

**MINUTES OF MEETING
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on April 28, 2023, immediately following the adjournment of the 10:00 a.m., Avalon Park West CDD meeting, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ty Vincent	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:13 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Andre Carmack [SEAT 3], Ty Vincent [SEAT 4] and Ryan Zook [SEAT 5] (the following to be provided in a separate package)

Ms. Sanchez a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Vincent. Mr. Vincent 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

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-01. The results of the Landowners’ Election were as follows:

Seat 3	Andre Carmack	324 Votes	4-year Term
Seat 4	Ty Vincent	323 Votes	2-year Term
Seat 5	Ryan Zook	324 Votes	4-year Term

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-02. Mr. Cotter nominated the following slate:

Chair	Christian Cotter
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Vice Chair	Mary Moulton
Assistant Secretary	Ty Vincent
Assistant Secretary	Andre Carmack
Assistant Secretary	Ryan Zook
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, and the Kutak Rock LLP Retention and Fee Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and authorizing Staff to advertise, accordingly, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law August 25, 2023 at 10:00 a.m., at the 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.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 26, 2022 Public Hearing and Regular Meeting**
- B. November 01, 2022 Landowners' Meeting**

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the August 26, 2022 Public Hearing and Regular Meeting and November 01, 2022 Landowners’ Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding the release provision in the bonds, approximately 100 lots that are likely sold but just need to close, reserve account and eventual Board transition.

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

There was no report.

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

- **__ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: May 26, 2023 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD meeting**
 - **QUORUM CHECK**

The next meeting will be on May 26, 2023, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

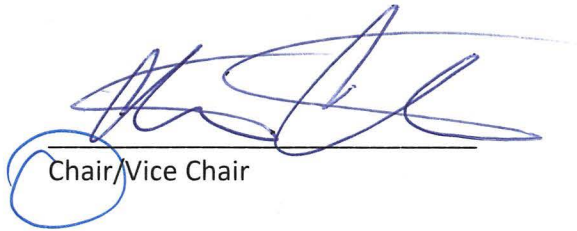
Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 10:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair