

STONEGATE

COMMUNITY DEVELOPMENT DISTRICT

May 11, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Stonegate Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

May 4, 2021

Board of Supervisors
Stonegate Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Stonegate Community Development District will hold a Regular Meeting on May 11, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2021
 - B. Approval of April 19, 2021 Regular Meeting Minutes
4. Consideration of Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2021-06, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021-2022 and Providing for an Effective Date
6. Discussion/Consideration of Proposals
 - A. Addition of a Handyman to Property Management Agreement
 - B. Preventative Maintenance – RCR Plumbing Services Inc. Estimate #380
 - C. Access System Open Path – AT&I Proposal
 - D. Quarterly HVAC Maintenance – Power Enterprise Corp. Estimate #0000181
 - E. Fence Issue - Deliver and Install 84 3-Foot Purple Bougainvillea - Armando Garcia Land Service INC Estimate #1730
 - F. Pool System Upgrade - True Blue Pools Estimate #20-2153

- G. Options for Royal Palms on Pool Deck - Unus Property Management, LLC
- 7. Consideration of Cost Increase to Landscape Maintenance Services Agreement
 - Armando Garcia Land Service, Inc., Landscape Maintenance Services Agreement Dated June 21, 2019
- 8. Staff Reports
 - A. Operations Manager: *UNUS Property Management*
 - B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - C. District Engineer: *Alvarez Engineers*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 28, 2021 at 6:30 P.M.

- QUORUM CHECK

Alberto Eiras	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joe McGuinness	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Granobles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Art Goessel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mariela Figueroa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 9. Supervisors' Requests
- 10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094

Conference ID: 435668

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3A

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2021**

	General Fund	Debt Service Fund 2013	Debt Service Fund 2020	Capital Projects Fund 2020	Total Governmental Funds
ASSETS					
Bank of America	\$ 919,737	\$ -	\$ -	\$ -	\$ 919,737
FineMark Bank - money mkt	258,571	-	-	-	258,571
Investments					
State Board of Administration	11	-	-	-	11
Revenue 2013	-	493,368	-	-	493,368
Reserve 2013	-	25,000	-	-	25,000
Sinking fund 2013	-	1	-	-	1
Prepayment 2013	-	3	-	-	3
Revenue 2020	-	-	378,065	-	378,065
Reserve 2020	-	-	159,500	-	159,500
Interest 2020	-	-	5,300	-	5,300
Construction 2020	-	-	-	499,152	499,152
Undeposited funds	175	-	-	-	175
Due from other	116	-	-	-	116
Due from other funds					
General fund	-	40,850	21,890	-	62,740
Total assets	\$ 1,178,610	\$ 559,222	\$564,755	\$ 499,152	\$ 2,801,739
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Accounts payable - clubhouse	3,228	-	-	-	3,228
Due to other funds					
Debt service - series 2013	40,850	-	-	-	40,850
Debt service - series 2020	21,890	-	-	-	21,890
Total liabilities	66,968	-	-	-	66,968
Fund Balance					
Restricted					
Debt service	-	559,222	564,755	-	1,123,977
Construction	-	-	-	499,152	499,152
Committed					
Clubhouse renewal & replacement	155,000	-	-	-	155,000
Assigned					
3 months working capital	159,023	-	-	-	159,023
Disaster	225,000	-	-	-	225,000
Unassigned	572,619	-	-	-	572,619
Total fund balance	1,111,642	559,222	564,755	499,152	2,734,771
Total liabilities & fund balances	\$ 1,178,610	\$ 559,222	\$564,755	\$ 499,152	\$ 2,801,739

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 23,348	\$ 624,032	\$ 715,602	87%
Interest	175	1,016	1,000	102%
Clubhouse rental fees	500	660	1,092	60%
Miscellaneous	180	1,100	5,000	22%
Total revenues	<u>24,203</u>	<u>626,808</u>	<u>722,694</u>	87%
EXPENDITURES				
Administrative				
Supervisors	-	2,000	6,000	33%
Payroll taxes	-	153	459	33%
Management/recording/accounting	3,549	21,295	42,590	50%
Legal	3,447	10,400	20,000	52%
Engineering	-	-	1,000	0%
Audit	2,000	2,000	6,730	30%
Assessment roll preparation	444	2,666	5,332	50%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	88	525	1,051	50%
Trustee	-	-	6,500	0%
ADA website compliance	-	-	210	0%
Website enhancement	-	-	1,220	0%
Postage	8	204	2,000	10%
Legal advertising	-	171	1,225	14%
Office supplies	-	33	300	11%
Other current charges	174	1,058	1,500	71%
Annual special district fee	-	175	175	100%
Insurance	-	6,895	6,950	99%
Property taxes	-	-	178	0%
Total administrative expenses	<u>9,710</u>	<u>47,575</u>	<u>104,670</u>	45%
Field Operations				
Landscape maintenance	9,572	48,625	77,158	63%
Landscape replacement	-	8,940	10,000	89%
Playground maintenance	-	-	3,000	0%
Clubhouse irrigation	180	605	6,000	10%
Pump maintenance/repair	-	-	4,500	0%
Electrical repairs	-	-	3,000	0%
Lake maintenance	1,352	10,802	20,000	54%
Aeration maintenance	-	-	1,700	0%
Contingency	-	-	5,000	0%
Holiday decorations	-	7,175	14,350	50%
Animal control	1,270	3,810	7,500	51%
Operating supplies	-	-	2,000	0%
Total field operations	<u>12,374</u>	<u>79,957</u>	<u>154,208</u>	52%

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Clubhouse				
Telephone	520	2,599	7,200	36%
Utilities	3,856	20,962	63,000	33%
Insurance	-	16,922	14,575	116%
Flood insurance	-	-	2,819	0%
Alarm monitoring	196	1,296	1,775	73%
Fire monitoring	-	211	540	39%
Pool maintenance	4,061	17,425	24,600	71%
Pool repair	810	2,103	7,500	28%
Pool health inspections	-	-	750	0%
Air conditioning R&M	850	850	4,500	19%
Clubhouse operation and management				
Clubhouse management	14,917	102,868	194,103	53%
Special events	-	300	25,000	1%
Fitness equipment maintenance	1,425	3,326	5,500	60%
Office supplies	154	315	1,800	18%
Repairs and maintenance	4,925	23,276	15,000	155%
Pressure cleaning	440	2,510	3,000	84%
Janitorial supplies	967	4,708	15,700	30%
Contingencies	-	-	9,000	0%
Total clubhouse	<u>33,121</u>	<u>199,671</u>	<u>396,362</u>	50%
Infrastructure reinvestment				
Capital outlay				
General	-	10,946	60,000	18%
Total clubhouse reserves	<u>-</u>	<u>10,946</u>	<u>60,000</u>	18%
Other fees and charges				
Property appraiser	-	-	3,727	0%
Tax collector	233	6,240	3,727	167%
Total other fees and charges	<u>233</u>	<u>6,240</u>	<u>7,454</u>	84%
Total expenditures	<u>55,438</u>	<u>344,389</u>	<u>722,694</u>	48%
Net increase/(decrease) of fund balance	(31,235)	282,419	-	
Fund balances - beginning	1,142,877	829,223	781,759	
Fund balances - ending				
Committed				
Clubhouse renewal & replacement	155,000	155,000	155,000	
Assigned				
3 months working capital	159,023	159,023	159,023	
Disaster	225,000	225,000	225,000	
Unassigned	572,619	572,619	291,302	
Total Fund balance - ending	<u>\$ 1,111,642</u>	<u>\$ 1,111,642</u>	<u>\$ 781,759</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2013 (REFUNDED SERIES 2004)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 19,645	\$ 525,041	\$ 601,516	87%
Interest	4	11	-	N/A
Total revenues	<u>19,649</u>	<u>525,052</u>	<u>601,516</u>	87%
EXPENDITURES				
Debt service				
Principal	-	-	310,000	0%
Interest 11/1	-	142,625	142,625	100%
Interest 5/1	-	-	142,625	0%
Property appraiser	-	-	3,133	0%
Tax collector	198	5,250	3,133	168%
Total expenditures	<u>198</u>	<u>147,875</u>	<u>601,516</u>	25%
Net increase/(decrease) of fund balance	19,451	377,177	-	
Fund balances - beginning	539,771	182,045	173,351	
Fund balances - ending	<u>\$ 559,222</u>	<u>\$ 559,222</u>	<u>\$ 173,351</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessments	\$ 10,526	\$ 281,343	\$ 322,360	87%
Interest	3	12	-	N/A
Total revenues	<u>10,529</u>	<u>281,355</u>	<u>322,360</u>	87%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest 11/1	-	95,694	95,694	100%
Interest 5/1	-	-	68,625	0%
Property appraiser	-	-	1,679	0%
Tax collector	105	2,814	1,679	168%
Total debt service	<u>105</u>	<u>98,508</u>	<u>347,677</u>	28%
Net increase/(decrease) of fund balance	10,424	182,847	(25,317)	
Fund balances - beginning	554,331	381,908	322,765	
Fund balances - ending	<u>\$ 564,755</u>	<u>\$ 564,755</u>	<u>\$ 297,448</u>	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3	\$ 18
Total revenues	3	18
EXPENDITURES		
Capital outlay	6,019	111,106
Total expenditures	6,019	111,106
Excess/(deficiency) of revenues over/(under) expenditures	(6,016)	(111,088)
Fund balances - beginning	505,168	610,240
Fund balances - ending	\$ 499,152	\$ 499,152

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
MARCH 31, 2021**

Stonegate CDD Check Detail March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBP	03/04/2021	COMCAST CORPO...	101.000 · Bank of ...		-289.82
Bill	0760104 022221	03/03/2021		536.010 · Utilities	-289.82	289.82
TOTAL					-289.82	289.82
Bill Pmt -Check	CBP	03/17/2021	AT & T	101.000 · Bank of ...		-520.02
Bill	305 247-4094 030121	03/16/2021		536.411 · Clubhous...	-520.02	520.02
TOTAL					-520.02	520.02
Bill Pmt -Check	13767	03/04/2021	GRAU AND ASSO...	101.000 · Bank of ...		-1,000.00
Bill	20659	03/03/2021		513.320 · Audit	-1,000.00	2,000.00
TOTAL					-1,000.00	2,000.00
Bill Pmt -Check	13768	03/04/2021	UNUS PROPERTY ...	101.000 · Bank of ...		-15,580.44
Bill	1003	03/03/2021		536.022 · Clubhous...	-14,916.66	14,916.66
Bill	1004	03/03/2021		536.011 · Janitorial ...	-663.78	663.78
TOTAL					-15,580.44	15,580.44
Bill Pmt -Check	13769	03/04/2021	VS SERVICES AN...	101.000 · Bank of ...		-1,065.00
Bill	030121001	03/03/2021		536.003 · Repairs &...	-625.00	625.00
Bill	021021001	03/03/2021		536.014 · Pressure ...	-440.00	440.00
TOTAL					-1,065.00	1,065.00
Bill Pmt -Check	13770	03/04/2021	WRATHELL, HUNT...	101.000 · Bank of ...		-4,081.08
Bill	2019-2070	03/03/2021		512.311 · Managem...	-3,549.17	3,549.17
				513.310 · Assessm...	-444.33	444.33
				513.315 · Dissemin...	-87.58	87.58
TOTAL					-4,081.08	4,081.08

Stonegate CDD Check Detail March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13771	03/04/2021	AL-FLEX EXTERMI...	101.000 · Bank of ...		-135.00
Bill	251889	03/03/2021		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	13772	03/04/2021	ALLSTATE RESOU...	101.000 · Bank of ...		-1,352.00
Bill	174220	03/03/2021		537.003 · Lake Mai...	-1,352.00	1,352.00
TOTAL					-1,352.00	1,352.00
Bill Pmt -Check	13773	03/04/2021	ANIMAL REMOVA...	101.000 · Bank of ...		-1,000.00
Bill	020321	03/03/2021		537.500 · Animal C...	-500.00	500.00
Bill	030121	03/03/2021		537.500 · Animal C...	-500.00	500.00
TOTAL					-1,000.00	1,000.00
Bill Pmt -Check	13774	03/04/2021	ARMANDO GARCI...	101.000 · Bank of ...		-4,546.00
Bill	762001	03/03/2021		537.400 · Lawn Cut... 537.470 · Tract C	-1,600.00 -340.00	1,600.00 340.00
Bill	762028	03/03/2021		537.450 · Irrigation ... 537.400 · Lawn Cut... 537.470 · Tract C 537.450 · Irrigation ...	-333.00 -1,600.00 -340.00 -333.00	333.00 1,600.00 340.00 333.00
TOTAL					-4,546.00	4,546.00
Bill Pmt -Check	13775	03/04/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	50776	03/03/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13776	03/04/2021	M&M POOL & SPA...	101.000 · Bank of ...		-2,280.00
Bill	1004	03/03/2021		536.004 · Pool Main...	-2,280.00	2,280.00
TOTAL					-2,280.00	2,280.00

Stonegate CDD Check Detail March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13777	03/11/2021	GALLOWAY OFFI...	101.000 · Bank of ...		-154.18
Bill	1251320-0	03/10/2021		536.007 · Office Su...	-154.18	154.18
TOTAL					-154.18	154.18
Bill Pmt -Check	13778	03/11/2021	ALL STAR ELECT...	101.000 · Bank of ...		-810.00
Bill	4241	03/10/2021		536.013 · Pool Repair	-810.00	810.00
TOTAL					-810.00	810.00
Bill Pmt -Check	13779	03/11/2021	ARMANDO GARCI...	101.000 · Bank of ...		-5,205.66
Bill	762039	03/10/2021		537.460 · Trimming	-825.66	825.66
Bill	762036	03/10/2021		537.001 · Landscap...	-1,400.00	1,400.00
Bill	762037	03/10/2021		537.001 · Landscap...	-1,400.00	1,400.00
Bill	762038	03/10/2021		537.008 · Clubhous...	-180.00	180.00
Bill	762035	03/10/2021		537.001 · Landscap...	-1,400.00	1,400.00
TOTAL					-5,205.66	5,205.66
Bill Pmt -Check	13780	03/11/2021	CITY OF HOMEST...	101.000 · Bank of ...		-3,566.52
Bill	000351215 030221	03/10/2021		536.010 · Utilities	-3,044.10	3,044.10
Bill	000363973 022521	03/10/2021		536.010 · Utilities	-522.42	522.42
TOTAL					-3,566.52	3,566.52
Bill Pmt -Check	13781	03/11/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	50944	03/10/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13782	03/11/2021	GALLOWAY OFFI...	101.000 · Bank of ...		-36.75
Bill	1251335-0	03/10/2021		536.011 · Janitorial ...	-36.75	36.75
TOTAL					-36.75	36.75

Stonegate CDD
Check Detail
 March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	13783	03/11/2021	POWER ENTERPR...	101.000 · Bank of ...		-4,300.00
Bill	20210148	03/10/2021		536.003 · Repairs &...	-4,300.00	4,300.00
TOTAL					-4,300.00	4,300.00
Bill Pmt -Check	13784	03/17/2021	FITNESS SOURCE	101.000 · Bank of ...		-180.00
Bill	50589	03/16/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	13785	03/25/2021	BILLING, COCHRA...	101.000 · Bank of ...		-3,447.50
Bill	167469	03/24/2021		514.310 · Legal Fees	-3,447.50	3,447.50
TOTAL					-3,447.50	3,447.50
Bill Pmt -Check	13786	03/25/2021	FEDEX	101.000 · Bank of ...		-7.61
Bill	7-301-04565	03/24/2021		519.410 · Postage	-7.61	7.61
TOTAL					-7.61	7.61
Bill Pmt -Check	13787	03/25/2021	AL-FLEX EXTERMI...	101.000 · Bank of ...		-135.00
Bill	250862	03/24/2021		537.500 · Animal C...	-135.00	135.00
TOTAL					-135.00	135.00
Bill Pmt -Check	13788	03/25/2021	FITNESS SOURCE	101.000 · Bank of ...		-885.25
Bill	50673	03/24/2021		536.006 · Fitness E...	-705.25	705.25
Bill	50945	03/24/2021		536.006 · Fitness E...	-180.00	180.00
TOTAL					-885.25	885.25
Bill Pmt -Check	13789	03/25/2021	LESLIE'S SWIMMI...	101.000 · Bank of ...		-850.83
Bill	00546-01-061988	03/24/2021		536.004 · Pool Main...	-850.83	850.83
TOTAL					-850.83	850.83

Stonegate CDD
Check Detail
 March 2021

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	13790	03/25/2021	M&M POOL & SPA...	101.000 · Bank of ...		-930.00
Bill	1003	03/24/2021		536.004 · Pool Main...	-930.00	930.00
TOTAL					-930.00	930.00
Bill Pmt -Check	13791	03/25/2021	POWER ENTERPR...	101.000 · Bank of ...		-850.00
Bill	20210218	03/24/2021		536.020 · Air Condit...	-850.00	850.00
TOTAL					-850.00	850.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
MARCH 31, 2021**

Hello,

536.010
001
202.005

Thanks for choosing Comcast Business.

Your bill at a glance

For 1020 MALIBU WAY, HOMESTEAD, FL, 33033-5350

Previous balance		\$290.17
One-time EFT Payment - thank you	Feb 11	-\$290.17
Balance forward		\$0.00
Regular monthly charges	Page 3	\$287.30
Taxes, fees and other charges	Page 3	\$2.52
New charges		\$289.82

Amount due Mar 15, 2021 \$289.82

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- Any payments received or account activity after Feb 22, 2021 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330350 NO RP 22 20210222 NNNNNNNY 0001828 0006

STONEGATE COMM DEV DIST
ATTN CARLOS GALO
2300 GLADES RD STE 410W
BOCA RATON, FL 33431-8556

Account number

8495 60 060 0760104

Payment due

Mar 15, 2021

Please pay

\$289.82

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849560060076010400289827

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Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges \$287.30




Comcast Business services	\$194.85
TV Preferred	\$74.95
Business Video	
<i>Includes \$25.00 Service Discount</i>	
Business Internet 75	\$89.95
<i>Includes \$60.00 Service Discount</i>	
Mobility Voice Line	\$29.95
Business Voice	
<i>Includes \$15.00 Service Discount</i>	

Equipment & services	\$59.45
TV Box + Remote	\$2.70
Service To Additional TV With TV Box and Remote Qty 4 @ \$9.95 each	\$39.80
Equipment Fee Voice	\$16.95

Service fees	\$33.00
Broadcast TV Fee	\$17.75
Regional Sports Fee	\$10.25
Voice Network Investment	\$3.00
Directory Listing Management Fee	\$2.00

Taxes, fees and other charges	\$2.52
Other charges	\$2.52
Regulatory Cost Recovery	\$0.86
Federal Universal Service Fund	\$1.66

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
 -  **TV:** Keep your employees informed and customers entertained
 -  **Voice Numbers:** (786)349-4735
- Visit business.comcast.com/myaccount for more details

You've saved \$100.00 this month with your service discounts.



Additional information

The monthly charge for the Broadcast TV fee has been reduced. Your current billing statement reflects this lower monthly fee.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Effective April 13, 2021, Cartoon Network will no longer be available with Standard or Digital Standard. It will be available with Preferred and Digital Deluxe.

We've been providing Big Ten Network (BTN) to you, but it isn't included with your current Comcast Business TV service. Effective April 13, 2021, Big Ten Network (BTN), will be removed. You can view your channel line-up online anytime by visiting www.business.comcast.com/learn/tv/Channel-Lineup.

Effective April 6, 2021, HD programming and compatible equipment will be required to view Revolt and Aspire.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

Introducing Comcast Business Mobile.

Designed to perform
for your small business.



Now it's simple to power your team's mobile on the most reliable network, with fast, nationwide 5G included at no extra cost. Plus, access to millions of secure WiFi hotspots nationwide.

- ✓ Keep your own phone — with no term contract required for mobile
- ✓ Mix & match unlimited and shared data options, on up to 10 lines
- ✓ Change data options or cancel anytime
- ✓ Now available to you as a valued Comcast Business Internet customer

We're a new mobile service designed to perform for small businesses — to help you pivot and adapt to whatever comes next. So you can not only bounce back, but Bounce Forward™.

Find out more at **1-877-564-0318** or visit **ComcastBusiness.com/Mobile**

Restrictions apply. Not available in all areas. Requires post-pay Comcast Business Internet service. Line limitations may vary. Equip., int. and roaming charges, taxes and fees, including regulatory recovery fees and other charges, extra and subj. to change. \$25/line/mo. charge applies if one of the following post-pay services is not maintained: Comcast Business TV, Internet or Voice. Pricing subject to change. In times of congestion, your data may be temporarily slower than other traffic. After 20 GB monthly data use, speeds reduced to a maximum of 1.5 Mbps download/750 Kbps upload. A minimum \$15.00 charge applies per month, per account for By the Gig lines, regardless of data usage. Charges apply to each GB or partial GB of shared data. No rollover data. For Comcast Business Mobile Disclosures, visit www.xfinity.com/mobile/policies/broadband-disclosures. Comcast Business Mobile utilizes the highest-ranked network from RootMetrics® 1H 2020 U.S. report. WiFi networks not tested. Results may vary. Award is not an endorsement. Bring your own phone: Limited to select eligible phones. Requires activation of new Comcast Business Mobile line. © 2021 Comcast. All rights reserved. B4183A-ADP-Mobile-0318 PA0164

Switch fast. Switch easily.



No term contracts.
No activation fees.
No hassle.



Request a SIM card
and activate online.



STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Page 1 of 2
Account Number 305 247-4094 157 0445
Billing Date Mar 1, 2021
Web Site att.com

Monthly Statement

536.411
001
202.005

Bill-At-A-Glance

Previous Bill	522.10
Payment Received 2-11 Thank You!	522.10CR
Adjustments	.00
Balance	.00
Current Charges	520.02
Total Amount Due	\$520.02
Amount Due in Full by	Mar 23, 2021

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	497.80
1 800 321-2000		
PIN: 0552		
Repair Service:		
1 866 620-6900		
AT&T Long Distance Service	2	22.22
1 800 321-2000		
Total Current Charges		520.02

News You Can Use Summary

- PREVENT DISCONNECT
 - CARRIER INFORMATION
 - COST ASSESSMENT CHRG
 - FEE DESCRIPTIONS
 - INTERCEPT EXTENSION
 - DURING AN EMERGENCY
- See "News You Can Use" for additional information.

Return bottom portion with your check in the enclosed envelope.

Plans and Services

Promotions and Discounts

Item No.	Description	
1.	Discount for BLC Inside Wire Protection for Bill Period Mar 1, 2021 EET000062.	10.50CR

Monthly Service - Mar 1 thru Mar 28

Item No.	Description	Quantity	
2.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
3.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
4.	Bus Local Call Unlimited A Business Line Three-Way Calling Remote Activation of Call Forwarding Caller-ID Name-Number Delivery Anonymous Call Blocking	1	132.00
5.	Inside Wire Protection	3	25.50
Total Monthly Service			421.50

Surcharges and Other Fees

Item No.	Description	Quantity	
6.	Cost Assessment Charge	3	22.50
7.	Federal Subscriber Line Charge	3	35.49
8.	Federal Universal Svc Fee-Mult	3	13.71
Total Surcharges and Other Fees			71.70

Government Fees and Taxes

Item No.	Description	Quantity	
9.	Federal Excise Tax		12.97
10.	Telecommunications Access System Act Surcharge	3	.36
11.	Emergency 911 Service		1.20
12.	Dade County Manhole Ord #83-3	3	.57
Total Government Fees and Taxes			15.10

Total Plans and Services

497.80
Local Services provided by AT&T Florida.

DUE BY: Mar 23, 2021 \$520.02

Amount After Apr 1, 2021 **\$535.02**



Billing Date Mar 1, 2021

Account Number **305 247-4094 157 0445**
Please include your account number on your check.

STONEGATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make checks payable to:

AT&T
PO BOX 105262
ATLANTA GA 30348-5262



3900 30524740941573 6001500999921 0440210000000000000000052002



STONEGATE CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Page 2 of 2
 Account Number 305 247-4094 157 0445
 Billing Date Mar 1, 2021

AT&T Long Distance Service

Monthly Service

Charges for 305 247-4094

Type of Service	Period	
1. All For Less Unlimited 3 Plan Monthly Fee	02/11-03/10	18.00

Surcharges and Other Fees

2. Federal Universal Service Fee		3.35
3. Federal Regulatory Fee		.87
Total Surcharges and Other Fees		4.22

Total AT&T Long Distance Service 22.22

INTERCEPT EXTENSION

AT&T will be eliminating its Intercept Extension Service on or after 4/30/2021. Intercept Extension Service (also known as Intercept Referral Extension Service or Number Referral Service, additional months) extends intercept beyond the free period. Customers currently using Intercept Extension Service will receive the service through the end date of their paid extension. Intercept service uses a standard announcement to inform callers that the number they attempted to reach has been disconnected or is no longer in service. Questions, please call us at the toll free number on your bill.

DURING AN EMERGENCY

In an emergency, please do NOT call your Local (*0) or Long Distance (*00) Operator as it will cause unnecessary delay in help from emergency responders. Dial 9-1-1 for help when there is an emergency that poses an immediate threat to your life or property.

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges must be paid in order to prevent interruption of local service. **THESE CHARGES ARE ALREADY INCLUDED IN THE TOTAL AMOUNT DUE AND ARE \$520.02.** Also, neglecting to pay for remaining charges may result in interruption or removal of these remaining services or further collection action, but will not result in disconnection of your local service. For more information, call the Plans and Services number listed in the Billing Summary section on page 1.

CARRIER INFORMATION

Our records indicate that you have selected AT&T Long Distance Service or a company that resells their services as your primary local toll carrier and AT&T Long Distance Service or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

FEE DESCRIPTIONS

The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

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8954.003.021442.01.01.0000000 NNNNNNNY 016085.016085

STONEGATE CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

8954.3.95.21442 1 AV 0.398 mp

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Stonegate Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

513.320
001
2000

Invoice No. 20659
Date 03/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

UNUS Property Management LLC

3560 NE 11TH DRIVE
Homestead, FL 33033 US
+1 2397897263
manager@unusmgmt.com



INVOICE

536.022
001
2000

BILL TO
GENERAL MANAGER
STONEGATE CDD
1020 Malibu Way
Homestead, FL 33033 USA

INVOICE 1003
DATE 03/01/2021
TERMS Net 15
DUE DATE 03/16/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Service	Monthly	1	14,916.66	14,916.66

Thank you so much for your business!

BALANCE DUE

\$14,916.66

UNUS Property Management LLC

3560 NE 11TH DRIVE
Homestead, FL 33033 US
+1 2397897263
manager@unusmgmt.com



536.011
001
2000

INVOICE

BILL TO
GENERAL MANAGER
STONEGATE CDD
1020 Malibu Way
Homestead, FL 33033 USA

INVOICE 1004
DATE 03/01/2021
TERMS Net 15
DUE DATE 03/16/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
General Supplies	Cleaning Prod. / Equipment / Hardware	1	663.78	663.78

Thank you so much for your business!

BALANCE DUE

\$663.78



**How doers
get more done.**

FLORIDA CITY STORE 6355 (786)243-9370
MANAGER ANNA FAGOT

6355 00018 38275 02/26/21 06:29 PM
SALE CASHIER ESMERALDA

044365024059 HOSE REEL <A>
SC 150' WICKER HIDEAWAY HOSESTOREAGE
2@41.98 83.96
078627405843 100FT HOSE <A>
5/8"X100' WATERWORKS MEDIUM DTY HOSE
2@28.98 57.96
732109917957 OBLAVENDER <A>
ODOBAN LAVENDER 128 OZ
4@9.98 39.92
046878567191 CP DU PACK <A>
COPPER NOZZLE WATERING DUAL PACK
021709370553 32OZ BOTTLE <A>
ZEP PRO SPRAY BOTTLE 32OZ
071618116261 LIQ BKF <A>
BAR KEEPERS FRIEND LQ CLEANSER 26OZ
021709009545 MILDEW REMVR <A>
ZEP MOLD&MILDEW STAIN REMOVER 32OZ
051141932972 SBGREENNS6PK <A>
SB GREENER NON-SCRATCH SPONGE 6PK
021709021684 32 OZ ANTIB <A>
ZEP ANTIBAC DISINFECT SPY 32OZ
071618117237 MORE 25.4OZ <A>
BAR KEEPERS FRIEND SPY+FOAM 25.4OZ
078477211618 1G WP, WH <A>
1G WHT NYL MIDWAY DECORA WALLPLT
078477406618 RECP T W TR <A>
15A WHT TR DECORA DUP OUTLTS 10PK
2@19.99 39.98
078477800805 10PKDECSW WH <A>
15A WHT DECORA SWITCH 10PK
3@15.98 47.94

CDD supplies
SUBTOTAL 311.18
SALES TAX 21.79
TOTAL \$332.97
XXXXXXXXXXXX5812 MASTERCARD
USD\$ 332.97
AUTH CODE 006289/5181735 TA
Chip Read
AID A0000000042203 US Debit

P.O.#/JOB NAME: MALIBU BAY

6355 02/26/21 06:29 PM



6355 18 38275 02/26/2021 0562

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 180 08/25/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a 3-minute survey for a chance
TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WCZ 83194 76857
PASSWORD: 21126 76839

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on

Give us feedback @ survey.walmart.com
Thank you! ID #:7QB39FYJKZN



305-242-4447 Mgr: JUAN
33501 S DIXIE HWY
FLORIDA CITY FL 33034

ST# 02727 OP# 007763 TE# 04 TR# 06052
DUNK DECAF 088133401269 F 14.96 D
100 1/8 OZ 004920090554 F 2.63 N
100 1/8 OZ 004920090554 F 2.63 N
PERFECT TEAR 003753102707 19.97 X
YC WAX CUBE 088686072246 3.93 X
HOOVER IMPUL 007350204552 199.00 T
YC WAX CUBE 088686072246 3.93 X
YC WAX CUBE 088686072246 3.93 X
YC WAX CUBE 088686072246 3.93 X
SUBTOTAL 254.91
TAX 1 7.00 % 16.43
TOTAL 271.34
MCARD TEND 271.34

US Debit
APPROVAL # 000409
REF # 105700152959
PAYMENT SERVICE - A CDD SUPPLIES
AID A0000000042203
TC D923COAF3B18968B
TERMINAL # SC011659
*NO SIGNATURE REQUIRED
02/26/21 17:50:39
CHANGE DUE 0.00
ITEMS SOLD 9
TC# 4450 5411 8838 5604 2046 5



Introducing Walmart+

Join today at walmart.com/plus

02/26/21 17:50:40
CUSTOMER COPY

amazon.com

Final Details for Order #112-0678997-4329813

[Print this page for your records.](#)

Order Placed: February 16, 2021
Amazon.com order number: 112-0678997-4329813
Order Total: **\$59.47**

Shipped on February 16, 2021

Items Ordered

2 of: *Renuzit Snuggle Automatic Air Freshener Universal Refill, Relaxing Lavender, 6Count*
Sold by: PTP Fresh Deals (seller: rcd0ba)

Price
\$26.24

Condition: New

Shipping Address:

Victor Castro
3560 NE 11TH DR
HOMESTEAD, FL 33033-5564
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

MasterCard | Last digits: 4279

Item(s) Subtotal: \$52.48
Shipping & Handling: \$6.99

Billing address

Victor Castro
3560 NE 11TH DR
HOMESTEAD, FL 33033-5564
United States

Total before tax: \$59.47
Estimated tax to be collected: \$0.00

Grand Total: \$59.47

Credit Card transactions

MasterCard ending in 4279: February 16, 2021: \$59.47

To view the status of your order, return to [Order Summary](#).

CONTRACT
INVOICE# 030121001
DATE# MARCH 01, 2021



536.003
001
2000

CUSTOMER

JOB LOCATION

STONEGATE CDD - 1.877.276.0889
2300 GLADES ROAD
SUITE 410W.
BOCA RATON FL 33431

MALIBU BAY COMMUNITY
CLUB HOUSE - MALIBU WAY

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
-------------	------	----------	------------	-------

SERVICE: CLUBHOUSE HANDYMAN SERVICE

REPLACE OLD LIGHT SWITCHES		30PCS	\$12.50EACH	\$375.00
REPLACE OLD INDOOR OUTLETS		20PCS	\$12.50EACH	\$250.00

SCOPE OF LABOR: REPLACE 50 PCS OLD FIXTURES AND RE-CAULK ALL INTERIOR FACEPLATES.

TOTAL	\$625.00
--------------	-----------------

PLEASE REMIT PAYMENT IN FULL FOR SERVICE PERFORMED. THANK YOU FOR YOUR BUSINESS!

CONTRACT
INVOICE# 021021001
DATE# FEBRUARY 10, 2021



536.014
001
2000

CUSTOMER

JOB LOCATION

STONEGATE CDD - 1.877.276.0889
2300 GLADES ROAD
SUITE 410W.
BOCA RATON FL 33431

MALIBU BAY COMMUNITY
CLUB HOUSE - MALIBU WAY

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
-------------	------	----------	------------	-------

SERVICE: PRESSURE WASH / CLEAN CLUBHOUSE GRILL AREA

Pressure wash and clean entire grill area pavers, wood structure/canopy, walls, counters and equipment from bird droppings.

TOTAL	\$440.00
--------------	-----------------

PLEASE REMIT PAYMENT IN FULL FOR SERVICE PERFORMED. THANK YOU FOR YOUR BUSINESS!

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
3/1/2021	2019-2070

Bill To:
Stonegate CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	3,549.17
Assessment Services 513.310	444.33
Dissemination Agent 513.315 001	87.58
<i>Building client relationships one step at a time ...</i>	Total \$4,081.08

AL-FLEX, EXTERMINATORS, INC. (R)

4035 SW 98 AVE
 MIAMI, FL 33165
 U.S.A.

INVOICE

Invoice Number: 251889
 Invoice Date: Mar 1, 2021
 Page: 1

Voice: 305-552-0141
 Fax: 305-227-1797

537.500

Bill To:
STONEGATE CDD C/O MALIBU BAY CLUBHOUSE 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship to:

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
52	Courier		3/31/21

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00

Subtotal	135.00
Sales Tax	
Total Invoice Amount	135.00
Payment/Credit Applied	
TOTAL	135.00

Check/Credit Memo No:



6900 SW 21st Court, Unit #9
Davie, Florida 33317

Invoice

174220

537.003
001
202.005

Bill To

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

Contact Us

info@allstatemanagement.com
Phone: (954) 382-9766
Fax: (954) 382-9770

Please retain this portion for your records

Due Date 3/31/2021
Terms Net 30
Account # 3782
PO #

FOR MONTH OF:
3/1/2021

Description	Amount Due
Lake and Canal Management Services Recurring	1,157.00
Aquascaping Maintenance Services Recurring	195.00

There will be a \$25 charge for all returned checks.

Total \$1,352.00

Stonegate CDD
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, FL 33431

Invoice # 174220
Account # 3782

ALLSTATE RESOURCE MANAGEMENT, INC.
6900 SW 21st Court, Unit #9
Davie, Florida 33317

Amount Enclosed: \$ _____

Please return this portion with your payment

PIGEONS/DUCKS REMOVAL SERVICES

INVOICE

Jorge Galarraga
 18877 NW 35th Ave (786)380-9693
 Miami Gardens Fl. 33056

SOLD TO:

Stonegate CDD
 1020 Malibu Way 537.500
 Homestead Fl. 33033 001
 202.005

305-247-8859

INVOICE DATE February 3rd, 2021



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	<p>THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF FEBRUARY.</p> <p>12 DUCKS WERE REMOVED FROM THE PROPERTY</p>		\$500.00
			500.00

DIRECT ALL INQUIRIES TO:
 JORGE GALARRAGA
 (786)380-9693
Birdman35@hotmail.com

MAKE ALL CHECKS PAYABLE TO:
 Jorge Galarraga
 18877 NW 35th Ave.
 Miami Gardens Fl. 33056

THANK YOU FOR YOUR BUSINESS!

PIGEONS/DUCKS REMOVAL SERVICES

INVOICE

Jorge Galarraga
 18877 NW 35th Ave
 Miami Gardens Fl. 33056

(786)380-9693

SOLD TO:

Stonegate CDD
 1020 Malibu Way
 Homestead Fl. 33033

537.500
 001
 202.005

INVOICE DATE March 1st, 2021

305-247-8859

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	THIS INVOICE IS FOR THE MONTHLY DUCK REMOVAL SERVICE AT THE ABOVE PROPERTY FOR THE MONTH OF MARCH.		\$500.00
			500.00

DIRECT ALL INQUIRIES TO:
 JORGE GALARRAGA
 (786)380-9693
Birdman35@hotmail.com

MAKE ALL CHECKS PAYABLE TO:
 Jorge Galarraga
 18877 NW 35th Ave.
 Miami Gardens Fl. 33056

THANK YOU FOR YOUR BUSINESS!

Armando Garcia Land Service INC
 16650 SW 203 AVE
 Miami, FL 33187 US
 (786) 298-7104
 armando-garcia-landservice@hotmail.com

Invoice

BILL TO
Stonegate CDD 2300 Glades Rd. Ste. 410 W Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762001	02/01/2021	\$2,273.00	03/03/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 02/01/2021. 02/16/2021. #537.400	2	800.00	1,600.00
Cut the Grass Tract C. Maintenance 02/01/2021. 02/16/2021. #537.470	2	170.00	340.00
Irrigation System Fourth payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450	1	333.00	333.00

#537.400	BALANCE DUE	\$2,273.00
#537.470		
#537.450		

Armando Garcia Land Service INC
 16650 SW 203 AVE
 Miami, FL 33187 US
 (786) 298-7104
 armando-garcia-landservice@hotmail.com

Invoice

BILL TO
Stonegate CDD 2300 Glades Rd. Ste. 410 W Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762028	03/01/2021	\$2,273.00	03/31/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Cut the Grass Cut the Grass 03/01/2021. 03/15/2021. #537.400	2	800.00	1,600.00
Cut the Grass Tract C. Maintenance 03/01/2021. 03/15/2021. #537.470	2	170.00	340.00
Irrigation System Fifth payment of Maintenance of the Irrigation System/ Fiscal Year 2021 #537.450	1	333.00	333.00

#537.400
 #537.470
 #537.450

BALANCE DUE

\$2,273.00

Fitness Source

2041 SW 70th Ave #D-10
Davie, FL 33317
954-587-7823
fitness.source@gmail.com

536.006
001
202.005

Invoice

Date	Invoice #
2/24/2021	50776

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		RMG	2/23/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month February 2021 2nd visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.			Total	\$180.00
---	--	--	--------------	----------

INVOICE

M&M POOL & SPA SERVICES, CORP.

14304 SW 145th PL

MIAMI, FL 33186

(786) 972-8875

mmpoolspaservicescorp@gmail.com

 @mmpoolspaservicescorp

 @mmpoolspaservicescorp

www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

BILL TO: STONEGATE CDD / MALIBU BAY CLUB HOUSE
1020 MALIBU WAY
HOMESTEAD, FL 33033
manager@unusgmt.com
(239) 789-7263

INVOICE 1004
DATE 3/1/2021

DATE	SERVICES	DESCRIPTION	QTY.	RATE	AMOUNT
3/1/2021	Monthly Service	Pool Service March to Monday-Friday	23	\$90.00	\$2,070.00
	Change parts	Change Basket skimmer (KIDDIE POOL)	1	\$30.00	\$30.00
		Professional Test Kit	1	\$180.00	\$180.00
BALANCE DUE					\$2,280.00

Services.

We offer the following services for both residential and commercial pools:

- * Pool Maintenance
- * Tile Cleaning
- * Sand Changes
- * Pool Inspections
- * Pressure Cleaning
- * Green Pool & Spa Clean Ups
- * Acid Washes
- * Filter Cleaning
- * Pool Drain Services
- * Installation
- * Weekly Plans
- * New equipment
- * Sales
- * Repair

WE ACCEPT CHECK, CASH APP, ZELLE, VENMO, CREDIT CARD

THANK YOU FOR YOUR BUSINESS!

GALLOWAY

Office Supplies & Furniture

Est. 1984

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

536.007

SALESMAN 169 TIME 17:12:19 INV# 1251320-0
 WRITER 163 PAGE 1
 FEDERAL # 59-2524876
 PO# INVOICE DATE: 03/04/21

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMMTY CDD
 MALIBU BAY CLUBHOUSE
 1020 N.E. 34 AVENUE
 HOMESTEAD FL 33033

ROUTE #

CHARGE
 INVOICE

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD
 MALIBU BAY CLUB HOUSE
 1020 N.E. 34 AVE
 HOMESTEAD FL 33033

✓ 3

ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
Who Called : IVETTE DAVILA 305-247-8859									
01869	BSM	CLIPBOARD, PLASTIC, CLEAR	S	EA	1	1	6.410	N	6.41
16880	GPC	TISSUE, BATHRM, ANGLSFT, 4	*	CT	1	1	77.340	N	77.34
81054	RTG	FLAG, SIGNHERE, REVRSALE	U	PK	1	1	4.850	N	4.85
91116264CT	ODO	DEODORANT, LAVENDER, ODOB	*	CT	1	1	52.150	N	52.15
GSM609-BE	BIC	PEN, ROUNDSTIC, BP, MD, BE,	*	BX	1	1	6.440	N	6.44
LS82Z	CNM	CALC, 8 DGT, SLR, LCD, PORT	U	EA	1	1	6.990	N	6.99
							154.18		

Ivette Davila

TERMS: NET 30 DAYS OF INVOICE DATE.

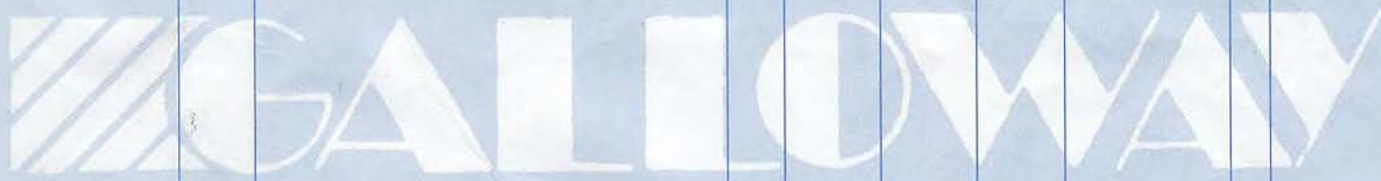
Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

TAX TOTAL

154.18

154.18





305-964-7768
info@allstarelectric.org

INVOICE

536.013

BILL TO
Malibu Bay Clubhouse
Stonegate CDD
1020 NE 34 Ave
Homestead, FL 33033

INVOICE 4241
DATE 02/25/2021
DUE DATE 03/27/2021

SCOPE OF WORK	QTY	RATE	AMOUNT
-Inspect grounding connections for pool motors			810.00
-Replaced missing #8 bare copper wire & Lug to one motor			
-Support loose electrical panel & replaced 1" broken connector			
-Connect receptacles for chlorinator pumps to circulatory pump circuit			
-Installed weatherproof inline fuses for each chlorinator pump circuit			

Payment Terms & Conditions:

All service payments are due upon completion of work unless, otherwise stated above. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc... are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc.. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing such lien, will be assessed to and become part of balance due.

BALANCE DUE

\$810.00

Armando Garcia Land Service INC

16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Invoice

537.460
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202.005

537.001

BILL TO

Stonegate CDD
2300 Glades Rd. Ste. 410 W
Boca Raton, FL 33431

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762039	03/09/2021	\$825.66	04/08/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Trim. 4 Royal Palms	4	40.00	160.00
Trim. 10 Coconut Palms	10	40.00	400.00
Services Rental of Machine to trim 2 Sunbelt Rental Receipts attached	1	265.66	265.66
BALANCE DUE			\$825.66

Armando Garcia Land Service INC
16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Invoice

BILL TO

Stonegate CDD
2300 Glades Rd. Ste. 410 W
Boca Raton, FL 33431

537.00

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762036	03/09/2021	\$1,400.00	04/08/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Services Clean up, remove weeds and apply herbicide. Section/Project 3 Lake 5	1	0.00	0.00
Trim. Existing Spartina Grass	1	0.00	0.00
Total	1	1,400.00	1,400.00
BALANCE DUE			\$1,400.00

Armando Garcia Land Service INC
 16650 SW 203 AVE
 Miami, FL 33187 US
 (786) 298-7104
 armando-garcia-landservice@hotmail.com

Invoice

BILL TO

Stonegate CDD
 2300 Glades Rd. Ste. 410 W
 Boca Raton, FL 33431

537.001

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762037	03/09/2021	\$1,400.00	04/08/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Services	1	0.00	0.00
Clean up, remove weeds and apply herbicide. Section/Project 2 Lake 5			
Trim.	1	0.00	0.00
Existing Spartina Grass			
Total	1	1,400.00	1,400.00
BALANCE DUE			\$1,400.00

Armando Garcia Land Service INC
16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Invoice

BILL TO
Stonegate CDD
2300 Glades Rd. Ste. 410 W
Boca Raton, FL 33431

537.008

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762038	03/09/2021	\$180.00	04/08/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Repair Repair sprinklers in the clubhouse	1	180.00	180.00
BALANCE DUE			\$180.00

Armando Garcia Land Service INC
16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Invoice

BILL TO

Stonegate CDD
2300 Glades Rd. Ste. 410 W
Boca Raton, FL 33431

537.001

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
762035	03/09/2021	\$1,400.00	04/08/2021	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Services Clean up, remove weeds and apply herbicide. Section/Project 1 Lake 5	1	0.00	0.00
Trim. Existing Spartina Grass	1	0.00	0.00
Total	1	1,400.00	1,400.00
BALANCE DUE			\$1,400.00

Your HPS Utilities Statement

STONEGATE CDD
 Service Address:
 1020 NE 34 AVE CLBHS
 Account #:
 001046837-000351215

Rate Class: INDUSTRIAL
 Service Period:
 01/25/2021-02/23/2021
 Bill Date: 03/02/2021
 Due Date: 03/29/2021

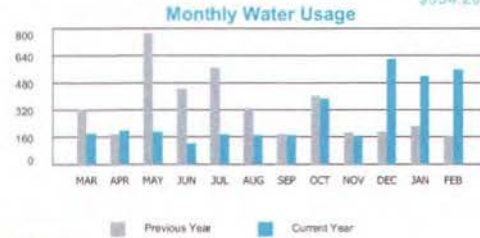


WATER ENERGY SANITATION
 Community-Owned Services Since 1918

WATER SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Water Service Charge		\$51.29
Water Gallons Consumed (1,000s)	7.00	\$10.78
Irrigation Service Charge		\$51.29
Irrigation Gallons Consumed (1,000s)	546.00	\$840.84
Water Total		\$954.20

CURRENT USAGE	
Meter 18533391	
Days	29
Reading	557.00
Multiplier	1
Consumption	553.00
Avg / Day	19.07



OTHER CHARGES

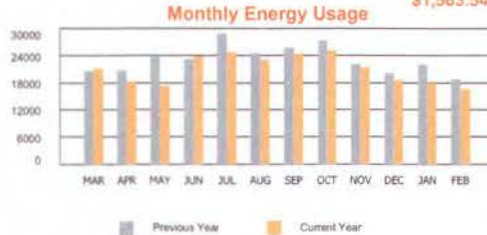
Hurricane Fee	\$1.02
Other Total	\$1.02
TAXES	
Dade Co Util Tx Elec	\$120.45
Fl Gross Receipts Tx	\$39.09
Dade Co Util Tx Watr	\$95.42
Dade Co Derm (Water & Sewer)	\$63.52
Taxes Total	\$318.48
Previous Bill Amount	\$3,137.22
Payments	-\$3,137.22
Adjustments	\$0.00

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ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$35.67
Electric Consumption @ .0571	16,320.00	\$931.87
Demand Consumption @ 6.37	37.20	\$236.96
Electric Fuel Cost Adj. @ .02200	16,320.00	\$359.04
Electric Total		\$1,563.54

CURRENT USAGE	
Meter 64310165	
Days	29
Reading	16,809.00
Multiplier	60
Consumption	16,320.00
Avg / Day	562.76



SUMMARY OF CHARGES

Water Total	\$954.20
Energy Total	\$1,563.54
Sanitation Total	\$206.86
Other Total	\$1.02
Taxes Total	\$318.48
Current Charges	\$3,044.10
Balance Forward	\$0.00
Total Amount Due	\$3,044.10

SANITATION SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Sewer Service Charge		\$75.30
Gallons Consumed (1,000s)	7.00	\$29.12
Sewer Total		\$104.42
Garbage Solid Waste		\$101.70
Recycling Fee (Cans)		\$0.74
Solid Waste Total		\$102.44
Sanitation Total		\$206.86

Comments:

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

NAME: STONEGATE CDD
 SERVICE ADDRESS: 1020 NE 34 AVE CLBHS
 CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000351215	01/25/2021-02/23/2021	03/29/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$0.00	\$3,044.10	\$3,044.10

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

STONEGATE CDD
 2300 GLADES ROAD # 410W
 BOCA RATON FL 33431-8556

CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090-0430

0010468370003512150304410

Your HPS Utilities Statement

STONEGATE CDD
 Service Address:
 1020 NE 34 AVE FOUNT
 Account #:
 001046837-000363973

Rate Class: COMMERCIAL
 Service Period:
 01/25/2021-02/23/2021
 Bill Date: 02/25/2021
 Due Date: 03/22/2021



Community-Owned Services Since 1916

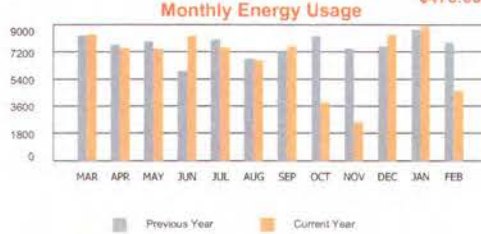
ENERGY SERVICE CHARGES

SERVICE	CONSUMPTION	CHARGE
Electric Base Charge		\$7.64
Electric Consumption @ .0797	4,579.00	\$364.95
Electric Fuel Cost Adj. @ .02200	4,579.00	\$100.74
Electric Total		\$473.33

CURRENT USAGE

Meter 60997545

Days	29
Reading	23,521.00
Multiplier	1
Consumption	4,579.00
Avg / Day	157.90



OTHER CHARGES

Other Total	\$0.00
TAXES	
Dade Co Util Tx Elec	\$37.26
FI Gross Receipts Tx	\$11.83
Taxes Total	\$49.09
Previous Bill Amount	\$997.64
Payments	\$0.00
Adjustments	\$0.00

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SUMMARY OF CHARGES

Water Total	\$0.00
Energy Total	\$473.33
Sanitation Total	\$0.00
Other Total	\$0.00
Taxes Total	\$49.09
Current Charges	\$522.42
Past Due Amount	\$997.64
Total Amount Due	\$1,520.06

Comments:

Your account is currently PAST DUE and subject to immediate termination.

PLEASE FOLD ON PERFORATION BEFORE TEARING - RETURN BOTTOM PORTION WITH YOUR PAYMENT

NAME: STONEGATE CDD
 SERVICE ADDRESS: 1020 NE 34 AVE FOUNT
 CYCLE/ROUTE: 07-06



HOMESTEAD PUBLIC SERVICES
 100 Civic Court
 Homestead, FL 33030



Account Number	Service Billing Period	Current Charges Past Due After	Amount Enclosed
001046837-000363973	01/25/2021-02/23/2021	03/22/2021	
HELP contribution (Optional)	Past Due Amount	Current Charges	Total Amount Due
	\$997.64	\$522.42	\$1,520.06

AMOUNT NOT PAID BY DUE DATE IS SUBJECT TO 1.5% LATE FEE.

MAKE CHECKS PAYABLE TO: CITY OF HOMESTEAD
 PLEASE PLACE ACCOUNT NUMBER ON CHECK TO ENSURE PROPER CREDIT.

**AUTOMIXED AADC 750 5 MAAD 123800AA25-A-1
 1167 1 MB 0.447



STONEGATE CDD
 2300 GLADES ROAD # 410W
 BOCA RATON FL 33431-8556



CITY OF HOMESTEAD
 PO BOX 900430
 HOMESTEAD, FL 33090-0430

0010468370003639730152006

536.001
536.607

Fitness Source

2041 SW 70th Ave #D-10
Davie, FL 33317
954-587-7823
fitness.source@gmail.com

536.006
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536.003

Invoice

Date	Invoice #
3/4/2021	50944

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		RG/MM	3/4/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month March 2021 1st visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.

Total \$180.00



Office Supplies & Furniture

10201 N.W. 21st Street, Miami, FL 33172

Phone: (305) 591-1616 • Fax: (305) 591-5655

Website: gallowayofficesupply.com

Est. 1984

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202.005

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SALESMAN 169 TIME 17:16:58 INV# 1251335-0

WRITER 121 PAGE 1

FEDERAL # 59-2524876

PO# INVOICE DATE: 03/04/21

CUSTOMER # 10380

BILLING ADDRESS

STONEGATE CMMTY CDD
MALIBU BAY CLUBHOUSE
1020 N.E. 34 AVENUE
HOMESTEAD FL 33033

ROUTE #

CHARGE
INVOICE

SHIPPING ADDRESS

STONEGATE COMMUNITY CDD

1020 N.E. 34 AVE
HOMESTEAD FL 33033



ITEM NUMBER	CO.	DESCRIPTION	UNIT	ORDER QTY.	B/O QTY.	SHIP QTY.	UNIT PRICE	D T	EXTENDED
53058CT	CPC	Who Called : IVETTE DAVILA CLEANER, LAV, FABULOSO, 12 * SUGGESTED REPLACEMENT FOR OUT OF STOCK CPC153122CT	CT	1		1	36.750	N	36.75



Ivette Davila

TERMS: NET 30 DAYS OF INVOICE DATE.

Title to the above merchandise remains with GALLOWAY OFFICE SUPPLIES & FURNITURE until paid in full. In the event of default, purchaser agrees to pay all costs of collection, including reasonable attorney's fees. A service charge of 1.5% per month will be added to all past due accounts.

SUBTOTAL

36.75

TAX
TOTAL

36.75

POWER ENTERPRISE CORP
 19441 SW 212th STREET
 MIAMI, FL 33187
 PH.# 786-479-5279
 CELL# 305-216-9782
 FAX# 305-969-5711
 POWERENTERPRISECORP@GMAIL.COM



INVOICE

MALIBU BAY CLUBHOUSE STONEGATE CDD
 1020 MAILIBU WAY
 HOMESTEAD, FL 33033
 PH. 305-247-8859
 MANAGER@UNUSMGMT.COM

536.003
 001
 202.005

Invoice # 20210148
Invoice Date 02/28/2021
Due Date 02/28/2021

Item	Description	Unit Price	Quantity	Amount
Product	<p>OFFICE SIDE UNIT INFORMATION: CARRIER AIRHANDLER: MODEL#40RM-024--B511HC SERIAL#3005X11179 TRANE CONDENSOR MODEL#TTA240E300AA SERIAL#12104MMLTA</p> <p>GYM SIDE UNIT INFORMATION: CARRIER AIRHANDLER: MODEL#40RM-024--B511HC SERIAL#1505X06574 CARRIER CONDENSER: MODEL#38AKS024 SERIAL#4205G30003</p> <p>SCOPE OF WORK: ASSESS AND PERFORM INSPECTION OF THE TWO (2) EXISTING SPLIT UNITS AS FOLLOWS:</p> <p>CHECK ALL FILTERS. CHECK EVAPORATOR CLOILS AND CONDENSER COILS. CHECK FOR CLOGS AND CONDITIONS OF DRAIN PANS AND LINES TO ENSURE PROPER FLOW. CHECK FOR ANY STANDING WATER FROM DRAIN PANS TO AVOID OVER FLOW. CHECK FOR PULLEYS AND BELTS, FAN MOTORS AND BLOWER MOTOR. INSPECTING THE COMPRESSOR AND LEVELS OF OIL. INSPECT DUCTS FOR DUST, MOLD AND DEBRIS. CHECK REFRIGERANT CHARGE FOR POSSIBLE LEAKS AND PRESSURE LEVELS. CHECK THEROMOSTATS OR CONTROL LEVELS TO ENSURE THEY ARE CORRECTLY SET. CHECK ALL PIPE LINES CONNECTIONS INSPECTING ELECTRICAL TIGHTENING AND CONNECTIONS OF SYSTEMS.</p> <p>RECOMMENDATIONS: CLEAN EVAPORATOR BLOWER AND WHEELS CLEAN EVAPORATOR COILS CLEAN CONDENSER COILS FLUSH DRAIN PANS AND LINES CLEAN THOROUGHLY AND REMOVE GUNK, DIRT BUILDUP AND ENSURE NO SIGNS OF MOLD ON LOW VOLTAGE CABLES REPLACE DRIVE BELTS REPLACE FILTERS</p>	4300.00	1.00	4,300.00

UNIT LOCATED ON THE MANAGEMENT OFFICE SIDE:
 REPLACE B-40 DRIVE BELT
 REPLACE FILTERS:
 (6) 16" x 20" x 2"
 (2) 16" x 24" x 2"

AND

UNIT LOCATED ON THE GYM SIDE OF THE CLUBHOUSE:
 REPLACE A B-38 DRIVE BELT
 REPLACE FILTERS:
 (6) 16" x 20" x 2"
 (2) 16" x 25" x 2"

MECHANICAL ROOM AIR HANDLER DUCT WORK:
 ASSESS AND PERFORM INSPECTION OF EXISTING UNITS PLENUM /
 DUCT WORK.

DEMOLITION OF ALL EXISINGT FIBERGLASS DUCTS ATTACHED TO
 EXISITNG AIR HANDLERS.

FABRICATE AND REINSTALL NEW FIBERGLASS PLENUM / DUCT WORK
 AND ATTACH TO UNITS ACCORDINGLY.

RE-ATTACH ALL FLEX TO NEW FIBERGLASS DUCT WORK ATTACHED TO
 EXISITNG AIR HANDLERS.

LABOR AND MATERIALS INCLUDED:

NOTES: CMC#1250496
 CLIENT IS TAX EXEMPT -5-8012861825C-0

EXCLUSION:
 * PERMITTING

* ANY MINOR AND/OR EXTENSIVE CUTTING, ROOFING, PLUMBING, STRUCTURAL WELDING AND OR NEEDS BEYOND THE
 MECHANICAL LICENSE SCOPE OF WORK. AND MAY BE RENEGOTIATED THROUGH OUR GENERAL CONTRATING LICENSE.

	Subtotal	4,300.00
	Total	4,300.00
	Amount Paid	0.00
	Balance Due	\$4,300.00

Fitness Source

2041 SW 70th Ave #D-10
Davie, FL 33317
954-587-7823
fitness.source@gmail.com

536.006
001
202.005

Invoice

Date	Invoice #
1/29/2021	50589

PAST DUE

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		MDM	1/28/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month January 2021 2nd visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.			Total	\$180.00
---	--	--	--------------	----------

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 SUNTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

STONEGATE COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Page: 1
 02/28/2021
 Account No: 526-030290
 Statement No: 167469

Attn: CRAIG WRATHELL
 514.310
 0001
 2000

STONEGATE CDD

Fees

		Hours
02/01/2021		
MJP	REVIEW PROPERTY INFORMATION RE: LAKE ENCROACHMENTS	0.40
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DEBBIE TUDOR WITH ATTACHMENT	0.30
02/02/2021		
MJP	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR FEBRUARY 9, 2021 MEETING OF BOARD OF SUPERVISORS	0.50
02/04/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
02/05/2021		
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY	0.10
02/08/2021		
MJP	CORRESPONDENCE TO MAC MCGAFFNEY (X2)	0.20
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY AND PREPARATIONS FOR BOARD OF SUPERVISORS MEETING	0.30
02/09/2021		
MJP	RECEIPT AND REVIEW OF FINAL AGENDA PACKAGE FOR 2/9/21 MEETING OF BOARD OF SUPERVISORS	0.30
VTS	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	5.00
02/10/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20

STONEGATE CDD

		Hours
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY AND REPLY THERETO	0.30
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENTS	0.20
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
02/11/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY (X2)	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
02/12/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.20
MJP	CORRESPONDENCE TO VICTOR CASTRO	0.20
MJP	REVIEW POOL SERVICES AGREEMENT AND PREPARE TERMINATION LETTER FOR DISTRICT MANAGER	0.40
MJP	CORRESPONDENCE TO VICTOR CASTRO AND MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT AND REPLY THERETO	0.10
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DAPHNE GILLYARD WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM VICTOR CASTRO	0.10
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
02/15/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20

STONEGATE CDD

		Hours
02/16/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENT	0.30
02/17/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENTS	0.20
MJP	CORRESPONDENCE TO MAC MCGAFFNEY AND VICTOR CASTRO	0.20
MJP	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM VICTOR CASTRO WITH ATTACHMENTS	0.10
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MCGUINNESS	0.10
MJP	RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW SIXTH CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
02/18/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MCGUINNESS AND REPLY THERETO	0.20
02/19/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.20
02/20/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY WITH ATTACHMENT	0.20
02/21/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MCGUINNESS	0.10
02/22/2021		
MJP	REVIEW DISTRICT FILES RE: CDD OWNERSHIP AND MAINTENANCE RESPONSIBILITY AND CORRESPONDENCE TO MAC MCGAFFNEY WITH MULTIPLE (X4) ATTACHMENTS	0.50

STONEGATE CDD

		Hours	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ WITH ATTACHMENT	0.20	
02/23/2021			
MJP	TELEPHONE CONFERENCE WITH MAC MCGAFFNEY	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.20	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM VICTOR CASTRO	0.20	
02/24/2021			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM MAC MCGAFFNEY	0.10	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JUAN ALVAREZ WITH ATTACHMENT	0.20	
MJP	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM JUAN ALVAREZ WITH ATTACHMENTS	0.20	
	For Current Services Rendered	16.10	3,447.50

		Recapitulation		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
VANESSA T. STEINERTS	ASSOCIATES	5.00	\$190.00	\$950.00
MICHAEL J. PAWELCZYK	PARTNERS	11.10	225.00	2,497.50

Previous Balance \$787.50

Total Current Work 3,447.50

Payments

03/17/2021 PAYMENT RECEIVED - THANK YOU -787.50

Balance Due \$3,447.50

PLEASE MAKE CHECKS PAYABLE TO
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
 IRS NO. 59-1756046

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
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MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN
SHAWN B. McKAMEY

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
GERALD L. KNIGHT

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

February 28, 2021

Mr. Craig Wrathell
Stonegate Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**RE: Stonegate Community Development District
Our File No.: 526.03029**

Dear Craig:

We enclose our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure



Invoice Number	Invoice Date	Account Number
7-301-04565	Mar 09, 2021	

FedEx Tax ID: 71-0427007

Billing Address:

STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$7.61	519.410
TOTAL THIS INVOICE	USD	\$7.61	001 2000

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
7-301-04565	USD \$7.61	

Remittance Advice

Your payment is due by **Apr 23, 2021**

730104565900000076172932187731000000000000000000076170

0002813 01 AV 0.395 **AUTO T4 1 1067 33431-855643 -C01-P02815-I1



STONE GATE CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



61001670011161

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 26, 2021 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33186 zip code

Automation	AWB	Sender	Recipient	
Tracking ID	814846318734	IVETTE DAVILA	NICOLE PARISI	
Service Type	FedEx Priority Overnight	STONE GATE CDD	WRATHELL HUNT AND ASSOCIATES	
Package Type	FedEx Envelope	2300 GLADES RD STE 410W	CR	
Zone	02	BOCA RATON FL 33431-8556 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A			
Delivered	Mar 01, 2021 09:16	Transportation Charge		7.16
Svc Area	A1	Fuel Surcharge		0.45
Signed by	L.LIZ	Courier Pickup Charge		0.00
FedEx Use	005772131/74620/_	Total Charge	USD	\$7.61

Shipper Subtotal	USD	\$7.61
Total FedEx Express	USD	\$7.61



FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

AL-FLEX, EXTERMINATORS, INC. (R)

4035 SW 98 AVE
 MIAMI, FL 33165
 U.S.A.

INVOICE

Invoice Number: 250862
 Invoice Date: Feb 1, 2021
 Page: 1

Voice: 305-552-0141
 Fax: 305-227-1797

537.500

Duplicate

Bill To:
STONEGATE CDD C/O MALIBU BAY CLUBHOUSE 1020 MALIBU WAY HOMESTEAD, FL 33033

Ship to:

Customer ID	Customer PO	Payment Terms	
13-305-C12		Due at end of Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
52	Courier		2/28/21

Quantity	Item	Description	Unit Price	Amount
		MONTHLY PEST CONTROL SERVICES FOR PROPERTY LOCATED @ 1020 MALIBU BAY		135.00

Subtotal	135.00
Sales Tax	
Total Invoice Amount	135.00
Payment/Credit Applied	
TOTAL	135.00

Check/Credit Memo No:

Fitness Source

2041 SW 70th Ave #D-10
 Davie, FL 33317
 954-587-7823
 fitness.source@gmail.com

Invoice

Date	Invoice #
3/16/2021	50673

536.006

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		R/M/D	3/12/2021

Quantity	Item Code	Description	Price Each	Amount
		From Estimate #Q50775 2/24/21 Ivette emailed approval 3/04/21 Installed parts/removed wraps & pad 3/12/21 Installed wraps/pad		
2	00000-000	Precor Elliptical s/n A928E18070011	132.75	265.50
4	00000-000	48337101 Stairarm Wheel, EFX TENE006010 Stairarm Hardware	3.50	14.00
		Star Trac Treadmill s/n TREN0908-U15427 Upon arrival to install new safety clip, found old under unit. Reinstalled.		
2	PAD - WRAP	Knee Raise Protective wrap/sleeve for fitness equipment pad	30.00	60.00
1	Pad - XL	Inflight Leg Extension/Curl Reupholster fitness equipment pad	125.00	125.00
1	9RCS0017	True Recumbent Bike s/n 14-RCS900176B 9RCS0017A Intermediate Shaft Assembly	149.50	149.50
1	Freight	Shipping & Handling Charges - True	19.25	19.25
1	Freight	Shipping & Handling Charges - Precor	22.00	22.00

It's been a pleasure working with you! Thank you for your business.			Total	
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Fitness Source

2041 SW 70th Ave #D-10
 Davie, FL 33317
 954-587-7823
 fitness.source@gmail.com

Invoice

536.006

Date	Invoice #
3/16/2021	50673

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		R/M/D	3/12/2021

Quantity	Item Code	Description	Price Each	Amount
1	Labor - Disc - PM	Hourly Labor Rate - Discounted rate for PM customer 3/4/21 NOTE: Invoice is less than quoted amount. Repairs were completed same visit as monthly PM service was performed. Labor has been reduced accordingly and trip charges have been waived. No labor or trip charges for 3/12/21 visit - customer courtesy. One part approved was not installed - old part found under unit and reinstalled.	50.00	50.00

It's been a pleasure working with you! Thank you for your business.			Total	\$705.25
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Fitness Source

2041 SW 70th Ave #D-10
 Davie, FL 33317
 954-587-7823
 fitness.source@gmail.com

Invoice

536.006

Date	Invoice #
3/18/2021	50945

Bill To
Stonegate CDD Malibu Bay 1020 NE 34th Avenue Homestead, FL 33033

Service Location
Same

Terms	PO Number	Rep	Date on Site
Net 30		Dan	3/16/2021

Quantity	Item Code	Description	Price Each	Amount
1	PM 2XMONTH	PM Service on Fitness Equipment, 2 times per month March 2021 2nd visit of month	180.00	180.00

It's been a pleasure working with you! Thank you for your business.	Total	\$180.00
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REMIT TO: LESLIE'S POOLMART, INC.
 PO BOX 501162
 Saint Louis, MO 63150-1162
 (602) 366-3789

536.004
 001
 202.005

INVOICE	
Invoice Date	03/15/2021
Invoice Number	00546-01-061988
Due Date	04/14/2021



SOLD TO:	
Customer Number	S05700028437955
STONEGATE COMM DEV DISTRICT	
2300 CLADES RD STE 410W BOCA RATON, FL 33431	
ATTENTION: ACCOUNTS PAYABLE	

SHIP TO:	
Customer Number	S05700028437955
STONEGATE COMM DEV DISTRICT	
2300 CLADES RD STE 410W BOCA RATON, FL 33431	
ATTENTION: ACCOUNTS PAYABLE	

TRANS#	REG#	CUSTOMER PO#	SALESPERSON	STORE#
61988	1		Blake M	546 SOUTH KENDALL, FL

Line	Trans Type	Item	Description	QTY	Price	Sales Tax	Ext.Amt
001	ORDER	360936	LIFTOperator 4-BUTTON HANDHELD	1	\$146.99	\$0.00	\$146.99
002	ORDER	322016	4-BTTN CONTROL OPERATOR	1	\$689.99	\$0.00	\$689.99
003	ORDER	18850	LESLIE'S 5WAY 30CT TEST STRIPS	1	\$13.85	\$0.00	\$13.85
004	ORDER	99605	NEXT AVAILABLE TRUCK DELIVERY	1	\$0.00	\$0.00	\$0.00

Items on Order:	SUB TOTAL:	Ext.Amt
Customer Order Number: C0546001000511	SALES TAX:	\$850.83
Customer Order Remaining Balance Due: \$0.00	TOTAL:	\$0.00
		\$850.83

*****PLEASE PAY AMOUNT DUE FROM THIS INVOICE*****

REGISTER PAID AMOUNT:	\$0.00
A/R CHARGE AMOUNT:	\$850.83
AMOUNT DUE:	\$850.83

PICKED UP BY: A

SIGNATURE: _____

*Terms and Conditions: 1 1/2% per month on all overdue invoices will be charged.

INVOICE

536.004

M&M POOL & SPA SERVICES, CORP.
14304 SW 145th PL
MIAMI, FL 33186
(786) 972-8875
mmpoolspaservicescorp@gmail.com
@mmpoolspaservicescorp
@mmpoolspaservicescorp
www.mmpoolspaservicescorp.com



M&M POOL & SPA SERVICES
Cleaning & Maintenance

BILL TO: STONEGATE CDD / MALIBU BAY CLUB HOUSE
1020 MALIBU WAY
HOMESTEAD, FL 33033
manager@unusmgmt.com
(239) 789-7263

INVOICE 1003
DATE 2/24/2021

DATE	SERVICE	DESCRIPTION	QTY.	RATE	AMOUNT
2/24/2021	Clean DE filter	Clean and Disinfecting DE filter		\$350.00	\$350.00
	Change parts	Life Hook with pole	2	\$60.00	\$120.00
		Life Ring with Rope	4	\$90.00	\$360.00
		Change Cartridge 75 sqft	1	\$100.00	\$100.00
BALANCE DUE					\$930.00

Services.

We offer the following services for both residential and commercial pools:

- * Pool Maintenance
- * Tile Cleaning
- * Sand Changes
- * Pool Inspections
- * Pressure Cleaning
- * Green Pool & Spa Clean Ups
- * Acid Washes
- * Filter Cleaning
- * Pool Drain Services
- * Installation
- * Weekly Plans
- * New equipment
- * Sales
- * Repair

WE ACCEPT CHECK, CASH APP, ZELLE, VENMO, CREDIT CARD
THANK YOU FOR YOUR BUSINESS!

3/18/2021

Invoice 20210218 POWER ENTERPRISE CORP

POWER ENTERPRISE CORP
19441 SW 212th STREET
MIAMI, FL 33187
PH.# 786-479-5279
CELL#305-216-9782
FAX#305-969-5711
POWERENTERPRISECORP@GMAIL.COM



INVOICE

536.020

MALIBU BAY CLUBHOUSE STONEGATE CDD
1020 MAILIBU WAY
HOMESTEAD, FL 33033
PH. 305-247-8859
MANAGER@UNUSMGMT.COM

Invoice # 20210218

Invoice Date 03/17/2021

Due Date 03/17/2021

Item	Description	Unit Price	Quantity	Amount
Product	GYM SIDE UNIT: THE CONDENSER MOTOR SHAFT IS DAMAGED. REPLACEMENT LABOR AND MATERIALS INCLUDED:	850.00	1.00	850.00
Subtotal				850.00
Total				850.00
Amount Paid				0.00
Balance Due				\$850.00

NOTES: GYM SIDE UNIT; TAX EXEMPT#85-8012861825C-0
MOTOR REPLACEMENT - VIDEO & IMAGES SENT

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

3B

DRAFT

**MINUTES OF MEETING
STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonegate Community Development District held a Regular Meeting on April 19, 2021 at 6:30 p.m., at the Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033.

Present at the meeting were:

Joe McGuinness	Chair
Alberto Eiras	Vice Chair
Mariela Figueroa	Assistant Secretary
Arthur Goessel (via telephone)	Assistant Secretary
Michael Granobles	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Jamie Sanchez (via telephone)	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Juan Alvarez (via telephone)	District Engineer
Victor Castro	UNUS Property Management
Arnaldo Sosa	HOA
Jessica Eiras	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:36 p.m. He stated that Mr. McGaffney resigned and was unable to attend this evening's meeting.

Supervisors McGuinness, Figueroa, Eiras and Granobles were present, in person. Supervisor Goessel was attending via telephone.

SECOND ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of February 28, 2021**
- B. Approval of February 9, 2021 Regular Meeting Minutes**

40 Mr. Rom presented the Consent Agenda Items. Mr. Goessel asked if all payments to
41 GAPA were completed. Mr. Rom stated he would verify and email his findings.

42 Mr. Goessel asked for updates regarding ownership and maintenance of the fence and
43 regarding gym equipment. Mr. McGuinness stated that Mr. Eiras distributed suggestions for
44 revamping the gym. The fence and the gym equipment would be discussed later in the meeting.

45

46 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
47 **the Consent Agenda Items, as presented, were accepted and approved.**

48

49

50 **THIRD ORDER OF BUSINESS**

Public Comments: *non-agenda items*

51

52 There were no public comments.

53 **▪ Consideration of Armando Garcia Land Service INC Estimate #1717 [\$36,600.00]**

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

55 Mr. Alvarez presented the proposal for drainage end wall stabilization to repair erosion
56 around the outfalls. While the erosion was not critical, it would be cost-effective to address it in
57 conjunction with other work in progress. Bond proceeds would be suitable for funding. Mr.
58 McGuinness asked if it would be more affordable to fix it now versus in the future. Mr. Alvarez
59 stated it would be more cost-effective to repair now; if erosion worsens, it would be more
60 expensive to repair later.

61 Discussion ensued regarding the areas to be repaired.

62 Mr. Pawelczyk discussed a necessary amendment to the Contract if the proposal is
63 approved.

64 Planning for ongoing repairs, ongoing lake inspections, performing restoration work on
65 an as-needed basis and the economic benefit of addressing erosion proactively, were discussed.

66 Mr. Goessel asked if the price was reasonable. Mr. Alvarez discussed the repairs, which
67 involved installing riprap by hand and stated the proposal was priced fairly.

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On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Armando Garcia Land Service, INC Estimate #1717, in the amount of \$36,600, authorizing Staff to prepare a First Amendment to the existing Agreement and authorizing the Chair or Vice Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Authorizing the Chairman or Vice-Chairman of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Agreements, Change Orders, Agreement Amendments, and Other Related Documents, Including But Not Limited To, Permit Applications and Submittals, Regarding the Design and Construction of Projects Funded with the Proceeds of the Series 2020 Special Assessment Refunding and Improvement Bonds Issued by the District; Providing for The Sunsetting of this Resolution; and Providing for an Effective Date

Mr. Rom presented Resolution 2021-03. This Resolution applies to the “2020 Project”, as described in the Engineer’s Report. Mr. Pawelczyk discussed the limited circumstances in which this Resolution would apply to supplemental documents, including change orders up to a specified amount for previously approved improvements. Discussion ensued regarding estimated costs of ongoing projects, ratification of such items via the Consent Agenda process and requiring notifications to the Board. Mr. Pawelczyk cautioned the Supervisors and stressed that they should not discuss such items with each; rather, all questions or comments should be directed to Staff.

The following changes were made to Resolution 2021-03:

Section 2B: Insert “\$5,000” on the blank line

Section 3: Insert verbiage requiring the District Manager to notify the Board of Supervisors, via email, after items are approved and/or executed.

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On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor, Resolution 2021-03, as amended, Authorizing the Chairman or Vice-Chairman of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Agreements, Change Orders, Agreement Amendments, and Other Related Documents, Including But Not Limited To, Permit Applications and Submittals, Regarding the Design and Construction of Projects Funded with the Proceeds of the Series 2020 Special Assessment Refunding and Improvement Bonds Issued by the District; Providing for The Sunsetting of this Resolution, and Providing for an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04 Designating Cindy Cerbone and Daniel Rom as Assistant Secretaries of the Stonegate Community Development District, and Providing for an Effective Date

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Mr. Rom presented Resolution 2021-04.

124

The following change was made to Resolution 2021-04:

125

Insert a paragraph to remove Howard McGaffney as Assistant Secretary

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On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in favor, Resolution 2021-04, as amended, Designating Cindy Cerbone and Daniel Rom as Assistant Secretaries of the Stonegate Community Development District, and Providing for an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Armando Garcia Land Service INC Estimate #1717 [\$36,600.00]

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This item was addressed following the Third Order of Business.

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SEVENTH ORDER OF BUSINESS

Discussion/Consideration of Proposals

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A. Lake Pads/Sitting Areas Paver Repairs

141

I. Alpero General Contracting [\$9,650.00]

142

II. Juan Mederos, Corp., Estimate 4569 [\$9,475.00]

143

III. Southern Asphalt Engineering, Inc., Proposal #20210430 [\$23,496.31]

144 Mr. Castro presented the proposals. Discussion ensued regarding obtaining additional
145 clarification regarding the scope of work, funding and promptly addressing the tripping hazard.
146 Mr. Castro would request an additional proposal, clarification of scope of the proposals and
147 work with Mr. McGuinness to expedite the paver repairs.

148

149 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
150 **favor, authorizing Staff to work with Mr. McGuinness, obtain additional**
151 **proposals and proceed with repair of the island pavers, in a not-to-exceed**
152 **amount of \$10,000, and authorizing the Chair to execute, was approved.**

153

154

155 **B. Plumbing – Preventative Maintenance**

- 156 • **RCR Plumbing Services Inc., Estimate #380 [\$4,350.00]**

157 Mr. Rom stated the “Repairs and maintenance” budget line item was already exceeded
158 for Fiscal Year 2021; however, if the repairs are necessary, a budget amendment could be
159 submitted at the fiscal year-end, if budgeted total expenditures were exceeded.

