

**MINUTES OF MEETING  
STONEGATE  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stonegate Community Development District's Board of Supervisors was held on Tuesday, December 18, 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:**

Joseph M. McGuinness	Chair
Raider Ferro	Vice Chair
Noelle McKie	Assistant Secretary
Michael A. Granobles	Assistant Secretary
Arthur Goessel	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Michael Pawelczyk	District Counsel
Juan Galo	Clubhouse Manager
Martha Agudelo	Gapa Property Management Corp.
John Kessler (via telephone)	District Counsel
Francisco Lopez	Resident
Lucinda Patton	Resident
Art Goessel	Resident
Brenda Lyons	Resident
Arnaldo Sosa	Resident
Anna Coward	Resident
Patrick Pereyra	Resident
Erica Avila	Resident
Tony Fiore	Resident
Juan Carlos Franco	Resident
Juwanna Benjamin	Resident
Donald Benjamin	Resident
Mariela Figueroa	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 6:18 p.m.

- **Administration of Oath of Office to Newly Elected Supervisors, Joseph M. McGuinness [SEAT 2], Michael A. Granobles [SEAT 3] and Arthur D. Goessel, [SEAT 4] (*the following to be provided in a separate package*)**

**This item, previously the Third Order of Business, was presented Out of Order.**

Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. McGuinness, Mr. Granobles and Mr. Goessel. Mr. McGaffney provided and he and Mr. Pawelczyk explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - B. Membership, Obligations and Responsibilities**
  - C. Financial Disclosure Forms**
    - i. Form 1: Statement of Financial Interests**
    - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - iii. Form 1F: Final Statement of Financial Interests**
- Form 8B – Memorandum of Voting Conflict**

**SECOND ORDER OF BUSINESS**

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

Ms. Anna Coward, a resident, asked if family members of a Board Member were prevented from being awarded contracts to provide services to the District. Mr. Pawelczyk stated that he could discuss this with Ms. Coward after the meeting.

- **Presentation: Refinancing of Series 2008 Bonds, *Jon Kessler, FMSbonds, Inc.***

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

Mr. Kessler discussed the history of the Series 2008 bonds and the refinancing options:

- The Series 2008 bonds were issued to acquire the Clubhouse at an interest rate of 8%; the Series 2008 bonds will be callable on May 1, 2020.
- The District could issue new bonds now and the bond proceeds would be used to defease the old bonds.
- Currently, bonds are being issued in the low 4% range; therefore, issuing new bonds now could result in significant savings of about 20%.
- Waiting until the May 1, 2020 call date to refinance runs the risk of higher interest rates.
- Option 1: Refinance now with an interest rate of about 4% and carry both bonds until the May 1, 2020 call date but immediately realize the savings from the lower interest rate.
- Option 2: Refinance after May 1, 2020 and avoid having two bond series outstanding but with the understanding that interest rates could increase.

Discussion ensued regarding the potential savings under each scenario, whether to proceed now or wait, the refinancing process, etc.

**On MOTION by Mr. McGuinness and seconded by Mr. Ferro, with all in favor, directing Staff to proceed with bond refinancing options to refinance the Series 2008 bonds, was approved.**

A Special Meeting would be scheduled for Tuesday, February 5, 2019 at 6:15 p.m., for the purpose of discussing bond refinancing options.

**On MOTION by Ms. McKie and seconded by Mr. Granobles, with all in favor, scheduling a Special Meeting for February 5, 2019 at 6:15 p.m., at the Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033, for the purposes of discussing refinancing options and any other items that may arise from this meeting, was approved.**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, Joseph M. McGuinness [SEAT 2], Michael A. Granobles [SEAT 3] and Arthur D. Goessel, [SEAT 4] (*the following to be provided in a separate package*)**

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

This item was presented following the First Order of Business.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Electing the Officers of the Stonegate Community Development District, Miami-Dade County, Florida; and Providing for an Effective Date**

Mr. McGaffney presented Resolution 2019-01. Following an election or appointment, the slate of officers must be considered.

Ms. Franco-McKie nominated Mr. Ferro for Chair and Mr. McGuinness for Vice Chair.

Mr. Granobles nominated Mr. McGuinness for Chair and Mr. Ferro for Vice Chair.

Mr. McGuinness nominated himself for Chair and Mr. Goessel for Vice Chair.

No other nominations were made.

