

**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 March 28, 2025, at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Riley Otero
Maggie Kuper

Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Ryan Dugan
Brad Foran
Amy Palmer
Neeraj Chandler
Korey Pickett

District Manager
District Counsel
District Engineer
Lighthouse Engineering, Inc.
Access Management
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m.

Supervisors Otero and Kuper were present. Supervisors Parrish and Essman were not present. One seat was vacant.

▪ **Acceptance of Resignation of Jake Essman [Seat 4]**

This item, previously the Seventh Order of Business, was presented out of order.

Ms. Sanchez presented Mr. Jake Essman's resignation.

On MOTION by Ms. Kuper and seconded by Mr. Otero, with all in favor, the resignation of Mr. Jake Essman from Seat 4, was accepted.

▪ **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028**

This item, previously the Eighth Order of Business, was presented out of order.

Ms. Kuper nominated Mr. Korey Pickett to fill Seat 4.

No other nominations were made.

On MOTION by Ms. Kuper and seconded by Mr. Otero, with all in favor, the appointment of Mr. Korey Pickett to Seat 4, was approved.

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

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Korey Pickett. She provided the items listed in the Third Order of Business.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026

This item was deferred.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor, (the following to be provided under separate cover)

This item was deferred.

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

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Bob Parrish
[Seat 3]**

Ms. Sanchez presented Mr. Bob Parrish's resignation.

On MOTION by Ms. Kuper and seconded by Mr. Otero, with all in favor, the resignation of Mr. Bob Parrish from Seat 3, was accepted.

SIXTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2026**

- **Administration of Oath of Office**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Acceptance of Resignation of Jake Essman
[Seat 4]**

This item was presented during the First Order of Business.

EIGHTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2028**

This item was presented during the First Order of Business.

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

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-07. Ms. Kuper nominated the following slate:

Maggie Kuper

Chair

Kory Pickett

Vice Chair

Riley Otero

Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Robert “Bob” Parrish	Chair
Jacob “Jake” Essman	Vice Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rulemaking**

B. Consideration of Resolution 2025-08, Adopting Rules Relating to Parking Enforcement; and Providing for Severability and an Effective Date

Mr. Dugan discussed the desire for the CDD or HOA to regulate towing on public roads. He stated that language can be added to this Policy stating the CDD’s position that, to the extent the CDD obtains authority for enforcing towing from the County or is consistent with County regulations, that the CDD can enforce it. He is researching further to make sure this can be done. His understanding is that on street parking was authorized in the original developmental approvals.

Mr. Dugan explained that the Statute essentially states that the Counties are responsible for enforcing uniform traffic rules and regulations and special districts would need special authorization to enforce parking and towing on public roadways.

Discussion ensued regarding the original development plans allowing for street parking, confirming with the County that street parking is allowed, the HOA Declaration prohibiting street parking, whether the HOA position is valid and enforceable, whether the CDD can enforce no street parking on public roads and the goal to prohibit street parking.

Mr. Dugan stated that the Board can adopt the Rules with the intent that the CDD will seek for the roadways to be included in the “No Parking” rules of the CDD, as long as they are consistent with State and local laws. He can add that language and research and make sure the CDD has authority. He recommended adopting the Policy stating the CDD’s intent.

Mr. Dugan summarized the Boards intent is to entirely prohibit any and all parking on the streets, common areas and by the ponds at all times of the day and night.

It was noted that, if towing is allowed, the CDD can designate the HOA as the point of contact to initiate towing with the towing company.

Discussion ensued regarding towing warning signage, notifying people that illegally parked vehicles will be towed, amount of signage that would be required and a potential towing company.

Ms. Sanchez presented Resolution 2025-08 and read the title.

Further discussion ensued regarding what parts or when the Policy can be effective and enforced pending District Counsel’s necessary research.

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

No affected property owners or members of the public spoke.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-08, Adopting Rules Relating to Parking Enforcement; and Providing for Severability and an Effective Date, as amended as described by

District Counsel, was adopted, and authorizing the Chair or Vice Chair to execute, was approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of January 24, 2025 Regular Meeting Minutes**

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the January 24, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

B. District Engineer: Lighthouse Engineering, Inc.

Mr. Foran asked for the CDD engineering information to be transmitted to him.

Discussion ensued regarding budgeting for engineering expenses.

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

- **Discussion: Insurance Vertical Assets**

This item was not discussed.

- **NEXT MEETING DATE: April 25, 2025 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD meetings**

- **QUORUM CHECK**

Discussion ensued regarding potential Fiscal Year 2026 meeting dates, days of the week, times and locations.

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.

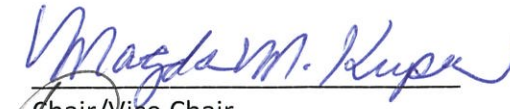
SIXTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the meeting adjourned at 10:42 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE


Secretary/Assistant Secretary


Chair/Vice Chair