

**MINUTES OF MEETING  
SUMMERSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on April 22, 2022 at 10:00 a.m., 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  
Ty Vincent

Chair  
Vice Chair  
Assistant Secretary

**Also present, were:**

Cindy Cerbone  
Jamie Sanchez  
Andrew Kantarzhi  
Jere Earlywine (via telephone)  
Toxey Hall (via telephone)

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:41 a.m. Supervisors Cotter, Moulton and Vincent were present, in person. Supervisors Zook and Demby were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Raymond Demby, Seat 4; Term Expires November 2022**

Ms. Cerbone presented Mr. Raymond Demby's resignation.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the resignation of Mr. Raymond Demby, dated February 25, 2022, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment of Andre Carmack to Fill Unexpired Term of Seat 4**

Mr. Cotter nominated Mr. Carmack to fill Seat 4. No other nominations were made.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the appointment of Mr. Andre Carmack to Seat 4, was approved.**

**A. Administration of Oath of Office *(the following will be provided in a separate package)***

Ms. Cerbone stated that, as Mr. Carmack was not present, the Oath of Office would be administered at the next meeting.

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

**B. Consideration of Resolution 2022-02, Appointing and Removing Officers of the Summerstone Community Development District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-02. She and listed the existing slate of officers and noted that Mr. Carmack would replace Mr. Demby as an Assistant Secretary and Ms. Sanchez would be added as an Assistant Secretary. With these changes, the slate of officers will be as follows:

|                  |                     |
|------------------|---------------------|
| Christian Cotter | Chair               |
| Mary Moulton     | Vice Chair          |
| Craig Wrathell   | Secretary           |
| Andre Carmack    | Assistant Secretary |

|                |                     |
|----------------|---------------------|
| Ryan Zook      | Assistant Secretary |
| Ty Vincent     | Assistant Secretary |
| Cindy Cerbone  | Assistant Secretary |
| Jamie Sanchez  | Assistant Secretary |
| Craig Wrathell | Treasurer           |
| Jeff Pinder    | Assistant Treasurer |

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-02, Appointing and Removing Officers of the Summerstone Community Development District, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-03 and read the title. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes.

The following change will be made to Resolution 2022-03:

Public Hearing Location: Change to “New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545”

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2022-03, as amended, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2022 at 10:00 a.m., following the Avalon Park West CDD meeting at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating a Date, Time and Location for a Landowners' Meeting of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-04. The following change was made to Resolution 2022-04 and all associated documents:

Date and Time: Change "November 29" to "November 1" and "11:30" to "10:00"

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-04, as amended, Designating a Date, Time and Location of November 1, 2022 at 10:00 a.m., at the Avalon Park West Amenity Center 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 for a Landowners' Meeting of the District, and Providing for an Effective Date, as amended, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-05 and read the title.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-05, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-06.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-06, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-07.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2022-07, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-08.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-08, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Clearview Land Design, P.L., Proposal for Stormwater Needs Analysis**

Ms. Cerbone presented the Clearview Land Design, P.L., Proposal for Stormwater Needs Analysis.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Clearview Land Design, P.L., Proposal for preparation of the Stormwater Management Needs Analysis Report, was ratified.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of CDD/HOA Maintenance Agreement**

Ms. Cerbone presented the CDD/HOA Maintenance Agreement. Asked if a May 1, 2022 effective date is acceptable, Mr. Earlywine replied affirmatively.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the CDD/HOA Maintenance Agreement, effective May 1, 2022, in substantial form, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Consider Termination of Access Management Field Operations Agreement Effective 10/2/2022**

Ms. Cerbone presented the Termination of Access Management Field Operations Agreement Effective 10/2/2022. The effective date would be changed to May 1, 2022.

**On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, termination of the Access Management Field Operations Agreement, as amended changing to Effective May 1, 2022, was approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2022.

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

**FIFTEENTH ORDER OF BUSINESS**

**Approval of November 19, 2021 Regular Meeting Minutes**

Ms. Cerbone presented the November 19, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the November 19, 2021 Regular Meeting Minutes, as presented, were approved.**

**SIXTEENTH 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***

- **NEXT MEETING DATE: *May 27, 2022 at 10:00 A.M. or immediately following the adjournment of the Silverado CDD and Avalon Park West CDD meetings***
- **QUORUM CHECK**

The next meeting will be on May 27, 2022, unless cancelled.

**SEVENTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:50 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair