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, 2026 at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592. It began at 1:00 p.m. and was presided over by Michael Gratz, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Michael Gratz	Chairperson
Norman Wade	Vice Chairperson
Asiri Abeynaike	Assistant Secretary
George Kurppe	Assistant Secretary
Brad Snellings	Assistant Secretary

Also present were:

James P. Ward	District Manager

Audience:
QH
Call in user 2

All residents' 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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. 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 **Notice of Advertisement**

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS **Appointment to Seat 5**

Swearing in of Individual to fill Seat 5, which became vacant effective December 9, 2025, and whose term is set to expire November 2026

I. **Swearing in individual to fill Seat 5**
II. **Oath of Office**
III. **Guide to the Sunshine Law and Code of Ethics for Public Employees**

IV. Sample of E-filed Form 1 – Statement of Financial Interests. (Changes to the Law and filing requirements as of January 1, 2025)

As a notary public, Mr. Ward administered the Oath of Office to Mr. Brad Snellings.

Mr. Brad Snellings signed the Oath and returned the Oath to Mr. Ward for inclusion in the record.

Mr. Ward reviewed the Sunshine Law, the Code of Ethics, ethics violations, public records, and how to file Form 1 – Statement of Financial Interests. He noted Mr. Snellings was welcome to contact him (Mr. Ward) with any questions Mr. Snellings might have.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors re-designating the officers of the Stonelake Ranch Community Development District

Mr. Ward asked the Board how it wished to designate the Officers of the CDD.

The Board chose to appoint Michael Gratz as Chairperson, Norman Wade as Vice Chairperson, the remaining Board Members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

On MOTION made by Norman Wade, seconded by Asiri Abeynaike, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

March 17, 2026 – Regular Meeting Minutes

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

On MOTION made by Norman Wade, seconded by Asiri Abeynaike, and with all in favor, the March 17, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He discussed the public hearing process.

I. Public Comment and Testimony

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

On MOTION made by Norman Wade, seconded by Asiri Abeynaike, and with all in favor, the Public Hearing was opened.

He asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Norman Wade, seconded by Asiri Abeynaike, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted the assessment rate was $343.31 dollars per unit for fiscal year 2027; it was $333.13 dollars per unit in fiscal year 2026; this was an increase of $10 dollars. He asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

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

On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Norman Wade, seconded by Michael Gratz, and with all in favor, the Public Hearing was closed.

II. **Board Comment**

Mr. Ward noted Resolution 2026-5 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. **Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll**

Mr. Ward called for a motion.

On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-6

Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be November 17, 2026, March 17, 2027, and May 18, 2027 at 1:00 p.m. at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Michael Gratz, seconded by Brad Snellings, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-7 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Gratz, seconded by Brad Snellings, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026
b) Important Meeting Dates for Fiscal Year 2026:
- **No additional meeting dates for fiscal year 2026**
- **General Election – Qualifying period June 8 – 12, 2026 (Seat 3 and Seat 5)**

c) Financial Statements for period ending March 31, 2026 (unaudited)
d) Financial Statements for period ending April 30, 2026 (unaudited)

Mr. Ward: We have now hit 309 qualified electors. Seat 3 and Seat 5 are up for election this year. I'm going to provide George Kurppe (Seat 3) and Brad Snellings (Seat 5) with the qualifying packet. You can early qualify May 25, that week, and then June 8 through June 12 from noon to noon down at the Supervisor of Elections Office. If nobody else qualifies for your seat you are automatically elected in November to a 4 year term. If you run opposed you end up on the November ballot. If you forget, it's a problem, so make sure you go down and qualify. He listed the Supervisor of Elections Office locations. He indicated the qualifying packet contained information regarding qualifying requirements.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's Requests.

Mr. Snellings asked what a public hearing was.

Mr. Ward explained a public hearing was an opportunity for the public to ask questions and comment. He said the public hearings the CDD held were related to the budget. He explained a CDD public hearing provided an additional layer of legal advertising; CDD meetings were public meetings in general. He noted the advertising was different for public hearings versus regular meetings.

ELEVENTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments; there were none.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 1:19 p.m.

On MOTION made by Brad Snellings, seconded by Norman Wade, and with all in favor, the meeting was adjourned.

Stonelake Ranch Community Development District

Signature: James Ward
James Ward (Sep 18, 2026 12:51:17 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Michael Gratz
Michael Gratz (Sep 18, 2026 13:42:48 EDT)
Email: mike@thehsgrp.com
Michael Gratz, Chairman

SLR - Minutes 05 19 2026 - final

Final Audit Report 2026-09-18

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