

**MINUTES OF MEETING
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held Public Hearings and a Regular Meeting on August 23, 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
Josh Tepper
John Wiggins

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Jamie Sanchez
Jere Earlywine (via telephone)
Ryan Dugan (via telephone)
Alex Gormley
Neeraj Chander
Dhruba Jyoti Ganguly
Korey R. Pickett
Robert Parrish

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
Access Management
Access Management
Resident
Resident and HOA President
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:31 a.m.

Supervisors Moulton, Cotter, Wiggins and Tepper were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Cerbone stated that, during the past six to nine months, the Board and Staff have been addressing development and construction related work to be completed. The Board and Staff were hoping that the Board can start to turn the CDD Board over to residents sooner than they are legally required to. There is still time for Board Members to remain on the CDD Board, but they have expressed a desire to resign, and all development and construction related items have been completed. She noted that recurring meetings are set for the fourth Friday of the month at 10:00 a.m., at this location. She recommended the September meeting be held and

stated, if the Board approves, she will email the interested residents she has been working with to let them know the Board's intentions. If at least three interested residents attend the meeting, all of the current Board Members can resign in a manner that maintains quorum, after which the resident-based Board can begin conducting CDD matters.

The Board Members agreed to keep the September 27, 2024, 10:00 a.m., meeting with the sole intent to flip the Board to the residents.

Ms. Cerbone explained the public comments process and stated the Board and Staff are not required to respond to any questions or comments during the meeting and stated that she and Ms. Sanchez will respond to questions after the meeting in person, via email or by phone.

Resident Dhruva Jyoti Ganguly discussed CDD assessments.

Resident and HOA President Korey Pickett stated that he asked Ms. Cerbone about the budget and what caused the assessment increase, which is approximately \$240 and varies by lot size. Ms. Cerbone advised that Supervisor fees related to the potential Board turnover contributed to the assessment increase. Mr. Pickett questioned why the meeting notice refers to "Operations and Maintenance" (O&M) when the CDD does not fund or perform maintenance. He believes the new Board needs to amend the HOA/CDD Maintenance Agreement to address wetlands, roads and stormwater and stated he has questions about the permit.

Resident Robert Parrish voiced his opinion that assessments for possible administration fees are red flags to property owners and stated he would like to understand and help mitigate the situation.

Ms. Moulton stated that there are numerous matters that District Management can explain to homeowners. The Board Members do not have the time to address the questions during the meeting today. The Board would like to proceed with the meeting, knowing that Ms. Cerbone will address homeowners' concerns after the meeting.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2024

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

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

- B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-09. She stated the proposed Fiscal Year 2025 budget is unchanged since it was approved at a previous meeting, except for the addition of the Supervisor fees, as the Board will flip to a resident-run Board; there was also a slight increase in the insurance line item.

Ms. Cerbone stated the amount budgeted for insurance was increased based on the estimate received from Egis. When working with Developer-based Boards, in an abundance of caution, Supervisor fees are always budgeted to make sure that the CDD has adequate funds once the Board is turned over, if the resident Board Members want to be paid.

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

Mr. Parrish noted that the biggest increase was to the “Supervisors” line item and stated his understanding from Ms. Cerbone is that property owners received Mailed Notices related to the assessment increase. Ms. Cerbone has stated that, if the resident Board Members choose not to be paid, those budgeted funds that are not used can be carried over to the Fiscal Year 2026 budget.

Mr. Pickett expressed concern that the Unaudited Financials could be inaccurate and asked how the budget can be accurately prepared without first reviewing audited statements.

Mr. Ganguly questioned the HOA and CDD assessments.

Ms. Cerbone stated that she will address questions after the meeting.

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

On MOTION by Mr. Wiggins and seconded by Ms. Moulton, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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 2024-10, which enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

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

Mr. Parrish voiced his belief that, if the Supervisors line item is increasing between \$6,000 and \$7,000, based on his calculations, the assessments would total approximately \$136,800. He asked how the other approximately \$130,000 will be spent.

Mr. Pickett stated he would like more information on line items such as “Audit” and “Trustee” and asked if the monies budgeted for audit in 2024 were spent. He asked if a meeting was held in May and asked why many meetings were canceled.

Mr. Ganguly questioned the interest and the budget increase.

Ms. Sanchez stated that Ms. Cerbone made note of all questions.

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

On MOTION by Mr. Wiggins and seconded by Ms. Moulton, with all in favor, of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting

Ms. Sanchez presented the Memorandum regarding House Bill 7013 Special Districts Performance Measures and Standards Reporting; outlining a new state requirement for CDDs to establish and report annual goals and objectives. The CDD has already had these standards in place; a more formalized process provides for measurement and reporting.

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

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

Ms. Sanchez presented Resolution 2024-04.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete December meeting.

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of May 30, 2024 Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the May 30, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH 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**

- **NEXT MEETING DATE: September 27, 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 September 27, 2024.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Parrish noted that the Meeting Minutes were approved but they were not read during the meeting. He requested copies of the minutes from previous meetings and echoed Mr. Pickett's statement that the Unaudited Financial Statements were accepted. He stated that he would like more accountability with regard to the Financials.

Mr. Pickett asked for more accountability regarding Financials. He asked if an audit was performed, what was audited and why the Unaudited Financial Statements are accepted. He expressed support for more meetings, feedback and transparency with regard to contracts. He expressed concern that such conversations be on the record.

Mr. Ganguly made a comment that was indecipherable.

Ms. Cerbone stated that she represents a governmental entity as a nonvoting officer and her Form 1 is submitted to the State of Florida every year. Her job is to help Board Members, Staff and any member of the public, whether they live in the community or not, and whether they rent or own in the community, or not. If one or more individuals would like to speak with her outside of a meeting that is permissible; in the absence of a Board Meeting, Florida Statutes do not apply.

Ms. Cerbone assured the residents that she takes notes in order to provide information to residents and attendees can take notes as well; however, informal meetings are not official CDD meetings, as they are not publicly noticed. She offered to provide the names of other CDD residents as references and expressed her willingness to work with residents to help them prepare for the Board transition, as it is part of her job.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 11:04 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair