

**MINUTES OF MEETING
SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Public Hearing and Regular Meeting on August 26, 2022 at 10:00 a.m., or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD meetings, at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

Present were:

Christian Cotter
Mary Moulton
Andre Carmack

Chair
Vice Chair
Assistant Secretary

Also present, were:

Cindy Cerbone
Jamie Sanchez
Andrew Kantarzhi
Meredith Hammock

District Manager
Wrathell, Hunt and Associates LLC (WHA)
Wrathell, Hunt and Associates LLC (WHA)
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 1:16 p.m.

Supervisors Cotter, Moulton and Carmack were present, in person. Supervisors Zook and Vincent were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Andre Carmack [Seat 4] (*the following will be provided in a separate package*)

Ms. Sanchez stated the Oath of Office was administered to Mr. Carmack prior to the meeting. Mr. Carmack is familiar with the following:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**
 - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. **Form 1F: Final Statement of Financial Interests**
- D. **Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2022-09 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2022-10 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2022-11 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021, Prepared by McDirmit Davis & Co. LLC

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

Ms. Sanchez presented Resolution 2022-12 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

NINTH ORDER OF BUSINESS

Consideration of First Amendment to CDD/HOA Maintenance Agreement

Ms. Sanchez presented the First Amendment to CDD/HOA Maintenance Agreement.

Ms. Cerbone explained that, when field operations was transferred to the HOA, there was an issue with moving the Electric to the HOA's name. This First Amendment to the CDD/HOA Maintenance Agreement stipulates that the Electric will continue to be under the CDD but funding will come from the HOA.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the First Amendment to CDD/HOA Maintenance Agreement, was approved.

TENTH ORDER OF BUSINESS

Ratification of Stormwater Needs Analysis

Ms. Sanchez presented the Stormwater Management Needs Analysis Report, which was submitted by the District Engineer to the County by the due date.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Ms. Sanchez presented the Unaudited Financial Statements as of July 31, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 22, 2022 Regular Meeting Minutes

Ms. Sanchez presented the April 22, 2022 Regular Meeting Minutes.

On MOTION by Mr. Carmack and seconded by Ms. Moulton, with all in favor, the April 22, 2022 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer: *Clearview Land Design, P.L.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. 106 Registered Voters in District as of April 15, 2022

There were 106 registered voters residing within the District as of April 15, 2022.

II. NEXT MEETING DATE: September 23, 2022 at 10:00 A.M. or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD meetings

o QUORUM CHECK

The next meeting will be on September 23, 2022, unless cancelled.

Ms. Cerbone stated that the Board Members need to complete Form 8B: Memorandum of Voting Conflict to acknowledge a potential conflict-of-interest. She read the following into the record:

“The conflict-of-interest form acknowledges that the Summerstone Board of Supervisors is comprised of employees and/or business affiliates of the Developer of the District, whose decisions potentially affect the other landowners that come before the Board from time to time. Supervisors are filing this disclosure in an abundance of caution for the duration of their terms.”

Ms. Cerbone directed each Board Member to fill out the sections of Form 8B that she marked with an X.

FOURTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 1:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair