

JPWard and Associates, LLC

**STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR MEETING**

AGENDA

NOVEMBER 13, 2015



James P. Ward
District Manager
2900 NE 12th Terrace, Suite 1
Oakland Park, FL 33334

Phone: 954-658-4900

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**Please visit our website for additional information:
www.stonelakeranch.org**



**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

November 5, 2018

Board of Supervisors
Stonelake Ranch
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, November 13, 2018 at 10:00 a.m.** at the **Offices of HT Manatement, 601 Bayshore Boulevard, Suite 650, Tampa, Florida 33606**

1. Call to Order & Roll Call
2. Administration of Oath of Office for the newly elected Supervisor's from the Landowner's Meeting held just prior to the Regular Meeting
 - a) Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - b) Membership Obligations and Responsibilities
 - c) Form 1 – Statement of Financial Interests
3. Administration of the Oath of Office for Mr. Meehan.
4. Consideration of Resolution 2019-1 Canvassing and Certifying the Results of the November 13, 2018 Landowners Election.
5. Consideration of Resolution 2018-2 Re-Designating the Officers of the Stonelake Ranch Community Development District
6. Consideration of Minutes
 - a) August 14, 2014 Regular Meeting
7. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
8. Supervisor's Requests and Audience Comments
9. Adjournment

The second order of business is the administration of the Oath of Office for those members who were elected at the landowner's meeting held just prior to the regular meeting.



James P. Ward
District Manager

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WILTON MANORS, FLORIDA 33305
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The third order of business is to administer the Oath of Office for Mr. Jeffery Meehan.

The fourth order of business is consideration of Resolution 2019-1 which canvases and certifies the results of the November 13, 2018 landowner's election.

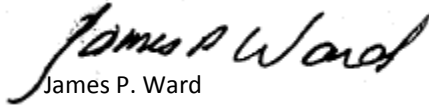
The fifth order of business is consideration of Resolution 2019-2 which re-designates the officer's of the District. The resolution has the current officer's of the District which are as follows:

Chairman:	Mr. Michael Gratz
Vice Chairperson:	Mrs. Judy George
Assistant Secretary:	Mr. Kim Pederson
Assistant Secretary:	Mr. Kimberly Hotaling
Assistant Secretary:	Ms. Jeff Meehan
Secretary/Treasurer:	Mr. James Ward.

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

**Stonelake Ranch
Community Development District**



James P. Ward
District Manager

enclosures

The Fiscal Year 2019 schedule is as follows

May 14, 2019

August 20, 2019



**James P. Ward
District Manager**

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OAKLAND PARK, FLORIDA 33334

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OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Stonelake Ranch Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Stonelake Ranch Community Development District**, Hillsborough County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) before me this _____ day of _____, 2018, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

RESOLUTION 2019-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 13, 2018, at which the below recited persons were duly elected by virtue of the votes cast in his favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

_____	(Seat 1)	___	Votes
_____	(Seat 3)	___	Votes
_____	(Seat 4)	___	Votes

SECTION 2: Terms of Office: In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

_____	four (4) year term
_____	four (4) year term
_____	two (2) year term

RESOLUTION 2019-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stonelake Ranch Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 13th day of November, 2018

ATTEST:

**STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2019-2

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Stonelake Ranch Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT. The following persons are appointed to the offices shown:

Chairman	_____
Vice Chairman	_____
Secretary	<u>James P. Ward</u>
Treasurer	<u>James P. Ward</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2: SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2019-2

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 3: CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4: PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 13th day of November, 2018.

ATTEST:

**STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

**MINUTES OF MEETING
STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Stonelake Ranch Community Development District was held on Wednesday, August 15, 2018, at 10:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Boulevard, Suite 650, Tampa, Florida 33606.

Present and constituting a quorum:

Michael Gratz	Vice Chairperson
Judy George	Assistant Secretary
Kim Hotaling	Assistant Secretary
Kim Pedersen	Assistant Secretary

Absent:

Jeffrey Meehan	Assistant Secretary
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Also present were:

James Ward	District Manager
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 10:00 a.m. and all members of the Board were present at roll call with the exception of Supervisor Meehan.

SECOND ORDER OF BUSINESS

Administration of Oath of Office

Mr. Ward stated this item would be carried out at a later date as Mr. Meehan could not be at the meeting.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-2

Mr. Ward stated this Resolution declared a vacancy in Seat 2, Mr. Funk's seat. Due to Mr. Funk's passing in June, there was a need to appoint an individual to fill the vacancy through November of 2020.

