconded by Mr. Ferro, with all in favor, the Aquatic Systems, Inc./Vertex Water Features Proposal for littoral planting and monthly maintenance, at Site 5, as proposed, and authorizing District Counsel to add the monthly maintenance services, of \$47 per month, to the Amendment to the existing Maintenance Agreement with Aquatic Systems, Inc./Vertex Water Features, were approved.**

➤ **Consideration of Estimates from Armando Garcia Land Service INC**

*\*\*\*This item, previously the Ninth Order of Business, was presented out of order.\*\*\**

**A. #1362 for Earthwork Lake 5 - Phase 2**

Mr. McGaffney stated that \$12,500, for palm tree installation would be removed from this estimate.

**B. #1363 for Bismarck Palm Tree Services**

This item was presented following Item 9C.

**C. #1364 for Earthwork Lake 5 - Phase 2**

Discussion ensued regarding phasing the landscape work, the areas covered by these estimates and the future scope of work.

**On MOTION by Ms. Avila and seconded by Mr. McGuinness, with all in favor, Armando Garcia Land Service INC Estimates #1362 and #1364, for Earthwork Lake 5 - Phase 2, less the \$12,500 for Sabal palm tree installation from Estimate #1362, in a not-to-exceed amount of \$56,000, were approved.**

▪ **#1363 for Bismarck Palm Tree Services**

*\*\*\*This item, previously Item 9B, was presented out of order.\*\*\**

Mr. Galo stated this was for removal and replacement of a Bismarck palm at the entrance to the Clubhouse. Discussion ensued regarding tree options. The Board’s consensus was for Mr. Galo to have the tree removed, as it was within his spending authority, but delay replacement.

**FIFTH ORDER OF BUSINESS**

**Notice of General Election: November 6, 2018**

• **Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**

○ **Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**

Mr. McGaffney reviewed the candidate qualifying and prequalifying periods. Seats 2, 3 and 4, currently held by Supervisors McGuinness, Daniel and Avila, respectively, would be up for election at the November 2018 General Election.

• **Consideration of Resolution 2018-06, Implementing Section 190.006(3)(A)(C), Florida Statutes, and Instructing the Miami-Dade County Supervisor of Elections to Conduct the District’s General Election [Seats 2, 3 & 4]**

Mr. McGaffney presented Resolution 2018-06 and read the title.

**On MOTION by Mr. McGuinness and seconded by Ms. Avila, with all in favor, Resolution 2018-06, Implementing Section 190.006(3)(A)(C), Florida Statutes, and Instructing the Miami-Dade County Supervisor of Elections to Conduct the District’s General Election, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consider Termination of Security Services Agreement with Tyco Johnson Controls Security Solutions LLC f/k/a Tyco Integrated Security LLC**

Mr. McGaffney presented the draft Termination Letter terminating the District’s Security Services Agreement with Johnson Controls Security Solutions LLC (JCSS), f/k/a Tyco

Integrated Security LLC (Tyco). Mr. McGuinness recalled his previous recommendation to terminate JCSS/Tyco, which was not approved because of concern that the District's insurance requires the building to have a camera monitoring company to receive a discounted insurance rate. Discussion ensued. Mr. McGuinness clarified that, with the question was whether the District received a discount on its insurance rates, under the JCSS/Tyco arrangement. Mr. McGaffney replied no. Mr. McGuinness recalled that the Agreement was not previously terminated as confirmation of whether the District received an insurance discount by having the Tyco system was pending. Mr. McGaffney would forward the response from the insurance company. Ms. Avila favored terminating JCSS/Tyco and tabling the decision of whether to contract with USA Total Security LLC, as the District could hire an independent person for the video camera services. Mr. Galo agreed with cancelling the JCSS/Tyco Agreement.

**On MOTION by Mr. McGuinness and seconded by Ms. Avila, with all in favor, termination of the Security Services Agreement with Tyco Johnson Controls Security Solutions LLC, f/k/a Tyco Integrated Security LLC, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Estimate # 1794 from USA Total Security LLC**

This item was tabled to a future date and would be removed from the Open Items List.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal from All Star Electrical Services, Inc., for Lake Aeration Receptacles**

This item was presented during the Fourth Order of Business.

**NINTH ORDER OF BUSINESS**

**Consideration of Estimates from Armando Garcia Land Service INC**

- A. #1362 for Earthwork Lake 5 - Phase 2**
- B. #1363 for Bismarck Palm Tree Services**
- C. #1364 for Earthwork Lake 5 - Phase 2**

This item was presented following the Fourth Order of Business.

**TENTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of January 31, 2018**

Mr. McGaffney presented the Unaudited Financial Statements as of January 31, 2018. Assessment revenue collections were at 74% and expenditures were at 33%. Discussion ensued regarding fund balance and building a larger uncommitted fund balance.

**On MOTION by Mr. Ferro and seconded by Mr. McGuinness, with all in favor, the Unaudited Financial Statements as of January 31, 2018, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of December 19, 2017 Public Hearing and Regular Meeting Minutes**

Mr. McGaffney presented the December 19, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. McGuinness and seconded by Ms. Avila, with all in favor, the December 19, 2017 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Open Items**

Item 1 was removed.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager: *GAPA Property Management Corp.***

Mr. Galo stated that three events were recently held on the same day and more and more are requesting to rent the entire facility for private events. Discussion ensued regarding rental rates, renting to nonresidents, rental revenue and earmarking rental revenue for specific Clubhouse improvements. Mr. McGaffney stated that revenues cannot be earmarked for specific purposes. Ms. Avila requested a rental revenue breakdown, prior to the next meeting. Mr. Pawelczyk suggested presenting the rates at the next meeting and adopting them at the next public hearing.

Mr. Galo presented the Clubhouse Reports and highlighted the following items:

- Monthly services, repairs and maintenance performed by various vendors

- In-house maintenance
- Facility rentals
- Events held

**B. District Counsel:** *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

There being no report, the next item followed.

**C. District Engineer:** *Alvarez Engineers, Inc.*

There being no report, the next item followed.

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

Mr. McGaffney stated that Management’s Fiscal Year 2019 rates would remain the same.

**FOURTEENTH ORDER OF BUSINESS                  Supervisors’ Requests**

Mr. Galo discussed installing pavers under the benches, instead of concrete. Mr. McGaffney preferred pavers due to constant cracks in the concrete. Ms. Avila concurred.

**FIFTEENTH ORDER OF BUSINESS                  NEXT MEETING DATE: May 15, 2018  
at 6:15 P.M.**

Mr. McGaffney stated that the next meeting will be held on May 15, 2018 at 6:15 p.m., at this location. The following items would be on the next agenda:

- Presentation of Proposed Fiscal Year 2019 Budget and setting the public hearing date
- Proposed Clubhouse Rental Rates and setting public hearing date
- Proposed Fiscal Year 2019 Meeting Schedule
- Fiscal Year 2017 Audit

▪ **Public Comments**

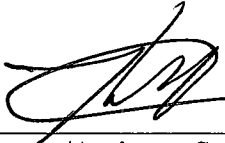
*\*\*\*This item was an addition to the agenda.\*\*\**

Ms. Rosa Duran, a resident, asked if renderings or photos of what the lakes would look like after work is completed could be provided or posted. Mr. McGaffney replied affirmatively.

**SIXTEENTH ORDER OF BUSINESS                  Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Ms. Avila and seconded by Mr. Ferro, with all in favor, the meeting adjourned at 8:27 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair