

**MINUTES OF MEETING  
STONE LAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stone Lake Ranch Community Development District was held on Tuesday, March 21, 2023, at 1:00 P.M. at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.

**Present and constituting a quorum:**

Michael Gratz	Chairperson
Sunil Bandrupalli	Vice Chairperson
Mark Chapman	Assistant Secretary
Norman Wade	Assistant Secretary
James Sutton	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
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**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James Ward called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**November 15, 2022 - Landowners Meeting**

**November 15, 2022 – Regular Meeting**

Mr. Ward asked if there were any additions, deletions, or corrections for the Landowners Meeting Minutes; hearing none, he called for a motion.

<p><b>On MOTION made by Norman Wade, seconded by James Sutton, and with all in favor, the November 15, 2022, Landowners Meeting Minutes were accepted for purposes of inclusion in the record.</b></p>
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Mr. Ward asked if there were any additions, deletions, or corrections for the Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Norman Wade, seconded by Sunil Bandurupalli, and with all in favor, the November 15, 2022, Regular Meeting Minutes were approved.**

### THIRD ORDER OF BUSINESS

### Consideration of Proposals

#### Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2023-2027.

*Mr. Ward: Your audit contract with the current firm, Grau and Associates, expired with the completion of the audit for September 30, 2022. The law requires us to bid this in a format where we send out an RFP to auditors and allow them to respond. I normally send these to probably 5 or 6 different firms that I know have done CDD audits over the years. Over the last couple of years only two seem to be wanting to do this business: Grau and Associates, and Berger Toombs. I'm guessing because the fees are so low for these audits that some of the other firms have dropped out of the business. We use an auditor ranking firm that's required by the RFP and also by the Auditor General. My Staff filled this out for you and rated Grau number 1 and Berger number 2 based on mandatory elements, technical qualifications, and pricing. The pricing, Grau is over a 5 year period, and is \$325 dollars more than the Berger Toombs over the 5 years. I can tell you Grau does a better job and is easier to work with and we get audits much faster than when we use Berger Toombs. It is up to you; you may keep the ranking as it is, or you may decide to use whichever firm you choose.*

The Board chose to rank Grau number 1 and Berger Toombs number 2 as recommended by Staff.

**On MOTION made by James Sutton, seconded by Norman Wade, and with all in favor, Grau and Associates was ranked number 1 and Berger Toombs was ranked number 2.**

### FOURTH ORDER OF BUSINESS

### Consideration of Resolution 2023-4

**Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Stone Lake Ranch Community Development District approving the Proposed Fiscal Year 2024 Budget and setting a Public Hearing for Tuesday, May 16, 2023, at 1:00 P.M. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592**

*Mr. Ward: The budget is basically the same as what it was in the prior year. The assessment rate is \$321.97; it was \$314.98 dollars during the prior year. Your debt assessments remain lower slightly for the coming year. We have excess cash in these accounts, so I generally try to even the assessment out by just adjusting the debt assessment down a little bit on a year to year basis, so you will see that rate went down \$13.47, your operating rate went up \$6.99, so your net decrease is \$6.50 for the entire year.*

*Mr. Michael Gratz: I think that's more than fair Jim. It's less and that's really more important than anything else.*

**On MOTION made by Michael Gratz, seconded by Sunil Bandrupalli, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) **Important Board Meeting Dates for Balance of Fiscal Year 2023**
  - i. **Public Hearings: FY2024 Budget Adoption – May 16, 2023, 1:00 P.M.**
- b) **Financial Statement for period ending December 31, 2022 (unaudited)**
- c) **Financial Statement for period ending January 31, 2023 (unaudited)**
- d) **Financial Statement for period ending February 28, 2023 (unaudited)**

*Mr. Ward: Your public hearing is May 16, remember to put it on your calendars. My assistant will send out to you an early calendar invite, so you have it. I absolutely have to have three people here for the public hearing. If we don't, I have to restart this entire budget process.*

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's Requests; there were none. He asked if there were any audience members present in person, or via audio or video with comments or questions; there were none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:06 p.m.

**On MOTION made by Michael Gratz, seconded by Sunil Bandrupalli, and with all in favor, the meeting was adjourned.**

Stone Lake Ranch Community Development District

  
James P. Ward, Secretary

  
Michael Gratz, Chairman