

**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 25, 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
Mary Moulton
Ty Vincent
Andre Carmack

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Jamie Sanchez
Andrew Kantarzhi
Jere Earlywine (via telephone)
Alex Gormley
Lori Lansing
Diana Chika

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
Access Management
Access Management
Access Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:24 a.m. The Oath of Office was administered to Mr. Carmack prior to the meeting.

Supervisors Moulton, Cotter, Carmack and Vincent were present. Supervisor Zook was 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], and Ryan Zook [SEAT 5] (the following to be provided in a separate package)

Ms. Sanchez stated the Oath of Office was administered to Mr. Carmack prior to the meeting commencing. 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
2023/2024 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

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

No affected property owners or 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 2023-04 and read the title. The proposed Fiscal Year 2024 budget is unchanged since it was last presented.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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 2023-05 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2023-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-05. The following change was made to the Fiscal Year 2024 Meeting Schedule:

DATE: Delete November 24, 2024 Meeting

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, were ratified.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by McDirmit Davis

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 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 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

Ms. Sanchez presented Resolution 2023-07.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

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

TENTH ORDER OF BUSINESS

Approval of April 28, 2023 Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the April 28, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the project completion process has commenced. The leftover funds in the construction account will be transferred to the reserve account. He asked about the total number of home sales. Ms. Moulton stated approximately 539; the disclosure will be updated. The HOA turnover will take place at the end of the month. The lot count will be confirmed with DR Horton and Ms. Moulton will have the DR Horton paperwork forwarded to District Counsel.

Discussion ensued regarding the certificate of completion, Board transitioning from a Developer to resident-controlled Board, the timing of Mr. Vincent's resignation and changes in quorum checks.

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

There was no report.

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

- **347 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: September 22, 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 September 22, 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 10:35 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair