

**MINUTES OF MEETING  
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on April 25, 2025, at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

**Present:**

Maggie Kuper  
Korey Pickett  
Riley Otero

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Jamie Sanchez  
Ryan Dugan (via telephone)  
Jere Earlywine (via telephone)  
Sandra Jean-Louis  
Several members of the public

District Manager  
District Counsel  
Kutak Rock LLP

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:02 a.m.

Supervisors Kuper, Pickett and Otero were present. Two seats were vacant.

**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**

Ms. Kuper nominated Sandra Jean-Louis to fill Seat 1.

No other nominations were made.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the appointment of Sandra Jean-Louis to fill Seat 1, was approved.**

**FOURTH ORDER OF BUSINESS**

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

This item was addressed following the Seventh Order of Business.

**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**

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

This item was deferred.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was presented following the Eleventh Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-10. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law for August 22, 2025 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.**

**Ms. Sandra Jean-Louis arrived at the meeting.**

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

**This item, previously part of the Fourth Order of Business, was presented out of order.**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Sandra Jean-Louis.

Ms. Sanchez noted that she previously reviewed the contents of the new Supervisor packet with Ms. Jean-Loius via telephone.

#### **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-11.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2025-12,  
Approving the Florida Statewide Mutual  
Aid Agreement; Providing for Severability;  
and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-12.

Mr. Earlywine stated this is a statewide agreement where local governments will cooperate in the event of a major storm. The CDD can ask for help or provide help and be reimbursed for the services provided.

Discussion ensued regarding whether to adopt the resolution, if the agreement includes definitions of debris, if there are emergency meetings, the County and the reimbursement obligation.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-12, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of March 31, 2025**

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**ELEVENTH ORDER OF BUSINESS****Approval of March 28, 2025 Public Hearing  
and Regular Meeting Minutes**

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the March 28, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

- **Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date**

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

Ms. Sanchez presented Resolution 2025-09.

The responsibilities of the Board Chair were discussed.

Ms. Kuper nominated the following slate:

Maggie Kuper	Chair
Kory Pickett	Vice Chair
Riley Otero	Assistant Secretary
Sandra Jean-Louis	Assistant Secretary

No other nominations were made.

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 2025-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel: Kutak Rock LLP**

Mr. Dugan recalled that the District's Parking Policy was presented at the last meeting and more work needs to be done in terms of how best to handle parking on District roadways. Staff is finalizing the language of the Policy and a few specific points need to be determined before the Policy can be finalized. Mr. Dugan stated he prepared and forwarded a follow up summary of the Policy to the Chair and Vice Chair, asking how they wish to approach parking on District roadways.

The Board and Staff discussed the verbiage in the Policy, the Board's options in terms of towing and parking enforcement, parking signage, the Agreement with the HOA, specifying that

they designate one of their Board Members to contact the towing company, the use of stickers on illegally parked vehicles, County regulations, the Sheriff's office, District roads being public and not private, the need for a visual map of the District to attach to the policy and establishing a not to exceed amount for the map.

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, authorizing the District Engineer to prepare a map of the District, outlining roadways from which vehicles will be towed, in a not to exceed amount of \$5,000, was approved.**

**B. District Engineer: Lighthouse Engineering, Inc.**

There was no report.

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

- **Discussion: Insurance Vertical Assets**

This item was not discussed.

- **NEXT MEETING DATE: May 23, 2025 at 1:00 PM at Genesis Center, 38120 15<sup>th</sup> Ave, Zephyrhills, Florida 33542**

- **QUORUM CHECK**

The May, June and July meetings will be canceled.

The next meeting will be held on August 22, 2025.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**


No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the meeting adjourned at 10:55 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE

  
Secretary/Assistant Secretary

  
Chair/Vice Chair