The following votes were cast for Chair:

Mr. Ferro	Two Votes
Mr. McGuinness	Three Votes

The following votes were cast for Vice Chair:

Mr. Ferro	Four Votes
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The slate of officers, as nominated and stated, was as follows:

Chair	Joe McGuinness
Vice Chair	Raider Ferro
Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Secretary	Noelle McKie
Assistant Secretary	Arthur Goessel
Assistant Secretary	Michael Granobles
Assistant Secretary	Howard McGaffney
Assistant Treasurer	Jeff Pinder

**On MOTION by Mr. Ferro and seconded by Mr. McGuinness, with all in favor, Resolution 2019-01, Electing the Officers of the Stonegate Community Development District, Miami-Dade County, Florida; and Providing for an Effective Date, as nominated and stated, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date**

Mr. McGaffney presented Resolution 2019-02. It was necessary to amend the Fiscal Year 2018 budget because expenditures exceeded budget, primarily due to hurricane cleanup. Fund balance was used to offset the overage.

**On MOTION by Mr. Ferro and seconded by Ms. McKie, with all in favor, Resolution 2019-02, Amending the General Fund Portion of the Budget for Fiscal Year 2018; and Providing for an Effective Date, was adopted and the District Manager’s actions to amend the Fiscal Year 2018 budget, effective November 30, 2018, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Presentation: Refinancing of Series 2008 Bonds, Jon Kessler, FMSbonds, Inc.**

The item was presenting following the Second Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Consideration of RFP for Disaster Debris Removal Services**

This item was presented following the Eighth Order of Business.

**EIGHTH ORDER OF BUSINESS**

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

Mr. Goessel asked that District Staff and the Board try to reduce the assessments by 5% in the Fiscal Year 2020 budget. He asked what milestones the District must meet to reduce assessments. Mr. McGaffney stated that could result in projects not being completed, such as the pond bank erosion. Mr. Goessel wanted to consider ways to increase Clubhouse revenue. Mr. McGaffney and Mr. Galo would provide suggestions at the March meeting.

Ms. Erica Avila, a resident, requested a breakdown of the revenues from various Clubhouse rentals.

Mr. McGaffney presented the Unaudited Financial Statements as of October 31, 2018 and responded to questions. Discussion ensued regarding rental fees, generating more Clubhouse rentals and revenue, which areas generate the most rental revenue, etc.

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

▪ **Consideration of RFP for Disaster Debris Removal Services**

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

Mr. McGaffney and Mr. Pawelczyk discussed the benefit of engaging a contractor for disaster debris removal services and advertising a request for proposals (RFP) for those services.

**On MOTION by Mr. McGuinness and seconded by Mr. Goessel, with all in favor, authorizing Staff to prepare and advertise an RFP for Disaster Debris Removal Services, was approved.**

**NINTH ORDER OF BUSINESS**

**Approval of September 4, 2018 Public Hearing and Regular Meeting Minutes**

Mr. McGaffney presented the September 4, 2018 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Ferro and seconded by Ms. McKie, with all in favor, the September 4, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Open Items**

There were no Open Items.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

- Monthly services, repairs and maintenance performed by various vendors and staff.
- November Rentals.
- Christmas Party on November 24<sup>th</sup>.

Discussion ensued regarding the content of Mr. Galo’s report.

Mr. Galo responded to questions.

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

Mr. Pawelczyk reminded the Board Members sworn in today that, if they received another oath from the Division of Elections, they must complete the oath, have it notarized and submit it to the Division of Elections, along with the \$10 fee.

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

There being no report, the next item followed.

- **NEXT MEETING DATE: March 19, 2019 at 6:15 P.M.**

Mr. McGaffney stated that a Special Meeting would be held on February 5, 2019 at 6:15 p.m. and the next meeting will be on March 19, 2019.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Goessel asked for a list of all CDD contracts, including the expiration dates, and a copy of each contract. He asked if the CDD has an email list of all homeowners and residents. Mr. Galo has a list. Mr. Goessel felt that every homeowner and resident should receive a monthly e-blast. Mr. McGaffney noted that numerous efforts are made to obtain email information but some do not provide it. Mr. Pawelczyk stated that most CDDs do not want to keep an email list because it then becomes a public record that must be provided to anyone who asks for it, including solicitors, etc, which is why the HOA or Clubhouse Management usually sends the e-blasts and notifications to the community. Discussion ensued regarding having the HOAs send e-blasts, signage to advertise events and facilities.

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE  
REMAINDER OF THE MEETING TRANSCRIBED FROM MEETING NOTES**

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Ms. Franco-McKie and seconded by Mr. Granobles, with all in favor, the meeting adjourned.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair