

**MINUTES OF MEETING
STONEBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District was held on Tuesday, October 29, 2019 at 12:55 P.M. at the Stoneybrook Activity Center, 2365 Estuary Drive, Venice, Florida 34292.

Present and constituting a quorum:

Gary Compton	Chairperson
Ted Costy	Assistant Secretary
Phillip Large	Assistant Secretary
Wayne Ruby	Assistant Secretary

Absent:

Andy Groggoza	Vice Chairperson
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Also present were:

James P. Ward	District Manager
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Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 12:30 p.m. and all Members of the Board were present at roll call with the exception of Supervisor Groggoza.

SECOND ORDER OF BUSINESS

Consideration of Proposals

Consideration of proposals to provide District Manager Service

Mr. Ward reported there were two proposals, one from DPF Management and Consulting and the other from Governmental Management Services (GMS). He noted he spoke with Chairperson Compton prior to the Meeting who recommended answering questions regarding each Proposal. Mr. Ward asked for Governmental Management Services to leave the room during discussion of DPF Management's Proposal and for DPF Management to leave the room during discussion of Governmental Management's Proposal as a matter of professional courtesy. Following discussion of the Proposals both Management firms could return for further discussion. He noted the Board did not wish to take audience comments or questions regarding the Proposals, nor was the Board required to take audience comments or questions. He stated once the process was complete the Board would make a determination.

I. DPF Management & Consulting LLC Proposal

Mr. Andy Compton stated all Members of the Board received hard copies of the Proposals. He asked if there were any questions for Mr. Ken Joines of DPFPG Management. He suggested any questions asked of DPFPG in turn be asked of Governmental Management Services.

Mr. Wayne Ruby asked who would prepare the Budget for the CDD. Mr. Joines responded DPFPG would prepare the Budget; however, the Board had ultimate responsibility for Budget approval. He noted the FY-2020 Budget had already been approved; any changes to the FY-2020 Budget would be considered a Budget amendment. Discussion ensued regarding the length of DPFPG's contract, the fee for DPFPG being determined annually, the contract length being determined by the Board and DPFPG, and the contract including a 60 day written notice clause.

Mr. Ted Costy asked about the "as needed services" clause. Mr. Joines explained "as needed services" were mostly for "in the field" services, for example, working closely with contractors on site regarding pond restorations. He stated DPFPG wished to partner with the Board and would work with the Board in whatever fashion the Board determined. He explained if the Board wished DPFPG to be on site and oversee contractors to ensure a job well done so be it; however, if the Board only wanted DPFPG to assist with writing contracts, assessments, payment collection, etc., this was fine as well. Mr. Costy asked about computer services. Mr. Joines noted DPFPG used a third party for website services; DPFPG did not provide website services in-house. He stated DPFPG's third party website provider was ADA compliant and the Budget line item for computer services would cover these services. Mr. Costy asked if the DPFPG Proposal included website services fees. Mr. Joines responded in the negative. Mr. Costy asked if trustee services were included in the DPFPG Proposal. Mr. Joines responded in the negative; trustee services would be a separate entity which ensured bond payments were made. Mr. Costy asked about Mr. Joines' experience. Mr. Joines responded he had over 15 years of experience managing CDDs and HOAs. He noted Stoneybrook was his first assigned community through DPFPG. Mr. Costy stated the CDD technically was not considered value-added in terms of community beautification or improvement. He noted the CDD budget was \$73,000 dollars. He asked if this could be lowered. Mr. Joines noted DPFPG was offering a lower cost overall for management services. He stated DPFPG would be saving the CDD \$8,000 dollars as a minimum. He noted if the CDD chose to go with a "per meeting" type contract and only intended to meet twice a year or so (as had been the Stoneybrook CDD's practice over the past several years) even more money would be saved. Mr. Costy asked if DPFPG would review the Budget and make note of areas in which the CDD could save monies. Mr. Joines responded in the affirmative; he commented auditing services seemed high and recommended sending out RFPs in this regard. He discussed budget requirements and legal service requirements. He noted if Stoneybrook chose DPFPG he would review the Budget with the Board during the first meeting.

Mr. Phillip Large asked if Mr. Joines had experience working with Sarasota County. Mr. Joines discussed his experience working with various counties and his knowledge of Sarasota County.

II. Governmental Management Services Proposal

Mr. Compton asked if there were any questions for Mr. Jason Greenwood of Governmental Management Services.

Mr. Costy asked if the computer services included in Governmental Management's Proposal would be ADA compliant. Mr. Greenwood responded in the affirmative. He discussed ADA compliance. Mr. Ward noted the current CDD website was ADA compliant. Discussion ensued regarding the CDD

website, ADA compliance and storage of documents. Mr. Costy asked if Governmental Management Services would review the CDD's budget to determine if there were any cost savings opportunities. Mr. Greenwood responded in the affirmative. Mr. Costy asked if \$73,000 dollars for CDD expenses seemed high for a community of Stoneybrook's size. Mr. Greenwood responded in the negative. Discussion ensued regarding the lake bank restoration project and the current budget.

Mr. Large asked if Mr. Greenwood had experience working with Sarasota County. Mr. Greenwood responded in the affirmative. He discussed his experience with Sarasota County. He asked if there were any more questions. There were none.

Mr. Costy noted the Proposal amounts were similar; however, the breakdown of services differed greatly. He asked if this was a point of concern. Mr. Ward responded in the negative; this was not unusual. He noted GMS included website services for \$1,500 dollars which was relatively inexpensive; DPFPG did not include website services. He discussed the fee structures and noted both Proposals fee structures were typical. He noted the only difference seemed to be website services. Discussion ensued regarding accounting services, executive fees, management services and costs for each.

Mr. Compton stated both companies were excellent and he had high regard for both. He indicated based upon the needs of the community and the function of the CDD he felt DPFPG was the optimal choice. Mr. Costy asked Mr. Compton about his choice. Mr. Compton discussed his reasoning and noted DPFPG had experience with pond restoration. He stated he appreciated DPFPG's offer to charge per meeting fees as opposed to a lump sum. Mr. Ruby agreed. He stated he appreciated DPFPG's qualifications. Mr. Large agreed. He stated Governmental Management Services was an excellent company; however, he felt DPFPG was a better fit.

On MOTION made by Mr. Gary Compton, seconded by Mr. Phillip Large, and with all in favor, DPFPG was awarded the District Management Services Contract.

Mr. Ward asked if the Board wished to select DPFPG's variable per meeting rate. Mr. Compton responded in the affirmative. Mr. Ward stated the Board's choice would be codified through Resolution 2020-3 which would appoint DPFPG as the District Manager.

THIRD ORDER OF BUSINESS

Resolution 2020-4

Mr. Ward stated Resolution 2020-4 would replace himself with Mr. Ken Joines as Secretary and Ms. Patricia Thibault as Assistant Secretary/Treasurer effective upon the date of agreement with DPFPG.

On MOTION made by Mr. Gary Compton, seconded by Mr. Phillip Large, and with all in favor, Resolution 2020-4 was approved and the Chairperson was authorized to sign.

FOURTH ORDER OF BUSINESS

Resolution 2020-5

Mr. Ward stated he used Suntrust for the District. He asked if DPFG wished to continue with Suntrust or select another bank. Mr. Joines responded DPFG preferred to utilize Bank United.

Mr. Ward stated Resolution 2020-5 would remove signing authority from himself and would assign signing authority to the Chairperson and the Treasurer of the District; it would also change the qualified public depository bank from Suntrust to Bank United. He asked if Mr. Joines wished to assign another individual signing authority. Mr. Joines responded in the affirmative; Assistant Treasurer Mike Aagaard. Mr. Ward noted he would add the Assistant Treasurer as a designated signing authority. He stated Resolution 2020-5 would be effective as of the date of the agreement with DPFG.

On MOTION made by Mr. Gary Compton, seconded by Mr. Phillip Large, and with all in favor, Resolution 2020-5 was approved and the Chairperson was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. Attorney

No Report.

II. Manager

a. Financial Statements for the period ending September 30, 2019.

No Report.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor's Requests

Mr. Joines recommended the Board appoint an interim Legal Counsel. He noted during the first meeting between the Board and DPFG Legal Counsel would be discussed. He recommended Andrew Cohen to serve as interim Legal Counsel. Mr. Ward suggested this be done after the transition of management. Mr. Compton agreed.

Mr. Joines stated he looked forward to an excellent working relationship with the CDD. Mr. Compton suggested holding a public meeting immediately following the current CDD meeting to allow the public to ask questions of DPFG. Mr. Ward suggested Mr. Compton go ahead and take public questions and comments. Mr. Compton asked about the effective dates of these Resolutions. Mr. Ward responded the Resolutions would be effective November 4, 2019 if Mr. Joines and DPFG were amenable. Mr. Joines indicated November 4, 2019 was acceptable.

