

**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 19, 2020 at 10:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606.

**Present and constituting a quorum:**

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

**Absent:**

James Sutton	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Vivek Babbar	District Attorney

**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 10:15 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**November 12, 2019 – Regular Meeting**

Mr. Ward asked if there were any additions, corrections, or deletions for the November 12, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the November 12, 2019 Regular Meeting Minutes were approved.**

### **THIRD ORDER OF BUSINESS**

### **Consideration of Acceptance of Audited Financial Statements**

#### **Consideration of acceptance of the Audited Financial Statements for the year ended September 30, 2019**

Mr. Ward reported the Auditor was not present today; therefore, the Board could defer this Item. He noted the Board was only accepting these Audited Financial Statements for purposes of inclusion in the record. He explained the Audit was completed on January 17, 2020 and was filed with the Auditor General, the Department of Banking and Finance and any other appropriate agency. He stated the Financial Statements were consistent with what was received in prior years; the Auditors have given the District a "clean opinion" which meant there were no deficiencies or problems noted of record. He stated the Board could accept the Audited Financial Statements or defer this Item until the next meeting.

*Mr. Michael Gratz: I have historically reviewed the Financial Statements and have again this year as my background is in public accounting and they are fine by me. They are consistent with the prior year. Again, it is a clean opinion. There were no negative comments on the last page of the report to management. So, I feel like to expedite the process, unless the other Board Members vote against it, I will make a motion to approve the Audited Financial Statements dated September 30, 2019, as presented and prepared by Grau and Associates.*

**On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the Audited Financial Statements were accepted for purposes of inclusion in the record.**

### **FOURTH ORDER OF BUSINESS**

### **Consideration of Resolution 2020-2**

#### **Consideration of Resolution 2020-2 Approving the Proposed Fiscal Year 2021 Budget and setting a Public Hearing for Tuesday, August 18, 2020 at 10:00 A.M. at the offices of Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592**

Mr. Ward stated the primary purpose of today's Meeting was to start the Budget process for Fiscal Year 2021 which would begin on October 1, 2020 and end on September 30, 2021.

*Mr. Ward: There are two parts to this Budget for the Board Members who are new, and I'm telling Mike old information. The first part is what we call the General Fund. It handles the general administrative operations of the District itself, the assessment rate contemplated for Fiscal Year 2021 is \$301.76. The assessment rate for the Fiscal Year 2020 is \$296.84. There are really not many changes to the Operating*

*Budget whatsoever, a few minor operating increases. The second budget is what we call the Debt Service Budget and this is the budget that does two things: It pays the principle and interest on the Series 2004 Bonds, which I know we had a rather lengthy discussion about at your last meeting, and it also pays the principle and interest due to Stonelake Ranch LLC for costs that were incurred by the District that were above and beyond that was being financed through the 2004 Bonds. The assessment rate for last year was \$1,724.18. The assessment rate for this coming year is \$1,724.55. It's basically consistent. The last page of the Budget gives you a comparison of what was paid last year versus this year. The debt outstanding going into next year will decrease slightly to \$14,922.48 as of October of this year and it's \$14,962.96 in the current period, so it's a slight reduction for your budget. He asked if there were any questions.*

*Mr. Mike Gratz: I will probably send it to you before the end of the Meeting. Mr. Sutton asked that I prepare a letter and you would be the best person to circulate it as you know which lots have balances and which ones do not. The purpose was the interest is 5.9%. there may be certain residents who would prefer to pay it off and only have the assessment of the operation, the \$301.76, and no longer have the assessment for the debt service. Again, I'm about halfway letter. I'll send it off to you for comment and then send it off to Mr. Sutton so that if he agrees we will go ahead and issue to the residents who have debt service on their lots. I would have to say that most of the residents that would not have debt service that was probably because they purchased their lot and the agreement on purpose was the developer paid off that lot as part of the purchase agreement. So, I think our last meeting was pre-coronavirus. I don't know if there is a change in sentiment or not, but there was, at least time originally, a desire to give the residents an opportunity. One of the things about this letter Jim, there have to be certain things you fill like what date you would have to receive these funds. You report this to the county tax assessor sometime in July is that correct?*

*Mr. Ward: I do report a little later than that, but July 1 is really the deadline to make the November 1 payment for residents. We do the certification in the latter part of the July, so it's a few weeks to get that worked on, so July 1 is really the deadline.*

*Mr. Gratz: Can you make it the 15<sup>th</sup> as I'm a little late getting this out. I think most people will respond ahead of time.*

*Mr. Ward: Absolutely.*

*Mr. Gratz: Okay, I'm going to send this off to you to embellish how they would pay this off, because it's really coming from you anyway.*

*Mr. Mark Chapman: So, how would that work if we approve a budget, but then we had 20 people who have – I guess they would no longer be assessed, but everybody else would still have the same debt service. It would be a little bit higher, but I guess in the long run it would all equal out because the next year it would just be lower.*

*Mr. Ward: It's a debt service budget, so this happens anyway in mid-year. The Budget will be what it is, but the assessment rate, I'm not going to change it at this point. The hardest part is, if I get the money in, making sure it doesn't go on the roll. The rest of it is easy.*

*Mr. Chapman: If you do the assessment comparisons and by and large there are no major changes, and again when you prepare them from one year to the next, I think a part of what you try to do is keep it as consistent a number as possible so that way there are no large fluctuations.*

*Mr. Ward: That is exactly what we do here. The Public Hearing is set for Tuesday, August 18, 2020 at 10:00 a.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592. We may or may not be in a State of Emergency in August. The Governor has extended the Order I think through the end of July.*

Mr. Vivek Babbar agreed.

*Mr. Ward: If he extends it more, we will do the Meeting by video conference. If not, you will see my smiling face at Stonelake Ranch in August.*

**On MOTION made by Mr. Michael Gratz, seconded by Mr. Mark Chapman, and with all in favor, Resolution 2020-2 was adopted, and the Chair was authorized to sign.**

## FIFTH ORDER OF BUSINESS

### Staff Reports

#### a) Attorney

*Mr. Vivek Babbar: My name is Vivek Babbar. I go by "V" to make it easy for folks. I've been with the firm Straley Robin Vericker for over six years now. We have been your District Counsel since the formation of the District; however, the District doesn't need a lot of services at this point in time. We don't necessarily do a lot, except for the Debt Service payment as Jim has alluded to earlier. When we are needed, we introduce ourselves or if we want to say hello. Obviously there have been some new Board Members, so we wanted to take the opportunity to let you guys know that we're out here and we are here in case Jim or the Board needs us to advise or counsel on anything. Jim is an excellent resource and he should be your first contact for any questions or concerns about the District, and if it needs to be escalated to us for any complication or legal interpretation, we certainly can provide those services. But, as you saw with your Budget, we have a pretty administrative function for the District at this point and therefore we don't want to incur additional expenses for the Board or the residents. That's why we recommend, and we work with Jim closely to make sure that he's the point of contact and we are only here if you need us. We did have, on page 49 of the digital Agenda, there is the legislative update. It's pretty straightforward. Obviously on the first item really would impact this District to any extent, but that's a nice reduction in what's required to be on our website, so going forward we might not have as much cost for the website or remediation. The other two items don't really apply to the District. Again, if there are any questions about the memos that Jim had sent out, he can address it. I just wanted to make sure the Board was aware from the public records law, the Sunshine Law that we discussed at length at the last meeting. The ethics laws, things of that nature, to provide a resource to you in case you got a little bit bored or wanted something to fall asleep with, a little legal analysis. I apologize for the wordiness of it. Again, we're here as a resource for the Board, but we work closely with Jim's office to make sure everything is up to snuff and I charge the District of the residents' access fees. That's all I have for the Board.*

Mr. Ward asked if there were any questions; there were none.

**b) Engineer**

There was no Engineer Report.

**c) Manager**

- I. Report on the Number of Registered Voters in the District as of April 24, 2020
- II. Financial Statements ending October 31, 2019 (unaudited)
- III. Financial Statements ending November 30, 2019 (unaudited)
- IV. Financial Statements ending December 31, 2019 (unaudited)
- V. Financial Statements ending January 31, 2020 (unaudited)
- VI. Financial Statements ending February 29, 2020 (unaudited)
- VII. Financial Statements ending March 31, 2020 (unaudited)
- VIII. Financial Statements ending April 30, 2020 (unaudited)

*Mr. Ward: There is a requirement in the Statute that the Supervisor of Elections in the County in which the District is located, which is obviously Hillsborough, they report to us each year the number of registered voters within the District. It will come into effect when you hit two thresholds. First is six years from the date of establishment which you have met that threshold. And the second is you hit 250 qualified electors. As of April 15, 2020 you have 227 qualified electors and what it means is when you hit that 250 registered electors in the District you will begin to transition the Board to a qualified elector based election. Since you didn't hit it this year, the earliest this would happen will be 2022. 2022 would be the next election cycle. I will report this to you every year. There is no action actually required from the Board. It is reported to you as a matter of record.* He asked if there were any questions; there were none.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There were no Supervisor's Requests. There were no members of the public on the phone; therefore, there were no audience comments.

Mr. Gratz asked if Mr. Ward received the email which contained the draft letter he spoke about earlier in the meeting. Mr. Ward responded in the affirmative.

Mr. Gratz asked if Mr. Ward would please review the letter, so the letter could be issued as soon as possible. Mr. Ward responded he would review the letter immediately following the meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 10:35 a.m.

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

Stonelake Ranch Community Development District

  
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James P. Ward, Secretary

  
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Michael Gratz, Chairman