

**MINUTES OF MEETING
SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on May 7, 2021 at 11:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present were:

Mary Moulton	Chair
Ray Demby, III	Assistant Secretary
Ty Vincent	Assistant Secretary
Ryan Zook	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Jake Sanders (via telephone)	District Engineer
Barry Mazzoni	Access Management
Christian Cotter	Forestar – Board Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:03 a.m. Supervisors Moulton, Demby and Vincent were present. Supervisors Zook was not present at roll call. Supervisor Martin was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Timothy Martin, Seat 2, Term Expires
November, 2024**

Ms. Cerbone presented the resignation of Supervisor Timothy Martin.

On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, the resignation of Supervisor Timothy Martin from Seat 2, was approved.

FOURTH ORDER OF BUSINESS

Consider Appointment of Christian Cotter to Fill Unexpired Term of Seat 2

Ms. Moulton nominated Mr. Christian Cotter to fill Seat 2. No other nominations were made.

On MOTION by Mr. Demby and seconded by Mr. Vincent, with all in favor, appointment of Mr. Christian Cotter to fill Seat 2, was approved.

- **Administration of Oath of Office to Supervisor Christian Cotter [Seat 2] (*the following to be provided in a separate package*)**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Christian Cotter. She provided and briefly explained the following items:

- 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Summerstone Community Development District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-06.

Ms. Moulton nominated the following slate of officers:

Chair	Christian Cotter
-------	------------------

SUMMERSTONE CDD

May 7, 2021

Vice Chair	Mary Moulton
Secretary	Craig Wrathell
Assistant Secretary	Raymond Demby
Assistant Secretary	Ryan Zook
Assistant Secretary	Ty Vincent
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Demby and seconded by Mr. Cotter, with all in favor, Resolution 2021-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Summerstone Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Access Residential Management, LLC, d/b/a Access Management Field Operations Agreement

Ms. Cerbone presented the Field Operations Agreement. Ms. Moulton confirmed that the fee is in line with the fee in other CDDs.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Access Residential Management, LLC, d/b/a Access Management, Field Operations Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

SUMMERSTONE CDD

May 7, 2021

Ms. Cerbone presented Resolution 2021-07. She reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases, adjustments and new line items, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments. Previously, the fiscal year budgets were Landowner funded but, for Fiscal Year 2022, on and off-roll assessments were anticipated. The proposed Fiscal Year 2022 budget contemplated expenses that would go into effect once bonds are issued. The “Field operations” category, on Page 2, and the associated line items were new.

Ms. Cerbone discussed the need to establish working capital to cover expenses due before assessment revenues are received, now that assessments will be on or off-roll, rather than the Landowner funding expenses. She recommended a working capital amount of \$30,000, which was factored into the assessment calculations for the proposed Fiscal Year 2022 budget.

The following change was made:

TIME: Change “11:45 A.M.” to “10:00 A.M.”

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-07, as amended, Approving a Proposed Budget for Fiscal Year 2021/2022, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2021 at 10:00 a.m., or immediately following the Silverado Community Development District meeting scheduled to commence at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-08. The following change was made to the Fiscal Year 2022 Meeting Schedule:

TIME: Change “11:00” to “10:00”

Meetings would be held following the Silverado Community Development District meetings.

On MOTION by Mr. Cotter and seconded by Mr. Demby, with all in favor, Resolution 2021-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Agreement for Engineering Services [Clearview Land Design, P.L.]

Ms. Cerbone presented the Agreement for Engineering Services. This Agreement was standard.

On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, the Clearview Land Design, P.L., Agreement for Engineering Services, in substantial form and subject to the Chair’s review, was approved.

TENTH ORDER OF BUSINESS

Consideration Acceptance of Conveyance of Tract R-2

Ms. Cerbone presented the following items related to conveyance of Tract R-2.

- A. Special Warranty Deed (Developer to District)**
- B. Special Warranty Deed (District to County)**
- C. Bill of Sale (District to County)**
- D. Letter to County Regarding Bill of Sale**

Mr. Earlywine stated that this was the standard “Turnover” package for the roadways in the first phase. The documents were already executed as it was necessary to complete the turnover in time.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the transfer of the Tract R-2 road to the District and from the District to the County and the associated documents, were ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-09, Ratifying, Confirming, and Approving the Sale of the Summerstone Community Development District Special Assessment Revenue Bonds, Series 2020; Ratifying, Confirming, and Approving the Actions of

the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Summerstone Community Development District Special Assessment Revenue Bonds, Series 2020; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2021-09 and read the title. Mr. Earlywine stated that Resolution 2021-09 ratifies any actions taken by the parties involved in the issuance of the bonds that might have been beyond the scope of the original authorizations; it ratifies what was done in connection with the Series 2020 bonds.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-09, Ratifying, Confirming, and Approving the Sale of the Summerstone Community Development District Special Assessment Revenue Bonds, Series 2020; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Summerstone Community Development District Special Assessment Revenue Bonds, Series 2020; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2021.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.

THIRTEENTH ORDER OF BUSINESS

Consideration of November 30, 2020 Special Meeting Minutes

Mr. Wrathell presented the November 30, 2020 Special Meeting Minutes.

On MOTION by Mr. Demby and seconded by Mr. Cotter, with all in favor, the November 30, 2020 Special Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Regarding bonds, Mr. Earlywine stated that the next bond issuance was expected to commence in September. Once the Board decides to proceed, it takes about 60 days to receive bond funds.

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

There was no report.

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

I. 0 Registered Voters in District as of April 15, 2021

II. NEXT MEETING DATE: May 28, 2021 at 11:45 A.M.

o QUORUM CHECK

The next meeting will be on May 28, 2021 at 11:45 a.m., unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Demby and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:31 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair