

**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 18, 2021, at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

Present and constituting a quorum:

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

Absent:

Michael Gratz	Chairperson
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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

District Manager James P. Ward 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, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 6, 2021 – Regular Meeting

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

<p>On MOTION made by Mr. James Sutton, seconded by Mr. Sunil Bandrupalli, and with all in favor, the April 6, 2021, Regular Meeting Minutes were approved.</p>

THIRD ORDER OF BUSINESS

PUBLIC HEARING

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

a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET

I. Public Comment and Testimony

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

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

Mr. Ward asked if there were any public comments or questions with respect to the Fiscal Year 2022 Budget; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward asked if there were any Board comments or questions. He noted the operations assessment rate was \$313.29; it was \$301.76 the year prior. He noted the overall assessment was roughly the same for both the debt (capital) and operating assessment. There were no questions or comments.

III. Consideration of Resolution 2021-4 adopting the annual appropriation and Budget for Fiscal Year 2022

Mr. Ward called for a motion for Resolution 2021-4.

On MOTION made by Mr. James Sutton, seconded by Mr. Norman Wade, and with all in favor, Resolution 2021-4 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

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

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

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

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

II. Board Comment

Mr. Ward asked if there were any questions.

Mr. Sutton: If someone pays off their CDD \$313.29 assessment (indecipherable).

Mr. Ward: Correct.

Mr. Norman Wade: If somebody pays of their assessment, are the rest of us paying an equal share for the remaining debt out there also until those individual lots are paid off on that?

Mr. Ward: There are two separate pots of money. The General Fund is 160 of you. You all pay \$313 a year, regardless. Those who have paid off their debt assessment do not have it. Those who have it still on their lot pay that extra \$1,700 dollars. There is a debt assigned to each individual lot; you can choose to either get rid of that, but no matter what you have, you still have a management fee.

Mr. Chapman: So, that's what the letter was last year. It said what the management fee was and then you could pay off in advance your portion, and from that point forward you are done paying beyond the \$313.

Mr. Ward: The bond issue itself has a fixed term. The operating assessment goes on forever.

Discussion continued regarding the assessment rates, debt assessments, operating assessments, the debt assessment continuing until 2034 unless paid early; the operating assessment continuing indefinitely. (Portions of this discussion were inaudible.)

III. Consideration of Resolution 2021-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion for Resolution 2021-5.

On MOTION made by Mr. James Sutton, seconded by Mr. Sunil Bandrupalli, and with all in favor, Resolution 2021-5 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-6

Consideration of Resolution 2021-6 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2022

Mr. Ward explained Meetings could be advertised once for the entire year. He stated the Stonelake Ranch CDD Meeting schedule included three meetings in Fiscal Year 2022: November 16, 2021, March 15, 2022, and May 17, 2022, at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

On MOTION made by Mr. James Sutton, seconded by Mr. Mark Chapman, and with all in favor, Resolution 2021-6 was adopted as amended, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

a) Attorney

No report.

b) Engineer

No report.

c) Manager

- I. Report on number of Registered Voters within the District as of Aril 15, 2021**
- II. Financial Statements for period ending March 31, 2021 (unaudited)**
- III. Financial Statements for period ending April 30, 2021 (unaudited)**

Mr. Ward indicated Statute required the Supervisor of Elections to report the number of registered voters in the District. He reported as of April 15, 2021, there were 223 registered voters within the District. He noted this number would affect the District when it reached 250 registered voters (qualified electors) and when the District reached six years from the date of establishment. He explained the District had met the second threshold; once the District also met the first threshold then the transition would begin from a landowner election to a qualified elector election. He explained a qualified elector was a Citizen of the United States, registered to vote in Hillsborough County, with a permanent address in Stonelake Ranch. He asked if there were any questions; there were none.

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 comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:13 p.m.

On MOTION made by Mr. James Sutton, seconded by Mr. Norman Wade, and with all in favor, the meeting was adjourned.

Stonelake Ranch Community Development District


James P. Ward, Secretary

Michael Gratz, Chairman