

**MINUTES OF MEETING  
STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District was held on Tuesday, May 17, 2022, at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

**Present and constituting a quorum:**

Michael Gratz	Chairperson (joined the meeting by video at approximately 1:12 p.m.)
Mark Chapman	Assistant Secretary
Norman Wade	Assistant Secretary
James Sutton	Assistant Secretary

**Absent:**

Sunil Bandrupalli	Vice Chairperson
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**Also present were:**

James P. Ward	District Manager
Vivek Babbar	District Attorney
David Bartelt	District Engineer
Andrew Gill	JPWard Associate

**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. Andrew Gill called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Gratz and Supervisor Bandrupalli, constituting a quorum. Chairperson Gratz logged into the meeting via video at approximately 1:12 p.m.

**SECOND ORDER OF BUSINESS**

**Notice of Public Hearing**

**Notice of advertisement of the Public Hearing**

Mr. Gill noted enclosed in the Agenda Packet was an affidavit mailing showing the publication which went out for the public hearing.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**March 15, 2022 – Regular Meeting**

Mr. Gill asked if there were any additions, deletions, or corrections for the Minutes; hearing none, he called for a motion to approve the Minutes.

**On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, the March 15, 2022, Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**PUBLIC HEARING**

Mr. Gill explained the public hearing process including public comment, Board discussion and vote.

**a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET**

**I. Public Comment and Testimony**

Mr. Gill called for a motion to open the Public Hearing.

**On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, the Public Hearing was opened.**

Mr. Gill asked if there were any public comments or questions with respect to the Fiscal Year 2023 Budget; there were none.

**II. Board Comment**

Mr. Gill asked if there were any Board comments or questions; hearing none, he called for a motion to close the public hearing.

**On MOTION made by Mr. Mark Chapman, seconded by Mr. James Sutton, and with all in favor, the Public Hearing was closed.**

**III. Consideration of Resolution 2022-2 adopting the annual appropriation and Budget for Fiscal Year 2023**

Mr. Gill indicated Resolution 2022-2 related to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Mark Chapman, seconded by Mr. James Sutton, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.**

**b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**

Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

**I. Public Comment and Testimony**

Mr. Gill called for a motion to open the Public Hearing.

**On MOTION made by Mr. Norman Wade, seconded by Mr. Mark Chapman, and with all in favor, the Public Hearing was opened.**

Mr. Gill asked if there were any public comments or questions; there were none.

**II. Board Comment**

Mr. Gill asked if there were any questions.

Mr. Sutton: asked what the special assessment amounts were?

*Mr. Ward: The total special assessment in the general fund is going to be in the budget. The budget has that number at \$50,397 dollars for 2023; it was \$50,127 for the current year you are in. The assessment rates showing in that methodology are \$314.98 for 2023; it was \$313.29 for 2022.*

Mr. Gill called for a motion to close the public hearing.

**On MOTION made by Mr. Mark Chapman, seconded by Mr. James Sutton, and with all in favor, the Public Hearing was closed.**

**III. Consideration of Resolution 2022-3 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology**

Mr. Gill explained Resolution 2022-3 imposed the assessments, adopted the assessment roll, provided a mechanism for the Manager to update the assessment roll with current owners' information as it changed, and approved the methodology. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2022-4**

**Consideration of Resolution 2022-4, a resolution of the Board of Supervisors designating the dates, time, and location for meetings of the Board of Supervisors.**

Mr. Gill indicated next year, three Meetings were scheduled: November 15, 2022 was the landowners' election meeting, March 21, 2023 would be a Regular Meeting and then the budget public hearing meeting. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, Resolution 2022-4 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2022-5**

**Consideration of Resolution 2022-5, a resolution of the Board of Supervisors designating the date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowner's election**

Mr. Gill indicated the date, time, and location of the landowners' election meeting would be November 15, 2022 at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592. He noted the seats up for election were Seat 3, Seat 4, and Seat 5. He noted the necessary documents would be circulated to the Board Members.

*Mr. Ward: As you recall at the last meeting, I indicated the way in which this statute works is, as of April 15 of each year, when you reach two thresholds, one is 6 years from the date of district establishment, and the second is 250 qualified electors, you are supposed to begin transitioning the Board from a landowners' election to a qualified elector based election. We have met that threshold; however, the Hillsborough County Supervisor of Elections and, I'm guessing, the County's attorney office has determined that the date they are using to be able to hold qualified elector elections is in January, not in the April time schedule that we see in Chapter 190. As such, the Supervisor of Elections has refused to hold a qualified elector election for this District until the earliest, which would be 2024. Vivek Babbar, who is your District Attorney, is on the phone and I know he has spoken to them. I will ask him to please add any other information he may find appropriate.*