160 Discussion ensued regarding proactive repairs, difficulty finding contractors to provide
161 estimates and possibly hiring a handyman. Mr. Castro stated, during his report, he would
162 discuss numerous items that could be repaired by a handyman.

163 **C. Summer Lifeguard *(to be provided under separate cover)***

164 Mr. Rom stated a lifeguard would be outside the scope of services provided by UNUS
165 Property Management (UNUS). Mr. Castro stated the lowest price he was able to obtain would
166 be \$28.75 per hour, due to insurance issues.

167 Discussion ensued regarding having trained Staff during the summer, dates and how
168 many hours per day. Mr. Castro would request additional information and report his findings.

169 **D. Palm Tree Lighting Repairs *(to be provided under separate cover)***

170 Mr. Castro stated he requested a proposal to repair broken light fixtures and columns.
171 The vendor would perform a walkthrough to itemize necessary repairs. The cost would be
172 approximately \$170 per fixture and approximately 25 street lights were identified for potential
173 repairs.

174 Discussion ensued regarding the contractor, needed repairs, budgeted funds and the
175 urgent need to address potential safety issues.

176

177 **On MOTION by Mr. McGuinness and seconded by Mr. Granobles, with all in**
178 **favor, authorizing Staff to obtain additional proposals and authorizing palm**
179 **tree lighting repairs, in a not-to-exceed amount of \$5,000, was approved.**

180

181

182 **▪ Summer Lifeguard - Discussion Resumed**

183 Mr. Castro distributed an updated proposal for Summer Lifeguard services. He stated
184 that school ends on June 9, 2021 and resumes on August 23, 2021. At \$28.75 per hour, the cost
185 would be \$17,710 to provide summer lifeguard services eight hours a day, seven days a week,
186 for eleven weeks. Hiring an employee, liability, scheduling and cost, were discussed. Mr. Rom
187 stated this expense was not budgeted. Mr. Pawelczyk stated the District would only be liable in
188 the event of negligence and signage is posted advising that residents may swim at their own
189 risk. Discussion ensued regarding the level of the CDD's duty to protect and inform residents of
190 known hazards. Mr. Pawelczyk stated that the District has both liability insurance and sovereign
191 immunity protection; the request for a lifeguard was not to reduce CDD liability but to provide
192 additional protection for residents. Reviewing signage, managing pool capacity limits, staffing
193 schedules and duties, were discussed. Ms. Figueroa supported available funds on additional
194 signage, AED machines and staffing. This item was tabled.

195 **E. AED and First Aid Equipment**

196 **• Urgent Response Training Institute**

197 Mr. Castro presented the Urgent Response Training Institute (URTI) proposal and
198 recommended installing two first aid bags at the Clubhouse, one Automated External
199 Defibrillator (AED) inside the Atrium and one AED outside. Discussion ensued regarding
200 locations, mounting and shelf life of the first aid bags. The \$3,520 cost would include:

201 ➤ Two first aid bags for first responders/trauma response

202 ➤ Two AED machines

203 ➤ An indoor wall cabinet and an outdoor wall cabinet

204 Mr. Castro stated the wall cabinets include an alarm. On-site CPR certification would be
205 available to the community at a discounted group rate.

206

207 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
208 **favor, the Urgent Response Training Institute proposal, in the amount of**
209 **\$3,520, as discussed, was approved.**

210

211

212 **F. Quarterly HVAC Maintenance**

- 213 • **Power Enterprise Corp., Estimate 0000181 [\$1,250]**

214 Mr. Castro presented the Power Enterprise Corp., estimate. The proposal, previous
215 estimates and the possibly hiring a handyman, were discussed. Mr. Castro would request
216 additional quotes and submit recommendations.

217 **G. Miscellaneous Maintenance**

218 Mr. Rom stated that the air conditioner on the gym side ceased working the week
219 before so Mr. Castro located an old proposal, requested an update and obtained a second
220 quote. Due to the shortage of parts and urgency of the repair, due to the rising temperatures
221 and available funds, an emergency decision was made, after further discussion with the Board
222 Chair, to accept the lesser proposal so that installation could proceed on April 20, 2021. Mr.
223 McGuinness stated the proposal was comparable to the one obtained when the expense was
224 initially considered two years ago.

225

226 **On MOTION by Mr. McGuinness and seconded by Ms. Figueroa, with all in**
227 **favor, Power Enterprise proposal #189, in the amount of \$14,306.30, as**
228 **discussed, was ratified.**

229

230

231 **EIGHTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2022 Budget
Recommendations**

232

233

234 **A. New Access, Camera, Alarm System**

235 Mr. Castro presented several proposals for access card replacement and discussed the
236 costs and features of each. Discussion ensued regarding new access card management, user

237 registration, phone access, lease management and access control and monitoring. Mr.
238 McGuinness suggested discussing AT&I Systems (AT&I) Proposal #10516 at the budget meeting.
239 Mr. Castro would request additional clarifications on the proposals. A presentation may be
240 given before the new fiscal year.

241 **B. Paint and Repairs to Walls**

242 Mr. Castro stated he requested painting proposals because the exterior portions of the
243 buildings are faded; however, the proposals received required more detail. Discussion ensued
244 regarding desired additions to the proposals, warranty, cost and scope. Mr. McGuinness
245 suggested requesting additional detail and budgeting \$30,000 for the expense.

246 **C. New Storage Shed**

247 Mr. Castro discussed the need for additional storage space near the Clubhouse to
248 accommodate parties and presented three proposals for a storage shed, which could be
249 installed on a concrete slab and concealed with shrubbery. The location, logistics, aesthetics,
250 safety and preserving the limited parking spaces, were discussed. Mr. Castro stated the
251 proposed shed complied with Miami-Dade County hurricane code and would be bolted to the
252 concrete slab and added to the District's insurance policy. Mr. McGuinness suggested
253 budgeting \$15,000 for the structure, landscaping and permits.

254 **D. Pool System Upgrade**

255 Mr. Castro presented a proposal from True Blue, discussed the pool system needs and
256 the difficulty obtaining quotes and locating contractors. He responded to questions. An Aquatic
257 Engineer would be required to build plans before the process could begin.

258 Mr. McGuinness suggested discussing the \$10,000 expenditure, based on the True Blue
259 estimate at the next meeting and budgeting a \$250,000 Capital Project item.

260 **E. Wifi Access Point System Upgrade**

261 Mr. Castro presented several proposals ranging from \$30,000 to \$50,000. Mr.
262 McGuinness suggested obtaining additional information for the next meeting and budgeting the
263 amount of the highest proposal. Mr. Castro noted that extensive rewiring would be required.

264 **▪ Gym Equipment Lease**

265 **This item was an addition to the agenda.**

266 Mr. Eiras stated, following a survey of other communities, it was determined that the
267 District's fitness equipment should be updated. Discussion ensued regarding the proposals,
268 maximizing floor space and accessibility. Mr. Castro stated he would request a third proposal.
269 Mr. McGuinness thought leased equipment might fall under the current maintenance budget.

270

271 **NINTH ORDER OF BUSINESS**

Update: ATT / Comcast Monthly Service

272

273 Mr. Castro noted the following:

274 ➤ Due to existing dedicated hardline limitations into the District, Comcast would be the
275 better internet provider option.

276 ➤ AT&T, the current phone service provider, only offers internet speeds up to 100 MB.

277 ➤ A phone contract with AT&T would likely reduce the cost by 50% and offer call waiting
278 and voicemail. The existing service has three lines; one each for the fire alarm, fax and phone.

279 Discussion ensued regarding faster internet speed and Comcast offering up to 1GB. Mr.
280 Castro recommended keeping AT&T for dedicated voice and increasing the Comcast plan to the
281 1GB plan for faster internet.

282 Discussion ensued regarding the lack of a faster plan or fiber optic wiring in the
283 community. Mr. McGuinness stated that the CDD would have to pay AT&T to run fiber optic
284 lines. He supported Mr. Castro working to reduce costs in the short term and suggested the
285 Board consider the District's future infrastructure and technology needs during the budget
286 planning process and consider future options including the \$50,000 necessary for AT&T fiber
287 optic lines, when presented.

288

289 **On MOTION by Mr. Goessel and seconded by Mr. McGuinness, with all in favor,**
290 **authorizing Mr. Castro to work with the District Manager to negotiate**
291 **contracts with AT&T and Comcast, was approved.**

292

293

294 **TENTH ORDER OF BUSINESS**

Staff Reports

295

296 **A. Operations Manager: *UNUS Property Management***

297 Mr. Castro reported the following:

- 298 ➤ The outside manager was no longer employed by the District, effective this week.
- 299 ➤ Traffic at the pool and interest in scheduling parties was increasing; \$880 was collected
300 so far and \$1,100 was scheduled for parties in the next three months.
- 301 ➤ Cameras and access issues would hopefully be addressed soon.
- 302 ➤ Palm fronds are a liability at the pool. Over the weekend an extremely heavy palm frond
303 fell and nearly injured a resident. Purchasing equipment to maintain the palms or
304 consideration of removing them was suggested.

305 Discussion ensued regarding options, including maintaining or removing the palms and
306 placing ties around the palm fronds for safety. Mr. Castro voiced his opinion that removing the
307 palm trees would reduce liability and increase deck space, which was very limited. He would
308 request quotes and present the options.

309 **B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

310 Mr. Pawelczyk stated that Governor DeSantis signed legislation that would greatly
311 reduce civil liability and the possibility of litigation related to COVID claims, as long as the
312 District acts in good faith and in accordance with Centers for Disease Control (CDC) guidelines.

313 **C. District Engineer: *Alvarez Engineers***

314 There being no report, the next item followed.

315 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

316 Mr. Rom stated he worked with Mr. Castro to ensure that an e-blast was sent to advise
317 residents of the new Property Manager, as requested at the last meeting.

- 318 • **NEXT MEETING DATE: May 11, 2021 at 6:30 P.M.**

- 319 ○ **QUORUM CHECK**

320 The next meeting would be held on May 11, 2021 at 6:30 p.m.

321

322 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

323

324 Mr. Rom recalled Mr. Goessel's question regarding fencing. Mr. Castro stated no
325 response was received. Discussion ensued regarding the fence, which was on District property
326 but was not maintained by the District. Mr. Rom would research the issue.

327 Mr. Castro would request quotes for gym equipment for presentation at the May 11,
328 2021 meeting. The questionnaire that all gym participants received would be provided for
329 informational purposes.

330

331 **TWELFTH ORDER OF BUSINESS**

Adjournment

332

333 There being no further business to discuss, the meeting adjourned.

334

335 **On MOTION by Ms. Figueroa and seconded by Mr. Granobles, with all in favor,**
336 **the meeting adjourned at approximately 9:33 p.m.**

337

338

339

340

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

341
342
343
344
345
346

Secretary/Assistant Secretary

Chair/Vice Chair

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stonegate Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: September 14, 2021

HOUR: 6:30 p.m.

LOCATION: Malibu Bay Clubhouse
1020 NE 34th Avenue
Homestead, Florida 33033

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2021.

ATTEST:

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
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**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 746,735				\$ 962,366
Allowable discounts	(29,869)				(38,495)
Assessment levy - net	716,866	\$ 624,032	\$ 92,834	\$ 716,866	923,871
Interest	1,000	1,016	1,400	2,416	1,000
Miscellaneous	5,000	1,100	3,900	5,000	5,000
Clubhouse rental fees	1,092	660	-	660	1,092
Total revenues	<u>723,958</u>	<u>626,808</u>	<u>98,134</u>	<u>724,942</u>	<u>930,963</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	2,000	4,000	6,000	6,000
Payroll Taxes	459	153	306	459	459
Management/recording/accounting	42,590	21,295	21,295	42,590	42,590
Legal	20,000	10,400	9,600	20,000	20,000
Engineering	1,000	-	1,000	1,000	10,000
Audit	6,730	2,000	4,730	6,730	6,900
Assessment roll preparation	5,332	2,666	2,666	5,332	5,332
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Dissemination agent	1,051	525	526	1,051	1,051
Trustee	6,500	-	6,500	6,500	6,500
Website and E-blast Communication	1,220	-	1,220	1,220	1,220
ADA website compliance	210	-	-	-	210
Postage	2,000	204	150	354	2,000
Legal advertising	1,225	171	-	171	1,225
Office supplies	300	33	267	300	300
Other current charges	1,500	1,058	442	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,950	6,895	-	6,895	7,585
Property taxes	178	-	178	178	178
Total professional & administrative	<u>104,670</u>	<u>47,575</u>	<u>54,130</u>	<u>101,705</u>	<u>114,475</u>

**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Field Operations					
Landscape maintenance	77,158	48,625	28,533	77,158	86,578
Landscape replacement	10,000	8,940	1,060	10,000	10,000
Tree Maintenance	-	-	-	-	39,120
Irrigation Repairs	6,000	605	5,395	6,000	6,000
Playground maintenance	3,000	-	3,000	3,000	3,000
Pump maintenance/repair	4,500	-	4,500	4,500	4,500
Electrical repairs	3,000	-	3,000	3,000	3,000
Lake maintenance	20,000	10,802	9,198	20,000	20,000
Aeration maintenance	1,700	-	1,700	1,700	1,700
Contingency	5,000	-	5,000	5,000	5,000
Holiday decorations	14,350	7,175	7,175	14,350	14,350
Animal control	7,500	3,810	3,690	7,500	7,500
Operating supplies	2,000	-	2,000	2,000	2,000
Total field operations	<u>154,208</u>	<u>79,957</u>	<u>74,251</u>	<u>154,208</u>	<u>202,748</u>
Clubhouse					
Telephone	7,200	2,599	4,601	7,200	7,200
Utilities	63,000	20,962	42,038	63,000	63,000
Insurance property	14,575	16,922	-	16,922	18,614
Flood Insurance	2,819	-	2,819	2,819	4,037
Alarm monitoring	1,775	1,296	479	1,775	1,775
Fire monitoring	540	211	329	540	540
Pool maintenance	24,600	17,425	7,175	24,600	30,000
Pool repair	7,500	2,103	5,397	7,500	7,500
Pool health inspections	750	-	750	750	750
Air conditioning R&M	4,500	850	3,650	4,500	5,000
Clubhouse operation and management:					
Clubhouse Mgmt	194,103	53,567	134,250	187,817	179,000
Special events	25,000	300	24,700	25,000	25,000
Fitness equipment lease	5,500	3,326	2,174	5,500	7,000
Office supplies	1,800	315	1,485	1,800	1,800
Repairs and maintenance	15,000	23,276	10,000	33,276	15,000
New access, camera alarm system	-	-	-	-	55,200
Wall paint and repairs	-	-	-	-	30,000
Storage shed and landscape	-	-	-	-	15,000
Wifi system upgrade	-	-	-	-	50,000
Pressure cleaning	3,000	2,510	490	3,000	3,000
Janitorial supplies	15,700	4,708	10,992	15,700	15,700
Contingencies	9,000	-	19,000	19,000	9,000
Total clubhouse	<u>396,362</u>	<u>150,370</u>	<u>270,329</u>	<u>420,699</u>	<u>544,116</u>

