

**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, September 8, 2020 at 2:30 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

Present and constituting a quorum:

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

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 2:30 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-11, 20-114, 20-150, and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was 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

May 19, 2020 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions for the May 19, 2020 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 May 19, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-3

Consideration of Resolution 2020-3, a Resolution of the Board of Supervisors of Stonelake Ranch Community Development District amending the date of the Public Hearing on the Fiscal Year 2021 Proposed Budget

Mr. Ward reported the Public Hearing would be held on September 8, 2020 at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592. He stated the Resolution was amending the date of the Public Hearing due to advertising issues. He called for a motion

On MOTION made by Mr. Sunil Bandrupalli, seconded by Mr. Norman Wade, and with all in favor, Resolution 2020-3 was accepted, and the Chairperson was authorized to sign.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward indicated the primary purpose of today’s meeting was to conduct two public hearings with respect to the Fiscal Year 2021 Budget for the District.

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony

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

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

Mr. Ward stated this was the opportunity for any members of the public present by phone or video conference to ask questions or make comments with respect to the Budget. He asked if there were any public comments or questions with respect to the Fiscal Year 2021 Budget; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward: From the mailing sent to all residents in Stonelake Ranch, with respect to paying off the capital portion of the debt in May and June of this year, we did receive somewhere between 8 and 10 payments from that mailing that was done which is a pretty significant amount, and we had a good response to that letter. There was no change needed to the budget. The call happens November 1 of this year, just as a matter of the fact that those prepayments have been made. The rate will not be affected based on what is in your proposed budget for Fiscal Year 2021. I will ask if you have any questions or comments with respect to your proposed budget? There have been no changes to it from what was presented to you. The General Fund rate is \$301.76 and the assessment rate for capital is \$1,724.55. The total that will be on a property owner's tax bill is \$2,026.31 for the District for Fiscal Year 2021.

III. Consideration of Resolution 2020-4 adopting the annual appropriation and Budget for Fiscal Year 2021

Mr. Ward called for a motion for Resolution 2020-4.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Norman Wade, and with all in favor, Resolution 2020-4 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

I. Public Comment and Testimony

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

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandarupalli, 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. Michael Gratz, seconded by Mr. Sunil Bandarupalli, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward: Do you have any questions with respect to the Resolution which adopts the assessments? Basically, what it's really adopting is the assessment roll which sets the rate at \$301.76 for the Fiscal Year 2021 Budget process. I'll tell you I do need to make two changes to the roll. Box 35 and 36 were showing as one unit and should be 2, and units 22 and 23 are showing as 1 unit and they should be 2 on the roll. That modification will be made. Any questions or comments from the Board?

There were no questions or comments.

III. Consideration of Resolution 2020-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, Resolution 2020-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 designating the dates, time, and location for meetings of the Board of Supervisors

Mr. Ward: There are three dates we need to establish this year. We have a Landowner's Meeting that needs to be scheduled this year. That date we will need to change to December 15, 2020. There is a requirement under the statute that it be called 90 days in advance of the actual election. At the Landowner's Meeting this year in December we have Seat 1, which is Mr. Wade's Seat, and Seat 3 which is Mr. Chapman's Seat, up for election. For those of you who are new to the Board, a Landowner's Election simply means that we are going to have an election. Those property owners who show up at the Landowner's Meeting constitute the quorum for purposes of conducting the meeting. There is no minimal threshold required under the Statute for Community Development Districts. Those property owners who show up either in person, or provide a proxy, will then be entitled to vote for 3 positions on the Board. Those will be the 3 seats. Of those 3 seats, 2 of them will be elected to a 4-year term, and one of them will be elected to a 2-year term. Then in 2022 we will have another election for Seats 4 and 5. After the Landowner's Election, we will also have a Regular Meeting on the same date to swear in the new Board, and that will be the only two things we do on that date. Then on March 23, 2021 we have a scheduled date which would be to start your budget process and then Tuesday May 18, 2021 is the Public Hearing for your proposed budget. The resolution has, for it's time, a 1:00 in the afternoon meeting. We have normally been meeting at 10:00 in the morning. I will leave that up to you; either of those times are fine for me obviously. If you could pick what time you want to do it, that would be appropriate, but those would be the three dates. The three dates are fine? March 23, 2021 and May 18, 2021? (There were no objections from the Board.) Do you prefer 10:00 a.m. or 1:00 p.m.?

Mr. Bandrupalli indicated he preferred 1:00 p.m. Mr. James Sutton agreed. The remainder of the Board had no objections.

Mr. Ward indicated Resolution 2020-6 would amend the Landowner's Election meeting date for December 15, 2020 at 1:00 p.m., at Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

On MOTION made by Mr. Norman Wade, seconded by Mr. Sunil Bandrupalli, and with all in favor, Resolution 2020-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

a) **Attorney**

No report.

b) **Engineer**

No report.

c) **Manager**

- I. Financial Statements ending May 31, 2020 (unaudited)
- II. Financial Statements ending June 30, 2020 (unaudited)
- III. Financial Statements ending July 31, 2020 (unaudited)

No report. He asked if there were any questions; there were none.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:51 p.m.

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

Stonelake Ranch Community Development District


James P. Ward, Secretary


Michael Gratz, Chairman