*Mr. Vivek Babbar: I did have a chance to speak with the Supervisor of Elections and they are basing this position off a county attorney opinion that they received. Essentially, since they have to certify which seats are up for election sometime in January, pursuant to some other statutory obligation or requirement, that's the reason why they interpret it this way. They are saying, in their opinion, the CDD does not meet the threshold to have a general election this year, but the general election will take place in 2024 because we have met those requirements. We rely upon them to be able to hold a general*

*election. We can't really compel them to do it if they believe they are not required to do it, or they have other obligations. It is a bit of a unique position. They are the only county I know of that takes this position, but again, at the end of the day, they are the decision makers for whether or not they will hold a general election for us or not. For that reason, we are recommending this Board approve a landowners' election this year, and if any residents, or anyone, questions it, we will refer them to the County Supervisor of Elections because they are the ones that made that determination.*

*Mr. Sutton: I don't see any real reason to challenge the County's position on this.*

*Mr. Ward: I don't think there is a reason to challenge their position on it. As Vivek said, it's a unique position to take. It's the first time I've ever encountered this in all the years I've been doing it. But that's their position and we have to bow down to them to hold the election and if that's the date they choose to use, we will just have our election in 2024. I don't think we have a lot of people beating down the door to be on this Board as qualified electors anyways.*

Mr. Michael Gratz joined the meeting by video at this point. Mr. Ward briefly explained Resolution 2022-5 for Mr. Gratz.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Norman Wade, seconded by Mr. Mark Chapman, and with all in favor, Resolution 2022-5 was adopted as amended, and the Chair was authorized to sign.**

## SEVENTH ORDER OF BUSINESS

## Staff Reports

**a) Attorney**  
No report.

**b) Engineer**

### I. Stormwater Reporting Update

*Mr. Ward: Statute requires the District to provide the Stormwater Analysis, required by law, due on June 30, 2022. I am assuming David is on the phone to give an update on where he is with the preparation of that so it can be filed on time.*

*Mr. David Bartelt: I've been able to complete everything that I know related to this form, which is the type of treatment, how many stormwater ponds, the type of ponds, linear footage of culvert, things of that nature. But, when you get to Section 5, related to funding, I have no idea and no input information to place into this document because I don't control the funding.*

*Mr. Ward: For purposes of the District's document, all of the maintenance is handled by the master homeowner's association, so anything in that particular location on the form would all be zeros.*

*Mr. Bartelt: And my role in this is to complete this entire form or to provide the information to have someone else complete the form?*

*Mr. Ward: It doesn't matter. If you want to send it to Andrew, we can fill in the blanks, or you are welcome to fill in the blanks and send it to Andrew. Either way is fine.*

*Mr. Bartelt: The way this form is put together, and how it's written, it says you are (indecipherable) from this if this is a system that is basically controlled by citizens. Now, I know that the CDD is a special district that's been established, maybe that's what pulls it into this requirement. That's the first thing I wanted to question.*

*Mr. Ward: You are correct. The District is required to file the form pursuant to statute. We are a governmental agency, just like a city or county, and therefore have an obligation to file the form.*

*Mr. Bartelt: There are some questions on this form related to stormwater facility maintenance, but I don't know from a funding perspective if, for instance, the common area mowing gets pulled into this.*

*Mr. Ward: I will go back to my previous response to you. All of the District's assets are maintained by the homeowner's association, so for purposes of your form, they are all zero. The District has no funding for it, we don't reserve for anything, nothing, so it's all zeroes always. It doesn't matter what the HOA spends on it. They are a private organization.*

*Mr. Bartelt: Okay.*

*Mr. Ward: The key is, Dave, to get it back to Andrew soon, so we can get it filed. Violations of the law rise to the level of audit comments, and I really don't want that, so the sooner the better would be appreciated.*

*Mr. Bartelt: Okay. Understood.*

### **c) Manager**

- I. Report on number of Registered Voters within the District as of Aril 15, 2022**
- II. Financial Statement for period ending March 31, 2022 (unaudited)**
- III. Financial Statement for period ending April 30, 2022 (unaudited)**

*Mr. Ward: Included in the Agenda Package is the number of registered voters. You already know that story, so we will punt that item until 2024.*

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Gill asked if there were any Supervisor's Requests; there were none. He asked if there were any audience comments; there were none.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

Mr. Gill adjourned the meeting at approximately 1:20 p.m.

**On MOTION made by Mr. Mark Chapman, seconded by Mr. James Sutton, and with all in favor, the meeting was adjourned.**

Stonelake Ranch Community Development District

  
James P. Ward, Secretary

  
Michael Gratz, Chairman