

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

November 19, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Summerstone Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 12, 2021

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Summerstone Community Development District

Dear Board Members:

The Board of Supervisors of the Summerstone Community Development District will hold a Regular Meeting on November 19, 2021 at 10:00 a.m., or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD meetings, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Clearview Land Design, P.L., Proposal for Preparation of 20-Year Stormwater Needs Analysis
4. Consideration of Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021; and Providing for an Effective Date
5. Approval of October 29, 2021 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Clearview Land Design, P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 17, 2021 at 10:00 A.M., or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD meetings

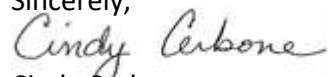
○ QUORUM CHECK

Mary Moulton	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Christian Cotter	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Raymond Demby	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input checked="" type="checkbox"/> NO
Ty Vincent	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Ryan Zook	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests
8. Public Comments
9. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 14, 2020, the Board of Supervisors (“Board”) of the Summerstone Community Development District (“District”), adopted a Budget for Fiscal Year 2020/2021; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2020/2021.

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

Section 1. The Fiscal Year 2020/2021 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2021 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 19th day of November, 2021.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2021**

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2021**

	FY '21 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '21 Amended Budget
REVENUES					
Landowner contribution	\$ 92,595	\$ 87,040	\$ (5,555)	\$ 31,178	\$ 118,218
Total revenues	<u>92,595</u>	<u>87,040</u>	<u>(5,555)</u>	<u>31,178</u>	<u>118,218</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	11,204	15,000	3,796	(3,796)	11,204
Engineering	-	3,000	3,000	(3,000)	-
Audit*	-	4,500	4,500	(4,500)	-
Arbitrage rebate calculation*	-	750	750	(750)	-
Dissemination agent*	833	1,000	167	(167)	833
Trustee*	-	5,000	5,000	(5,000)	-
Telephone	200	200	-	-	200
Postage	-	500	500	(500)	-
Printing & binding	500	500	-	-	500
Legal advertising	4,802	1,500	(3,302)	3,302	4,802
Annual special district fee	175	175	-	-	175
Insurance	5,000	5,500	500	(500)	5,000
Contingencies/bank charges	2,046	500	(1,546)	7,546	8,046
Website hosting & maintenance	1,680	705	(975)	975	1,680
Website ADA compliance	210	210	-	-	210
Electricity	12,785	-	(12,785)	14,285	14,285
Total expenditures	<u>87,435</u>	<u>87,040</u>	<u>(395)</u>	<u>7,895</u>	<u>94,935</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,160	-	(5,160)	23,283	23,283
Fund balances - beginning	(23,283)	-	23,283	(23,283)	(23,283)
Fund balances - ending	<u>\$ (18,123)</u>	<u>\$ -</u>	<u>\$ 18,123</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized the year after the issuance of bonds.

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**MINUTES OF MEETING
SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on October 29, 2021 at 10:00 a.m., or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ray Demby, III	Assistant Secretary
Ty Vincent	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Barry Mazzone	Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 12:10 p.m. Supervisors Moulton, Cotter, Vincent and Demby were present in person. Supervisor Zook was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Stormwater Reporting Requirements

Ms. Cerbone stated the CDD would be required to submit a Stormwater Management Needs Analysis, with the first being due by June 30, 2022 and then every five years thereafter..

39 The District Engineer was aware that this needs to be submitted and was asked to provide a
40 proposal at the next meeting for the cost to prepare the Analysis.

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On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, authorizing the District Engineer to prepare a cost proposal for preparation of the Stormwater Management Needs Analysis, was approved.

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47 **FOURTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of September 30, 2021

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50 Ms. Cerbone presented the Unaudited Financial Statements as of September 30, 2021.

51 There was a very small overage between actual and budget; an amended Fiscal Year 2021

52 budget would be presented at the next meeting. While the process of transferring the

53 electricity to the HOA was in progress, the CDD may need to make one additional payment to

54 avoid a suspension of service; in that case, the HOA would reimburse the CDD. Mr. Mazzoni

55 stated the County and the HOA Manager have been working to effect the change of service.

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On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, the Unaudited Financial Statements as of September 30, 2021, were accepted.

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61 **FIFTH ORDER OF BUSINESS**

Approval of September 24, 2021 Regular Meeting Minutes

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64 Ms. Cerbone presented the September 24, 2021 Regular Meeting Minutes.

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On MOTION by Mr. Cotter and seconded by Mr. Demby, with all in favor, the September 24, 2021 Regular Meeting Minutes, as presented, were approved.

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70 **SIXTH ORDER OF BUSINESS**

Staff Reports

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

73 There was no report.

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

75 There was no report.

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

77 • NEXT MEETING DATE: November 19, 2021 at 10:00 A.M., or immediately
78 following the adjournment of the Silverado CDD and Avalon Park West CDD

79 ○ QUORUM CHECK

80 Supervisors Moulton, Cotter, Demby and Zook confirmed their attendance at the
81 November 19, 2021 meeting.

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83 SEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

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85 There were no Board Members' comments or requests.

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87 EIGHTH ORDER OF BUSINESS Public Comments

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89 There were no public comments.

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91 NINTH ORDER OF BUSINESS Adjournment

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93 There being nothing further to discuss, the meeting adjourned.

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95 On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the
96 meeting adjourned at 12:14 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

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SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2021 <i>rescheduled to October 29, 2021</i>	Regular Meeting	10: 00 AM*
October 29, 2021	Regular Meeting	10:00 AM*
November 19, 2021*	Regular Meeting	10: 00 AM*
December 17, 2021*	Regular Meeting	10: 00 AM*
January 28, 2022	Regular Meeting	10: 00 AM*
February 25, 2022	Regular Meeting	10: 00 AM*
March 25, 2022	Regular Meeting	10: 00 AM*
April 22, 2022	Regular Meeting	10: 00 AM*
May 27, 2022	Regular Meeting	10: 00 AM*
June 24, 2022	Regular Meeting	10: 00 AM*
July 22, 2022	Regular Meeting	10: 00 AM*
August 26, 2022	Public Hearing & Regular Meeting	10: 00 AM*
September 23, 2022	Regular Meeting	10: 00 AM*

** Meetings will convene immediately following the adjournment of the Silverado CDD meetings and Avalon Park West CDD meetings, scheduled to commence at 10:00 a.m., respectively.*

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

Exception:

**meeting date is one week early to accommodate holidays*