

**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, November 19, 2024, at 1:00 PM at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.

**Present and constituting a quorum:**

Michael Gratz	Chairperson
Sunil Bandrupalli	Vice Chairperson
Norman Wade	Assistant Secretary
Asiri Abeynaike	Assistant Secretary

**Absent:**

George Kurppe	Assistant Secretary
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**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 1:13 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kurppe, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Landowners and Regular Meeting**

**THIRD ORDER OF BUSINESS**

**Oath of Office**

**Administration of Oath of Office for the Board of Supervisors of the Stonelake Ranch Community Development District**

- a) Oath of Office**
- b) Guide to the Sunshine Amendment and Code of Ethics**

**c) Form 1 – Statement of Financial Interests****d) Sample of E-filed Form 1 – Statement of Financial Interests; (2024 Changes to the Law and filing requirements)**

Mr. Ward noted Mr. Michael Gratz was elected for Seat 4 at the Landowner's Meeting. As a notary public, Mr. Ward administered the Oath of Office to Mr. Gratz. Mr. Gratz signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. Mr. Ward stated Mr. Gratz already sat on the Board and as such would not need to file another Form 1 this year. He reminded the Board to complete the ethics training before the end of the calendar year.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-1**

**Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes***

Mr. Ward stated Resolution 2025-1 canvassed and certified the results of the Landowner's Meeting held just prior to today's regular meeting. He stated in section 1, Michael Gratz would hold Seat 4 with 3 votes; in section 2, Michael Gratz would serve a four-year term ending November 2028. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Michael Gratz, seconded by James Sutton, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-2**

**Consideration of Resolution 2025-2, 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 Resolution 2025-2 declared a vacancy in Seat 2, Mr. Sutton's seat. He explained no one qualified for Seat 2 in May; the Board was therefore required to declare a vacancy, and once the vacancy was declared, the Board had until February 28, 2025 to appoint a qualified elector to sit on the Board. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-3**

**Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors appointing qualified electors to fill the vacancy in Seat two (2) on the Board of Supervisors pursuant to Section**

**190.006(3)(b) Florida Statutes. If the Board appoints individuals to fill the seats, the following items will also be considered for the newly appointed members**

- I. Administration of the Oath of Office**
- II. Form 1 – Statement of Financial Interests**
- III. Guide to the Sunshine Amendment and Code of Ethics for Public Employees**
- IV. Sample of E-filed Form 1 – Statement of Financial Interests; (2024 Changes to the Law and filing requirements)**

Mr. Ward asked if the Board had an individual to appoint to fill Seat 2.

**On MOTION made by Norman Wade, seconded by Michael Gratz, and with all in favor, Mr. Asiri Abeynaike was appointed to fill Seat 2.**

Mr. Ward noted Mr. James Sutton was officially off the Board. As a notary public, Mr. Ward administered the Oath of Office to Mr. Asiri Abeynaike. Mr. Abeynaike signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. Mr. Ward explained Mr. Abeynaike was required to file a Form 1 within 30 days of November 19, 2024. He stated his office would send Mr. Abeynaike an email with a link to the website on which the Form 1 should be filed. He discussed the ethics training requirement and indicated he would send Mr. Abeynaike the links for the ethics training as well.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-4**

**Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Stonelake Ranch Community Development District following the Landowners' Election**

Mr. Ward asked the Board how it would like to redesignate the officers of the District.

The Board chose to appoint Michael Gratz to serve as Chairperson, Sunil Bandarupalli to serve as Vice Chairperson, and the remaining Board Members to serve as Assistant Secretaries while Mr. Ward served as Secretary and Treasurer.

**On MOTION made by Norman Wade, seconded by Asiri Abeynaike, and with all in favor, Resolution 2025-4 was adopted as corrected, and the Chair was authorized to sign.**

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Minutes**

**August 1, 2024 – Public Hearing and Regular Meeting Minutes**

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

**On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, the August 1, 2024 Public Hearing and Regular Meeting Minutes were approved.**

**NINTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) Goals and Objectives reporting requirements for CDDs
- b) *Important Board Meeting Dates for Balance of Fiscal Year 2025*
  - 1. March 18, 2025 – presentation of Proposed Fiscal Year 2026 Budget
- c) Financial Statement for period ending August 31, 2024 (unaudited)
- d) Financial Statement for period ending September 30, 2024 (unaudited)
- e) Financial Statement for period ending October 31, 2024 (unaudited)

*Mr. Ward: One of the changes to the law this year was Districts now have to set performance measures and standards and report on them by December 1 every year. It is a self-reporting thing, so all we do is post it on the District's website. There is no external reporting. I created a simple performance standard that we met the public meeting compliance, we've done meeting notices, we have access to public records, we've done the budget preparation, financial reports and annual audits. I will ask that you adopt the standards.*

**On MOTION made by Michael Gratz, seconded by Norman Wade, and with all in favor, the performance measures and standards were approved.**

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

Mr. Ward asked if there were any Supervisor's Requests; there were none.

**ELEVENTH ORDER OF BUSINESS****Public Comments**

*Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes*

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

**TWELFTH ORDER OF BUSINESS**

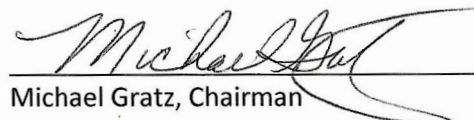
**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:23 p.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