**Stonegate
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Infrastructure Reinvestment					
Capital Outlay					
General	60,000	10,946	25,000	35,946	60,000
Total capital outlay	<u>60,000</u>	<u>10,946</u>	<u>25,000</u>	<u>35,946</u>	<u>60,000</u>
Other fees and charges					
Property appraiser & tax collector	7,468	6,240	1,228	7,468	9,624
Total other fees and charges	<u>7,468</u>	<u>6,240</u>	<u>1,228</u>	<u>7,468</u>	<u>9,624</u>
Total expenditures	<u>722,708</u>	<u>295,088</u>	<u>424,938</u>	<u>720,026</u>	<u>930,963</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	331,720	(326,804)	4,916	-
Fund balance - beginning (unaudited)	781,759	829,223	1,160,943	829,223	834,139
Fund balance - ending (projected)					
Committed					
Clubhouse renewal & replacement ¹	155,000	155,000	155,000	155,000	155,000
Assigned					
3 months working capital ²	165,674	159,023	165,674	165,674	217,741
Disaster	225,000	225,000	225,000	225,000	225,000
Pool system upgrade	-	-	-	-	230,000
Unassigned	<u>236,085</u>	<u>621,920</u>	<u>236,085</u>	<u>288,465</u>	<u>6,398</u>
Fund balance - ending (projected)	<u>\$ 781,759</u>	<u>\$ 1,160,943</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>	<u>\$ 834,139</u>

¹This item represents fund balance that is being accumulated for replacement of the clubhouse roof

²This item represents fund balance that will be needed to cover expenditures from 10/1 through 12/31 (excluding capital outlay, which is scheduled for the nine months following). Note, fiscal year assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in subsequent fiscal years.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 6,000
<p style="padding-left: 20px;">Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings during the fiscal year.</p>	
Payroll Taxes	459
<p style="padding-left: 20px;">FICA payroll taxes.</p>	
Management/recording/accounting	42,590
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	20,000
<p style="padding-left: 20px;">Billing, Cochran, Lyles, Mauro & Ramsey, P.A. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	10,000
<p style="padding-left: 20px;">Alvarez Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,900
<p style="padding-left: 20px;">The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p>	
Assessment roll preparation	5,332
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p>	
Arbitrage rebate calculation	1,250
<p style="padding-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,051
<p style="padding-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.</p>	
Trustee	6,500
<p style="padding-left: 20px;">Annual fees are paid to Wells Fargo for services provided as trustee, paying agent and registrar.</p>	
Website and E-blast Communication	1,220
<p style="padding-left: 20px;">Constant Contact for Eblast Communication \$60/month and Website enhancement \$500 month.</p>	
ADA website compliance	210

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,225
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	300
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including bank fees and automatic AP routing.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,585
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Property taxes	178
Parcel #1079100101460 has an assessed value of \$100, which results in an annual tax bill of \$2.44. This relates to the lift station. This amount also includes a city clubhouse tax that the District disputes.	
Field Operations	
Landscape maintenance	86,578
Armando Garcia Land Service, Inc. agreement October 1, 2019 through September 30, 2022. The current scope of general landscaping services provided is as follows:	
Lawn Cutting - 29x/yr	
Fertilize - 3x/yr, Weed Control 2x/yr	
Pest Control - 2x/yr	
Plant Annuals, 1280 4.5" plants 4x per yr	
Mulch, 2097 bags 2x per yr	
Subtotal of 2008 contract	
Landscape replacement	10,000
Replacement of landscaping around common areas owned by the District.	
Tree Maintenance	39,120
Tree trimming 1/x/yr	
Trim Palms (Royals, Coco's & Bizmarkias) 2x/yr	
Trim & apply herbicide section 1,2,3 of lake #5 6x/yr	
Trim & apply herbicide lake #3 6x/yr	
Cleaning (picking up) coconuts lakes #1,2,3,4,5 6x/yr	
Irrigation Repairs	6,000
Represents the labor to replace defective valves as well as replacement of various sprinklers around the clubhouse area and all common areas. Contractor is to provide receipts for actual costs associated with the replacement parts and to be reimbursed for those costs.	
Playground maintenance	3,000
This amount is for annual mulch and equipment repairs necessary for the clubhouse playground area.	

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Pump maintenance/repair 4,500

The District uses Hoover Pumping Systems for preventative maintenance. The agreement includes 24/7 remote automatic online monitoring of the irrigation and pump system, plus 2 site visits per year. \$2,290/per year. this is an annual agreement, automatically renewable for 1 year. Additional \$ money has been included in this amount for any repairs needed to the pump.

Electrical repairs 3,000

Represents electrical repairs on District owned facilities needed from time to time.

Lake maintenance 20,000

Allstate Resource Management: 24 visits per year for the following: algae and aquatic plant control-\$712.00/month, blue dye application-\$150.00/month, debris removal-\$295.00/month. 12 visits per year for aquatic plantings maintenance-\$195.00/month, quarterly water chemistry testing-\$195.00/quarter per lake= \$14,040/year. Fish stocking as requested, at an additional cost. Additional funds are included for repairs.

Aeration maintenance 1,700

Allstate Resource Management: \$175/ quarterly Fountain maintenance. Additional \$1,000 has been included in this amount for any repairs needed to the aeration systems.

Contingency 5,000

This category is for unexpected, non-budgeted expenditures that the District may incur during the fiscal year.

Holiday decorations 14,350

VS, Services-Holiday landscape decorations and lighting for District owned facilities. Oct. 1, 2019 through Sept. 30, 2020 (1 year)

Animal control 7,500

The District anticipates engaging a vendor to remove ducks and rodents.

Operating supplies 2,000

Supplies necessary for operating the clubhouse.

Clubhouse

Telephone 7,200

The District currently has two accounts with AT&T. The accounts provide telephone and fax service to the clubhouse and alarm line for monitoring.

Utilities 63,000

The City of Homestead provides electric, water and sewer service to the Clubhouse at 1020 N.E. 34th Ave.,

Insurance property 18,614

Includes property insurance for the District's clubhouse and physical assets.

Flood Insurance 4,037

Due to FEMAs high hazard flood rating for the clubhouse location, flood insurance was obtained through the National Flood Insurance Program (NFIP). The policy has a \$20,000 deductible and an annual premium of approximately \$3,402, which includes an assumed 10% CPI adjustment.

Alarm monitoring 1,775

ADT Security Services provides quarterly alarm monitoring services for the alarms in the clubhouse at a rate of \$176.14/quarter (\$705 annually). Two additional service calls per year have been budgeted at \$40 per occurrence.

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Fire monitoring	540
Chi Alarms, Inc. provides fire monitoring services at a rate of \$135/quarter (\$540 annually). This amount includes UL certification and monitoring.	
Pool maintenance	30,000
Pool Quality Services, Inc. Oct. 1, 2019 - Sept. 30, 2020, option to renew for one additional year at same price...through Sept. 30 2021. \$2,050/month	
Pool repair	7,500
Costs for repairs to the clubhouse pool and wading pool.	
Pool Health Inspection	
Semi-annual pool inspections (\$250/inspection of large pool & \$125/inspection of wading pool) conducted by Miami-Dade County Department of Health.	
Air conditioning inspections	5,000
For regular maintenance and repairs to the Clubhouse A/C units	
Clubhouse Mgmt	179,000
Clubhouse operation and management:	
Gapa Property Management: Pricing from the amendment in 2017 is as follows: FY 2017 \$209,506.03, FY 2018 \$212,791.21, FY 2019 \$216,174.94. The agreement can auto renew 1 additional year until September 30, 2020 under the same pricing and conditions. Clubhouse and amenity management, which includes, but is not limited to, the complete operations of the clubhouse, staffing, hiring, custodial cleaning (of the facilities), planning activities & special events for the benefit of the residents and their guests in accordance with the adopted clubhouse policies and procedures.	
Special events	25,000
Fitness equipment lease	7,000
Fitness Source, provides preventative maintenance on gym exercise equipment 2x month, \$180 per visit, (\$360/month or \$4,320 annually).	
Office supplies	1,800
Supplies needed for the operation of the clubhouse. Examples of office supplies include but are not limited to copy paper, printer ink, pens, pencils, erasers, calendars, clips, tacks, rubber bands, file folders, storage boxes, plastic bins, etc.	
Repairs and maintenance	15,000
Represents repair costs associated with maintaining District owned facilities, infrastructure and improvements.	
New access, camera alarm system	55,200
Wall paint and repairs	30,000
Storage shed and landscape	15,000
Wifi system upgrade	50,000
Pressure cleaning	3,000
Represents the cost to pressure clean the District's clubhouse and surrounding infrastructure.	
Janitorial supplies	15,700
Represents supplies needed for the operation of the clubhouse. Examples of janitorial supplies include but are not limited to paper towels, paper tissue, tissue paper, dispensing devices, cleaning products, antibacterial sprays, mops, brooms, brushes, waste bags, waste receptacles, fitness center/gym wipes, etc.	
Contingencies	9,000

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Clubhouse renewal & replacement

Capital Outlay

General

60,000

Other fees and charges

Property appraiser & tax collector

The property appraiser and tax collector fees are 0.5% each.

9,624

Total expenditures

\$ 930,963

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 (REFUNDED SERIES 2004)
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUE					
Assessment levy - gross	\$626,579				\$624,052
Allowable discounts	(25,063)				(24,962)
Assessment levy - net	601,516	\$ 525,041	\$ 76,475	\$ 601,516	599,090
Interest	-	11	-	11	-
Total revenue	601,516	525,052	76,475	601,527	599,090
EXPENDITURES					
Debt service					
Principal 5/1	310,000	-	310,000	310,000	320,000
Principal prepayment	-	-	20,000	20,000	-
Interest 11/1	142,625	142,625	-	142,625	136,425
Interest 5/1	142,625	-	149,225	149,225	136,425
*Total debt service	595,250	142,625	479,225	621,850	592,850
Other fees & charges					
Property appraiser & tax collector	6,266	5,250	1,016	6,266	6,240
Total other fees & charges	6,266	5,250	1,016	6,266	6,240
*Total expenditures	601,516	147,875	480,241	628,116	599,090
Net increase/(decrease) in fund balance	-	377,177	(403,766)	(26,589)	-
Beginning fund balance (unaudited)	173,351	182,045	559,222	182,045	155,456
Ending fund balance (projected)	\$ 173,351	\$ 559,222	\$155,456	\$ 155,456	155,456
Use of fund balance:					
Debt service reserve account balance (required)					(25,000)
Interest expense - November 1, 2022					(130,025)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 431

Stonegate

Community Development District

Series 2013, Special Assessment Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	136,425.00	136,425.00
05/01/2022	320,000.00	4.000%	136,425.00	456,425.00
11/01/2022	-	-	130,025.00	130,025.00
05/01/2023	335,000.00	4.000%	130,025.00	465,025.00
11/01/2023	-	-	123,325.00	123,325.00
05/01/2024	350,000.00	4.000%	123,325.00	473,325.00
11/01/2024	-	-	116,325.00	116,325.00
05/01/2025	360,000.00	4.000%	116,325.00	476,325.00
11/01/2025	-	-	109,125.00	109,125.00
05/01/2026	395,000.00	5.000%	109,125.00	504,125.00
11/01/2026	-	-	99,250.00	99,250.00
05/01/2027	415,000.00	5.000%	99,250.00	514,250.00
11/01/2027	-	-	88,875.00	88,875.00
05/01/2028	435,000.00	5.000%	88,875.00	523,875.00
11/01/2028	-	-	78,000.00	78,000.00
05/01/2029	455,000.00	5.000%	78,000.00	533,000.00
11/01/2029	-	-	66,625.00	66,625.00
05/01/2030	480,000.00	5.000%	66,625.00	546,625.00
11/01/2030	-	-	54,625.00	54,625.00
05/01/2031	505,000.00	5.000%	54,625.00	559,625.00
11/01/2031	-	-	42,000.00	42,000.00
05/01/2032	530,000.00	5.000%	42,000.00	572,000.00
11/01/2032	-	-	28,750.00	28,750.00
05/01/2033	560,000.00	5.000%	28,750.00	588,750.00
11/01/2033	-	-	14,750.00	14,750.00
05/01/2034	590,000.00	5.000%	14,750.00	604,750.00
Total	\$5,730,000.00	-	\$2,176,200.00	\$7,906,200.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUE					
Assessment levy - gross	\$ 335,792				\$ 335,792
Allowable discounts (4%)	(13,432)				(13,432)
Assessment levy - net	322,360	\$ 281,343	\$ 40,978	\$ 322,321	322,360
Interest	-	12	-	12	-
Total revenue	322,360	281,355	40,978	322,333	322,360
EXPENDITURES					
Debt service					
Principal 5/1	180,000	-	180,000	180,000	190,000
Interest 11/1	95,694	95,694	-	95,694	65,925
Interest 5/1	68,625	-	68,625	68,625	65,925
Total debt service	344,319	95,694	248,625	344,319	321,850
Other fees & charges					
Property appraiser	1,679	-	1,679	1,679	1,679
Tax collector	1,679	2,814	-	2,814	1,679
Transfer in	-	-	672	672	-
Total other fees & charges	3,358	2,814	1,679	4,493	3,358
Total expenditures	347,677	98,508	250,304	348,812	325,208
Net increase/(decrease) in fund balance	(25,317)	182,847	(209,326)	(26,479)	(2,848)
Beginning fund balance (unaudited)	322,765	381,908	564,755	381,908	355,429
Ending fund balance (projected)	\$297,448	\$ 564,755	\$ 355,429	\$ 355,429	352,581
Use of fund balance:					
Debt service reserve account balance (required)					(159,500)
Interest expense - November 1, 2022					(63,075)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 130,006

Stonegate

Community Development District

Series 2020, Special Assessment Refunding and Improvement Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	65,925.00	65,925.00
05/01/2022	190,000.00	3.000%	65,925.00	255,925.00
11/01/2022	-	-	63,075.00	63,075.00
05/01/2023	190,000.00	3.000%	63,075.00	253,075.00
11/01/2023	-	-	60,225.00	60,225.00
05/01/2024	195,000.00	3.000%	60,225.00	255,225.00
11/01/2024	-	-	57,300.00	57,300.00
05/01/2025	205,000.00	3.000%	57,300.00	262,300.00
11/01/2025	-	-	54,225.00	54,225.00
05/01/2026	210,000.00	3.000%	54,225.00	264,225.00
11/01/2026	-	-	51,075.00	51,075.00
05/01/2027	215,000.00	3.000%	51,075.00	266,075.00
11/01/2027	-	-	47,850.00	47,850.00
05/01/2028	225,000.00	3.000%	47,850.00	272,850.00
11/01/2028	-	-	44,475.00	44,475.00
05/01/2029	230,000.00	3.000%	44,475.00	274,475.00
11/01/2029	-	-	41,025.00	41,025.00
05/01/2030	240,000.00	3.000%	41,025.00	281,025.00
11/01/2030	-	-	37,425.00	37,425.00
05/01/2031	245,000.00	3.000%	37,425.00	282,425.00
11/01/2031	-	-	33,750.00	33,750.00
05/01/2032	255,000.00	3.000%	33,750.00	288,750.00
11/01/2032	-	-	29,925.00	29,925.00
05/01/2033	260,000.00	3.000%	29,925.00	289,925.00
11/01/2033	-	-	26,025.00	26,025.00
05/01/2034	270,000.00	3.000%	26,025.00	296,025.00
11/01/2034	-	-	21,975.00	21,975.00
05/01/2035	275,000.00	3.000%	21,975.00	296,975.00
11/01/2035	-	-	17,850.00	17,850.00
05/01/2036	285,000.00	3.000%	17,850.00	302,850.00
11/01/2036	-	-	13,575.00	13,575.00
05/01/2037	295,000.00	3.000%	13,575.00	308,575.00
11/01/2037	-	-	9,150.00	9,150.00
05/01/2038	300,000.00	3.000%	9,150.00	309,150.00
11/01/2038	-	-	4,650.00	4,650.00
05/01/2039	310,000.00	3.000%	4,650.00	314,650.00
Total	\$4,395,000.00	-	\$1,359,000.00	\$5,754,000.00

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Product	Total Projected Units	Proposed FY 2022				% Change FY 21' to FY 22'
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment	
Monterey at Malibu Bay	240	\$ 548.92	\$ 318.55	\$ 912.20	\$ 1,779.67	12.90%
Ventura at Malibu Bay	179	588.99	318.55	912.20	1,819.74	12.57%
Ventura at Malibu Bay-PrePay	1	-	40.16	912.20	952.36	27.54%
Villas at Carmel Condos	384	548.92	318.55	912.20	1,779.67	12.90%
Sonara at Malibu Bay	108	690.00	318.55	912.20	1,920.74	11.81%
Estates at Mendocino	143	710.31	318.55	912.20	1,941.05	11.66%
	<u>1,055</u>					

Product	Total Projected Units	Adopted FY 2021 - Detail			
		Series 2013 Debt Service Assessment	Series 2020 Debt Service Assessment	O & M Assessment	Total Assessment
Monterey at Malibu Bay	240	\$ 551.15	\$ 318.55	\$ 706.56	\$ 1,576.26
Ventura at Malibu Bay	179	591.38	318.55	706.56	1,616.49
Ventura at Malibu Bay-PrePay	1	-	40.16	706.56	746.72
Villas at Carmel Condos	384	551.15	318.55	706.56	1,576.26
Sonara at Malibu Bay	108	692.79	318.55	706.56	1,717.90
Estates at Mendocino	143	713.18	318.55	706.56	1,738.29
	<u>1,055</u>				

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2021-06

A RESOLUTION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stonegate Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of May, 2021.

