

**MINUTES OF MEETING
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on May 30, 2024, 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 were:

Christian Cotter
Mary Moulton
Ty Vincent

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Jamie Sanchez
Jere Earlywine
Alex Gormley
Neeraj Chander
John Wiggins
Josh Tepper

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Access Management
Access Management
Supervisor-Appointee
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:25 a.m. Supervisors Moulton, Cotter, and Vincent were present. Supervisor Carmack and Supervisor-Elect Zook were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Ryan Zook [Seat 5] (the following will also be provided in a separate package)

Ms. Cerbone stated her understanding that Mr. Zook declined the appointment to Seat 5 and asked if an email to that effect is necessary.

Mr. Earlywine replied affirmatively and noted that it will be reflected in the Meeting Minutes.

- **Consideration of Appointment to Fill Seat 5**

This item was an addition to the agenda.

Ms. Sanchez stated her understanding that the Board wishes to appoint Mr. John Wiggins to fill the unexpired term of Seat 5.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the appointment of Mr. John Wiggins to fill Seat 5, was approved.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Wiggins. Having served on other Boards, Mr. Wiggins is familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Andre Carmack [Seat 3]; Term Expires November 2026

Ms. Sanchez presented the resignation letter of Mr. Andre Carmack from Seat 3.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the resignation of Mr. Andre Carmack from Seat 3, was accepted.

- **Consideration of Appointment to Fill Seat 3**

This item was an addition to the agenda.

Ms. Sanchez stated her understanding that the Board wishes to appoint Mr. Joshua Tepper to fill the unexpired term of Seat 3.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the appointment of Mr. Joshua Tepper to fill Seat 3, was approved.

▪ **Administration of Oath of Office to Appointed Supervisor**

This item was an addition to the agenda.

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

▪ **Acceptance of Resignation of Supervisor Ty Vincent, Seat 4**

This item was an addition to the agenda.

Mr. Vincent expressed his desire to resign from Seat 4.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Ty Vincent from Seat 4, was accepted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2024-01. The slate was as follows:

| | |
|---------------------|------------------|
| Chair | Christian Cotter |
| Vice Chair | Mary Moulton |
| Assistant Secretary | Josh Tepper |
| Assistant Secretary | John Wiggins |

This Resolution removes Mr. Andre Carmack and Mr. Ty Vincent from the Board.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretaries Cindy Cerbone and Jamie Sanchez, remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Approving a Proposed Budget for Fiscal
Year 2024/2025 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 2024-02. She reviewed the proposed Fiscal Year 2025 budget highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 23, 2024 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.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Designating a Date, Time and Location for
a Landowners' Meeting and Election;
Providing for Publication; Establishing
Forms for the Landowner Election; and
Providing for Severability and an Effective
Date**

Ms. Sanchez presented Resolution 2024-03. Seats 1 and 2, currently held by Supervisors Moulton and Cotter, respectively, and Seat 4, currently vacant, are up for election at the Landowner Election.

Discussion ensued regarding scheduling the Landowners' Election and possible changes to the Board. The consensus was to schedule the Landowners' Election and re-set it if necessary.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-03, Designating a Date, Time and Location of November 13, 2024 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Project Completions Items

Mr. Earlywine presented the following:

A. Letter and Certificate Regarding Release Conditions

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Letter and Certificate Regarding Release Conditions, was approved.

B. Resolution 2024-05, Recognizing a Contribution to Off-Set the Series 2020 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2020 Assessments]

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-05, Recognizing a Contribution to Off-Set the Series 2020 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2020 Assessments], was adopted.

C. Resolution 2024-06, Recognizing a Contribution to Off-Set the Series 2021 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2021 Assessments]

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-06, Recognizing a Contribution to Off-Set the Series 2021 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date [Contribution Resolution for 2021 Assessments], was adopted.

- D. Resolution 2024-07, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [Project Completion Resolution for 2020 and 2021 Projects]

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-07, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [Project Completion Resolution for 2020 and 2021 Projects], was adopted.

Discussion ensued regarding funds remaining in the Construction Accounts following the full execution of the deed. A small amount will be left in the accounts; necessary information will be forwarded to Mr. Szymonowicz.

Mr. Earlywine stated that Staff will provide advance notice for wire transfers.

TENTH ORDER OF BUSINESS

Ratification of Acquisition of Work Product

Mr. Earlywine presented the Acquisition of Work Product related to landscape plans and associated work product, previously executed by the Chair. The Contract Amount totals \$864,500; the CDD Eligible Amount is \$759,568.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Acquisition of Work Product, in the CDD-Eligible amount of \$759,568, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of August 25, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the August 25, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **529 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 28, 2024 at 10:00 AM or immediately following the adjournment of the Avalon Park West CDD meetings**
 - **QUORUM CHECK**

The next meeting will be on June 28, 2024, unless cancelled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

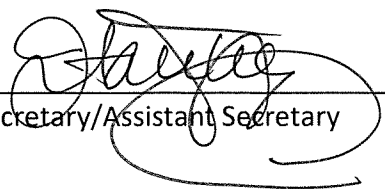
Public Comments

No members of the public spoke.

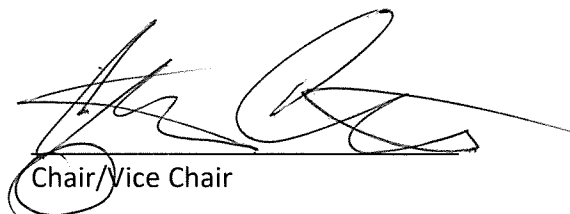
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:41 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair