

**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 Thursday, August 1, 2024, at 10:00 AM at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.

Present and constituting a quorum:

Michael Gratz	Chairperson
Sunil Bandrupalli	Vice Chairperson
George Kurppe	Assistant Secretary
Norman Wade	Assistant Secretary
James Sutton	Assistant Secretary

Also present were:

James P. Ward	District Manager
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Audience:

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 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 10:00 a.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

THIRD ORDER OF BUSINESS

Consideration of Minutes

April 10, 2024 - Regular Meeting Minutes

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

On MOTION made by Michael Gratz, seconded by James Sutton, and with all in favor, the April 10, 2024 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-8

Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors Re-Setting a Public Hearing on the District’s Proposed Budget and ratifying the actions of the District Manager relating thereto; providing for severability; providing for conflicts; and providing for an effective date

Mr. Ward stated there was no quorum at the last Board meeting, so the public hearing was rescheduled for today’s date, time and location. He explained this Resolution ratified the actions taken after the last canceled meeting, rescheduling the meeting for today.

Mr. Gratz noted the county read Lee County but should be Hillsborough County.

Mr. Ward indicated he would make the correction.

On MOTION made by Michael Gratz, seconded by James Sutton, and with all in favor, Resolution 2024-8 was adopted as corrected, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, both related to the adoption of the FY 2025 Budget.

a) FISCAL YEAR 2025 BUDGET

I. Public Comment and Testimony

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

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 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 Michael Gratz, seconded by James Sutton, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board. There were none.

III. Consideration of Resolution 2024-9, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, it adopted the assessment roll and set an operations and maintenance cap rate for the last phase of development.

I. Public Comment and Testimony

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

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; 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 Michael Gratz, seconded by James Sutton, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-10, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Michael Gratz, seconded by James Sutton, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-11****Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District**

Mr. Ward explained Resolution 2024-11 set the dates, time, and location of the Board's meetings for Fiscal Year 2025. He stated the next meeting was Tuesday, November 19, 2024, which would be a landowner's meeting and a regular meeting. He stated the other meetings would be Tuesday, March 18, 2025, and Tuesday, May 20, 2025 at 1:00 p.m. at the Lake Lodge. He explained this Resolution did not bind the Board to these dates; the dates, time and location could be changed as the Board deemed appropriate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Norman Wade, seconded by Sunil Bandrupalli, and with all in favor, Resolution 2024-11 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2024-12****Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors declaring a vacancy in Seat 2 on the Board of Supervisors pursuant to section 190.006(3)(B), Florida Statutes; providing for severability, conflicts and an effective date**

Mr. Ward stated this Resolution declared a vacancy in Seat 2 which was Jim's Seat. He explained no one qualified for this Seat during the July qualification period, so statute indicated the Seat should be declared vacant as of November 19, 2024 and from that date forward the Board had 90 days to appoint an individual to fill the Seat for a four year term. He stated Jim would continue to sit in the Seat legally unless someone was appointed to fill the Seat.

On MOTION made by Michael Gratz, seconded by Sunil Bandrupalli, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.

EIGHTH 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 as of April 15, 2024
- b) *Important Board Meeting Dates for Balance of Fiscal Year 2024*
 - 1. Landowners Election – November 19, 2024 (Seat 4)
- c) Financial Statement for period ending May 31, 2024 (unaudited)
- d) Financial Statement for period ending June 31, 2024 (unaudited)

Mr. Ward: November 19th will be the final landowner’s election for Seat 4, which is Mike’s Seat. Mike can serve in that seat if you guys all elect him, or anybody who shows up at the meeting gets one vote per lot that they own, so all of you are owners, so you will get one vote. Mike is a developer and does not have any more seats, but he can serve in that position or anybody else can who you deem appropriate.

THIRTEENTH 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.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:07 a.m.

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

Stonelake Ranch Community Development District



 James P. Ward, Secretary



 Michael Gratz, Chairman