Mr. Ward called for a motion to name an individual to fill Seat 2.

<p>On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, Kim Pedersen was selected to fill the vacancy, and Resolution 2018-2 was approved.</p>
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Mr. Ward, who is a notary for the State of Florida, administered the Oath of Office to Ms. Pedersen, and she completed the appropriate documents. Mr. Ward explained the Statement of Financial Interest and how to file this document.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2018-3**

Mr. Ward explained that this Resolution amended the date of the Public Hearing to today at 10:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Boulevard, Tampa, Florida 33606.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, Resolution 2018-3, as described above, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Minutes of May 15, 2018**

Mr. Ward said copies of the minutes had been previously distributed, and asked if there were any additions, corrections or deletions. Hearing none, he called for a motion to approve.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, the minutes of the May 15, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS**Public Hearings****a) Fiscal Year 2019 Budget****I. Public Comment and Testimony**

Mr. Ward explained the primary purpose of the meeting was to hold two Public Hearings. The first was for the Fiscal Year 2019 Budget. He called for a motion to open the Public Hearing.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, the Public Hearing was opened.

Mr. Ward stated there were no members of the public present in person nor had he received any written comment or testimony with respect to the proposed budget for Fiscal Year 2019.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward called for comments from the Board.

Mr. Gratz commented he had reviewed the proposed budget and concluded it was in line with his expectations.

III. Consideration of Resolution 2018-4

Mr. Ward called for a motion to adopt Resolution 2018-4 adopting the annual appropriation and Budget for Fiscal Year 2019.

On MOTION made by Ms. George, seconded by Ms. Hotaling, and with all in favor, Resolution 2018-4 was adopted.

b) Fiscal Year 2019 Imposing Special Assessments; Adopting an Assessment Roll, Approving the General Fund Special Assessment Methodology

I. Public Comment and Testimony

Mr. Ward explained the second Public Hearing was related to the imposition of Special Assessments for the General Fund, adopting an Assessment Roll, and approving the General Fund Methodology. He asked for a motion to open the Public Hearing.

On MOTION made by Mr. Gratz, seconded by Ms. Hotaling, and with all in favor, the Public Hearing was opened.

Mr. Ward stated there were no members of the public present in person nor had he received any written comment regarding these items. He called for a motion to close the Public Hearing.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

There were no comments from the Board.

III. Consideration of Resolution 2018-5

Mr. Ward called for a motion to adopt Resolution 2018-5.

On MOTION made by Mr. Gratz, seconded by Ms. Hotaling, and with all in favor, Resolution 2018-5 was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-6

Mr. Ward said this Resolution designated the dates, times and locations for the regular meetings for Fiscal Year 2019, which would be May 14, 2019 and August 20, 2019, at

10:00 a.m. at the offices of Carlyle Investments. He added November 13, 2018 at 10:00 a.m. for a Landowners Election for Ms. George's seat, Mr. Gratz's seat and Ms. Hotaling's seat. He called for a motion to adopt the Resolution as amended.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, Resolution 2018-6, as described and amended above, was adopted.

EIGHTH ORDER OF BUSINESS

Landowners' Election

Mr. Ward said he was required to provide the instructions for the Landowners' Election, a copy of the ballot, and a copy of the proxy. He provided this information to the Board. He then asked for a motion to set November 13, 2018 at 10:00 a.m. at Carlyle Investments, as the date, time and location for the upcoming landowners meeting.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, November 13, 2018 at 10:00 a.m. at the offices of Carlyle Investments was set for the Landowners' Election.

Mr. Gratz informed Mr. Ward that the name Carlyle Investments had been changed to H.G. Management, LLC. Mr. Ward said he would make the change on the notices.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2018-7

Mr. Ward stated this Resolution would re-designate the officers of the District. He asked the Board to consider this.

The Board designated Michael Gratz as the Chairperson, Judy George as the Vice Chairperson, and the remainder of the Board members were designated Assistant Secretaries.

On MOTION made by Mr. Gratz, seconded by Ms. George, and with all in favor, the Board officers as designated above were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- a) District Counsel – No report.
- b) District Engineer – No report.
- c) District Manager – No report.

ELEVENTH ORDER OF BUSINESS

**Supervisors 'Requests and Audience
Comment**

Mr. Ward asked if there were any comments from the Board and there were none. No audience was present.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 10:21 a.m.

**On MOTION made by Ms. Pedersen, seconded by Ms. Hotaling,
and with all in favor, the meeting was adjourned.**

Stonelake Ranch Community
Development District

James P. Ward, Secretary

Michael Gratz, Chairman