Mr. Compton asked if there were any audience questions. Mr. Ward asked the audience members to wait to be recognized and to state their name for the record.

Mr. _____ 44:11 asked if the CDD received any notification of violation regarding the ponds. Mr. Ward responded in the negative; no violations regarding the ponds had been received. Mr.

_____ asked why pond restoration was being pursued if this was the case. Mr. Ward stated he did not believe pond restoration was currently being pursued. Mr. Compton stated the only thing taking place at present was a change of management; pond restoration would not take place until the HOA indicated this was needed. Mr. _____ 45:09 asked about the qualifications of the new CDD Board Members. Mr. Compton discussed the qualifications of the Board Members, such as finance experience, project analysis skills, business owners, management experience, purchasing experience, etc. He stated the next election would be held in the November 2020 election; interested parties should file the proper paperwork by June 2020; paperwork could be obtained at the County Office. He explained the election process.

Ms. _____ 48:26 suggested the CDD require certain line items for proposals in the future. Mr. Compton discussed the Budget, legal aspects of bond management, the nature of proposals and the CDD. He stated he believed once the bonds were paid off the CDD could be disbanded. Mr. Ward indicated the CDD was required to remain in place in perpetuity by Florida Statute whether or not there were outstanding bonds; however, fees would be greatly reduced upon full payment of bonds. Ms. _____ 51:15 stated she felt Mr. Compton misunderstood her suggestion. She indicated she was suggesting the CDD specify proposals include certain items in the future, such as computer services, legal fees, etc. Discussion ensued regarding the proposals, how the proposals were organized, requiring more specificity in proposals, and further breakdown of proposal line items.

Mr. _____ 54:36 commended Mr. Costy for the questions Mr. Costy asked the two proposing companies. He stated he felt it was unfair to not include Mr. Costy in the initial meetings with DPF and Governmental Management Services. He stated he hoped for more transparency in the future.

Ms. _____ 55:58 asked if the Contract with DPF was a fixed fee contract. Mr. Ward responded the Contract was for \$1,500 dollars per meeting, as well as a fixed annual fee of approximately \$22,000 dollars and a separate website fee through a third party. Ms. _____ stated she submitted an application for the Board. She noted there were no women on the Board. She suggested the Board be very cautious regarding the line item amounts. She asked about applying for a position with the Board. Mr. Ward explained the required criteria and process of being placed on the ballot for CDD Board Member election. He noted if there was only one individual on the ballot, said individual would be automatically elected; however, if there was more than one individual on the ballot, then the ballot would be included in the November 2020 election. Discussion ensued regarding the election, the Board Members, notification of the public regarding meetings and elections, Stoneybrook Cove, and attempts to communicate with Stoneybrook Cove.

Mr. Compton stated Mr. Paul Webber was leading the Pond Committee. He discussed the Committee and its responsibilities. He recommended questions regarding the lakes be directed to Mr. Webber. He noted the CDD owned all lakes with the exception of Lake 35 and Lake 36 which were utilized for irrigation waters and were owned by a subsidiary of Lennar. He commented Lakes 35 and 36 were not the responsibility of the CDD.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:00 p.m.

**On MOTION made by Mr. Gary Compton, seconded by Mr. Phillip Large,
and with all in favor, the meeting was adjourned.**

Stoneybrook at Venice Community Development District



Ted Costy, Assistant Secretary



Gary Compton, Chairman

RESOLUTION 2020-3

A RESOLUTION OF THE BOARD OF SUPERVISOR'S OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE FIRM OF DPFM MANAGEMENT AND CONSULTING, LLC, AS DISTRICT MANAGER AND PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook at Venice Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") must employ and fix compensation of a "**District Manager**;" and

WHEREAS, the Board of Supervisors of the Stoneybrook at Venice Community Development District desires to appoint the firm of DPFM Management and Consulting LLC, as District Manager, and to compensate in the same manner prescribed in the management services advisory agreement, a copy of which is attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. APPOINTMENT OF DISTRICT MANAGER. DPFM Management and Consulting LLC, is hereby appointed District Manager.

SECTION 2. AUTHORIZATION OF COMPENSATION. DPFM Management and Consulting LLC, shall be compensated for their services in such capacity in the manner prescribed in the management services advisory agreement, attached hereto as Exhibit "A".

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective on Monday, November 4, 2019.

RESOLUTION 2020-3

A RESOLUTION OF THE BOARD OF SUPERVISOR'S OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE FIRM OF DPFG MANAGEMENT AND CONSULTING, LLC, AS DISTRICT MANAGER AND PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

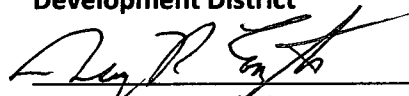
PASSED AND ADOPTED this 29TH day of October, 2019

ATTEST:

Stoneybrook at Venice Community
Development District



Ted Costy, Assistant Secretary



Gary Compton, Chairperson

RESOLUTION 2020-4

A RESOLUTION REMOVING ALL EXISTING CHECKING ACCOUNT SIGNERS AND RE-DESIGNATING CHECKING ACCOUNT SIGNER AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND TREASURER OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Stoneybrook at Venice Community Development District desire to remove all existing checking account signers and re-designate checking account signer authority to the Chairman, Vice-Chairman and Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT:

1. **REMOVAL OF SIGNATORY AUTHORITY.** Remove the signing authority of all existing checking account signers;
2. **AUTHORIZATION OF SIGNATORIES.** The Chairman, Vice-Chairman and Treasurer shall be the signer's on the District's Sun Trust and Wachovia bank accounts.
3. **AUTHORIZATION OF NUMBER OF SIGNATORIES ON BANK DOCUMENTS.** The District requires one signatory on all checks.
4. **SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.
5. **CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.
6. **PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 29th day of October, 2019.

ATTEST

Stoneybrook at Venice Community
Development District



Ted Costy, Assistant Secretary



Gary Compton, Chairman

RESOLUTION 2020-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY PURSUANT TO THE PROVISION OF CHAPTER 280, FLORIDA STATUTES, AS AMENDED; AUTHORIZING SIGNATORS OF THE ACCOUNT(S); AUTHORIZING THE NUMBER OF SIGNATORS ON BANK DOCUMENTS; AUTHORIZATION OF BANK UNITED BANK DEPOSIT ACCOUNT RESOLUTION; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Stoneybrook at Venice Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the District hereby delegates to a Treasurer the responsibility for handling public deposits; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the State Treasurer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a new Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositories; and

WHEREAS, the Board wishes to designate a public depository for District funds.

WHEREAS, the Board of Supervisors of the District is desirous to select SunTrust Bank to serve as the depositories of public funds for the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT, SARASOTA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORIZATION FOR ESTABLISHMENT OF ACCOUNT. The District Manager is hereby authorized to establish accounts with Bank United to serve as depositories of public funds for the District, pursuant to public law and regulations under Section 280.17, *Florida Statutes*.

SECTION 2. AUTHORIZATION OF SIGNATORIES. The Chairman, Vice-Chairman and Treasurer shall be the signers on the District’s SunTrust bank accounts.

SECTION 3. AUTHORIZATION OF NUMBER OF SIGNATORS ON BANK DOCUMENTS. The District requires one signatory on all checks.

RESOLUTION 2020-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY PURSUANT TO THE PROVISION OF CHAPTER 280, FLORIDA STATUTES, AS AMENDED; AUTHORIZING SIGNATORS OF THE ACCOUNT(S); AUTHORIZING THE NUMBER OF SIGNATORS ON BANK DOCUMENTS; AUTHORIZATION OF BANK UNITED BANK DEPOSIT ACCOUNT RESOLUTION; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. AUTHORIZATION OF UNITED BANK DEPOSIT ACCOUNT RESOLUTION. The District hereby authorizes the execution by the appropriate District officers to execute any Bank United required deposit account Resolutions, signature cards and other documents necessary to implement the provisions of this Resolution.

SECTION 5. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 7. PROVIDING FOR AN EFFECTIVE DATE This Resolution shall become effective on Monday, November 4, 2019.

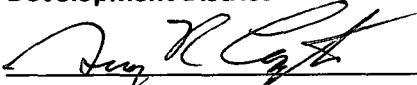
PASSED AND ADOPTED this 29th day of October, 2019.

ATTEST:

**Stoneybrook at Venice Community
Development District**



Ted Costy, Assistant Secretary



Gary Compton, Chairman