Attest:

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 8, 2021	Regular Meeting	6:30 PM
February 14, 2022	Regular Meeting	6:30 PM
May 9, 2022	Regular Meeting	6:30 PM
June 13, 2022	Regular Meeting	6:30 PM
September 12, 2022	Public Hearing & Regular Meeting	6:30 PM

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6B



Estimate

Date	Estimate #
2/8/2021	380

RCR Plumbing Services Inc
 8835 SW 107TH AVE ST 169
 Miami, FL 33176

Name / Address		Project:	
Stonegate CDD/ Malibu Bay Club House 1020 Malibu Way Homestead, Florida 33033		Stonegate Malibu Bay Clubhouse	
		Property Manager	
Description	Qty	Cost	Total
RCR Plumbing Services is providing estimate based on job site visit to Malibu Bay Clubhouse located at 1020 Malibu Way Homestead, Florida 33033.			
RCR Plumbing will replace on the kitchen area: Garbage disposal.	1	320.00	320.00
Faucet for Kitchen Sink	1	280.00	280.00
On the Office's bathroom replacement of toilet wax ring, bolts, flapper and fill valve will be provided by RCR.	1	400.00	400.00
Men's Bathroom: RCR Plumbing will replaced two (2) urinals diaphragm.	2	225.00	450.00
Two lavatories required replacement p-traps and supplies lines respectively.	2	225.00	450.00
Women's Bathroom: RCR will replace wax rings, bolts and flanges on five (5) toilets.	5	400.00	2,000.00
Two (2) lavatories p-traps will be replaced by RCR.	2	225.00	450.00
All workmanship and materials to be in strict accordance with applicable state , local codes, rules and ordinances. Necessary plumbing supplies for the proper installation and performance will be provided by RCR.			
Customer Signature		Total	\$4,350.00

Phone #
305-336-1646

E-mail
services@rcrplumbing.com

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6D

POWER ENTERPRISE CORP
 19441 SW 212th STREET
 MIAMI, FL 33187
 PH.# 786-479-5279
 CELL#305-216-9782
 FAX#305-969-5711
 POWERENTERPRISECORP@GMAIL.COM



ESTIMATE

MALIBU BAY CLUBHOUSE STONEGATE CDD
 1020 MAILIBU WAY
 HOMESTEAD, FL 33033
 PH. 305-247-8859
 MANAGER@UNUSMGMT.COM

Estimate # 0000181
 Estimate Date 03/08/2021

Item	Description	Unit Price	Quantity	Amount
Product	QUARTERLY HVAC MAINTENANCE: OFFICE SIDE UNIT CARRIER AIRHANDLER: MODEL#40RM-024--B511HC SERIAL#3005X11179 TRANE CONDENSOR MODEL#TTA240E300AA SERIAL#12104MMLTA OFFICE SIDE UNIT FILTERS & BELT INFO: (6) 16" x 20" x 2" (2) 16" x 24" x 2" (1) B-40 DRIVE BELT GYM SIDE UNIT INFORMATION: CARRIER AIRHANDLER: MODEL#40RM-024--B511HC SERIAL#1505X06574 CARRIER CONDENSER: MODEL#38AKS024 SERIAL#4205G30003 GYM SIDE UNIT FILTERS & BELT INFO: (6) 16" x 20" x 2" (2) 16" x 25" x 2" (1) B-38 DRIVE BELT MAINTENANCE WILL CONSIST OF QUARTERLY LINES FLUSHED, CHECK PRESSURE AND REFRIGERANT LEVELS. A QUARTERLY REPORT AND UPDATES/ RECOMMENDATIONS INCLUDED WITH THE MONTHLY STATEMENT. LABOR AND MATERIALS INCLUDED:	1250.00	1.00	1,250.00

NOTES: TAX EXEMPT#85-8012861825C-0

ADDITIONAL REQUESTS AND/OR REPAIRS WILL BE BE SENT VIA ESTIMATE FOR APPROVAL AND BILLED SEPERATELY.

I am aware by signing this Estimate, I agree to the prices, specifications, conditions, and terms.

Signature

Date

	Subtotal	1,250.00
	Total	1,250.00
	Amount Paid	0.00
	Estimate	\$1,250.00

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6E

Armando Garcia Land Service INC
16650 SW 203 AVE
Miami, FL 33187 US
(786) 298-7104
armando-garcia-landservice@hotmail.com

Estimate

ADDRESS

Stonegate CDD
2300 Glades Rd. Ste. 410 W
Boca Raton, FL 33431

ESTIMATE #	DATE
1730	04/28/2021

ACTIVITY	QTY	RATE	AMOUNT
Install. 84 Purple Bougainvillea of 3 feet's tall (by the fence located in lake #3 between Ventura and Monterey.)	84	45.00	3,780.00
Services Delivery, Digging and Installation included in price.	1	0.00	0.00
Note: Delivery, Digging and Installation included in price.			
	TOTAL		\$3,780.00

Accepted By

Accepted Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6F

Commercial & Residential



True Blue Pools

18495 South Dixie Hwy
PALMETTO BAY, FL 33157 US
(305)562-7010x1
truebluepoolscontracting@gmail.com
http://www.truebluepoolscontracting.com/

Estimate

ADDRESS

Monterey At Malibu

ESTIMATE # 20-2153

DATE 02/28/2021

EXPIRATION DATE 04/29/2021

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

New Construction:Plumbing

1 8,870.00 8,870.00

I am writing to you from True Blue Pools contracting in Miami Florida. The reason for my email is to request a copy of your Community pool Area plans . These plans will provide me information that is necessary in order to give an accurate estimate for the equipment that is necessary for The proper circulation infiltration of the pool water.

It is our recommendation that new pool equipment be installed. We are also recommending that the equipment be moved to a new area north of the existing equipment. The condition of the current equipment is very poor. The equipment is dilapidated into disrepair.

We will use your existing plans to the pool to allow us to develop a new set of plans for the new location of the equipment.

We would need to draw up engineering plans with an aquatic engineer to be able to determine cost involved in moving the equipment.

This estimate includes a player and digital set of plans.

Thank you for the opportunity to prepare this estimate for you. If you approve and authorize us to perform this work, please e-mail your approval to do so. We will invoice you once the work is completed. Thank you.

TOTAL

\$8,870.00

Accepted By

Accepted Date

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

6G

From: Unus Manager <manager@unusmgmt.com>
Sent: Monday, May 03, 2021 10:02 AM
To: Daniel Rom <romd@whhassociates.com>
Subject: Pool deck Royal Palm options

Option 1

As per supervisor Figueroa request;
Mesh the top of the 4 palm:
Mesh option. \$800. Per month to maintain. \$9600. Year

Option 2

Remove; \$1600. Each x4 = \$6400.

Option 3

UNUS handyman could maintain all the clubhouse palms trimmed.

Regards,

Victor Castro

.....

MALIBU BAY CLUBHOUSE
UNUS PROPERTY MANAGEMENT LLC
[1020 NE 34TH AVENUE HOMESTEAD FL 33033](https://www.google.com/maps/place/1020+NE+34th+Avenue+Homestead+FL+33033/@25.8585,-80.245,15z)
O_ [305-247-8859](tel:305-247-8859)
F_ [305-247-8860](tel:305-247-8860)

C_ [239-789-7263](tel:239-789-7263)
manager@unusmgmt.com
www.unusmgmt.com

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

7

**AGREEMENT FOR
LANDSCAPE MAINTENANCE SERVICES**

THIS AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES, made and entered into this 21 day of JUNE, 2019 (the "Agreement" or the "Contract"), by and between the **STONEGATE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, party of the first part (hereinafter "District") and **ARMANDO GARCIA LAND SERVICE, INC.**, a Florida corporation, whose business address is 16650 SW 203 Avenue, Miami, Florida 33187, party of the second part (hereinafter "Contractor").

WITNESSETH:

That the parties hereto, for the consideration hereinafter set forth, and the covenants and conditions herein mutually agree as follows:

ARTICLE I. SCOPE OF WORK.

1.0 The Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality, maintenance of the landscaping and landscaped areas of the Stonegate Community Development District in accordance with the Contract Documents and the Proposal of Contractor, dated May 14, 2019, and which is attached hereto as Exhibit "A" (the "Work"). The District landscaping and landscaped areas to be maintained by Contractor are more particularly identified in the attached Composite Exhibit "B".

ARTICLE II. COMPENSATION.

2.0 The District shall pay the Contractor for the faithful performance of the Contract in lawful money of the United States and subject to additions and deletions as provided in the Contract Documents, as set forth in the Proposal of Contractor, an annual contract amount of SEVENTY-SEVEN THOUSAND ONE HUNDRED FIFTY-SEVEN AND 74/100 (\$77,157.74) DOLLARS for completed work ("Contract Amount").

2.1 At the end of each month, the Contractor shall submit invoices for work completed by Contractor pursuant to this Agreement. The District will not pay in advance for services to be performed. For example, for services performed in May, the Contractor shall mail its invoice to the District after May 31st (the last day of the month). Each monthly invoice shall include all services performed by Contractor for that month and such work shall be described in reasonably sufficient detail and itemized where possible. Each monthly invoice shall, at a minimum, include the following:

Lawn Maintenance: 2 cuts at \$ 1066.56 per cut totaling \$ 2133.12 A.G 10-1-19
Fertilization: Application 1 of 3 in the amount of \$ 1650 A.G 10-1-19
Weed Control: Application 1 of 2 in the amount of \$ 1850 A.G 10-1-19
Lawn Pest Control: Application 1 of 2 in the amount of \$ 1325 A.G 10-1-19
Annuals: Rotation 1 of 4 in the amount of \$ 4.800 A.G 10-1-19
Mulch: Application 1 of 2 in the amount of \$ 7863.75
Irrigation Services: 1 hours at \$55 per hour in the amount of \$ 55 A.G 10-1-19
Reimbursement for Irrigation Parts in the amount of \$ _____

Breakdown of irrigation parts itemized with descriptions of locations of such parts along with receipts and other back-up documentation shall be attached to Invoice

All invoices are due and payable upon receipt. The Contractor shall receive payment from District for such properly submitted invoice within 21 days of the District's receipt of the mailed invoice. Notwithstanding, the District shall comply with the requirements of Florida's Prompt Payment Act.

2.2 Irrigation repairs shall be performed at the hourly rate of \$55.00 per hour (billed in 6-minute increments of 0.1 each). For example, work that takes 24 minutes to complete shall be billed at 0.4 x the hourly rate. Irrigation parts and materials are pass-through expenses, at cost, reimbursable to contractor upon presentation of sufficient back-up justifying the expense (i.e. receipts with invoice identifying dates, location and descriptions of the repair or work along with quantities of parts and materials utilized).

ARTICLE III. TERM.

3.0 The Contractor shall commence performance of the Work on June 1, 2019, and, unless otherwise terminated, the term of the Agreement shall expire on September 30, 2022.

ARTICLE IV. TERMINATION.

4.0 The District reserves the right to cancel this contract upon thirty (30) days written notice if (i) the District determines, in its sole discretion, that it is in the best interests of the District to terminate this Agreement for convenience; or (ii) if Work is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Notice of termination shall be in writing and delivered by certified mail, return receipt requested to the Contractor.

ARTICLE V. CONTRACTOR'S ACCEPTANCE OF CONDITIONS.

5.0 The Contractor has carefully examined the described right-of-way, water management areas and similar planting areas identified in Exhibit "B" and has made sufficient tests and other investigations to fully satisfy Contractor as to site conditions.

5.1 It is expressly agreed that, under no circumstances, conditions or situations, shall

this contract be more strongly construed against the District than against the Contractor.

5.2 Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

ARTICLE VI. CONTRACT DOCUMENTS.

6.0 This Contract shall include those documents referred to in Section 2.01(11) of the General Conditions, as later defined.

ARTICLE VII. NOTICES.

6.1 Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be in accordance with Section 2.17 with General Conditions:

DISTRICT: Stonegate Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: Armando Garcia Land Service, Inc.
16650 SW 203 Avenue
Miami, Florida 33187
Attention: Armando Garcia

ARTICLE VII. GENERAL CONDITIONS.

7.0 Attached hereto and incorporated herein as Exhibit "C" are the General Conditions governing the performance of this Contract and the contractual relationship between the parties.

ARTICLE VIII. MISCELLANEOUS.

8.0 Independent Contractor. This Contract does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue

Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8.1 Interpretation of Contract. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor.

8.2 Ambiguities. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

8.3 Governing Law. This Contract shall be governed by the laws of the State of Florida with venue lying in Miami-Dade County, Florida.

8.4 Extent of Agreement. This Contract represents the entire and integrated agreement between the District and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

8.5 Attorney's Fees. To the extent permitted by Florida law, in the event that either party brings suit for enforcement of this Contract, each party shall bear their sum of attorney's fees and court costs.

8.6 Exhibits. Each of the Contract Documents referred to in Article VI herein and in the General Conditions forms an essential part of this Agreement. The Contract Documents, if not physically attached, shall be treated as part of this Contract and are incorporated herein by reference.

8.7 Severability. If any provision of this Contract or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Contract, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

8.8 Waiver. It is distinctly understood and agreed that the approval, or acceptance of any part of the Work by the District as in compliance with terms of this Contract and

related specifications covering said Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the contract and related specifications. Any Work required by this Contract and related specifications not performed by the Contractor, after receipt of written notice in accordance with Section 2.28 of the General Conditions of such failure to perform said Work to recover reasonable cost for such Work from the Contractor or, reduce the sums of money due Contractor by the cost of such Work. Failure of the District to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be constructed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

8.9 Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

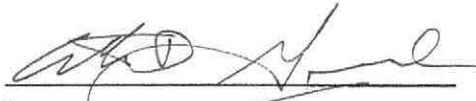
B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FLORIDA 33431
TELEPHONE: (561) 571-0010
EMAIL: GILLYARDD@WHHASSOCIATES.COM**

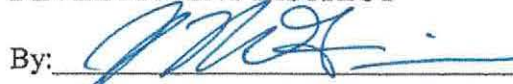
IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:



Print name: ART GOESSEL
Secretary/Assistant Secretary

**STONEGATE COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Print name: Joseph McGuinness
Chair/Vice-Chair

24 day of June, 2019

**ARMANDO GARCIA LAND
SERVICE, INC., a Florida
corporation**

[Signature]
Esmeralda Vasquez
Print Name

JUAN GALO
Print Name Esmeralda Vasquez

(CORPORATE SEAL)

By: *[Signature]*
Print: Armando Garcia
Title: President

21 day of JUNE, 2019

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 21 day of June, 2019, by Armando Garcia, as President of ARMANDO GARCIA LAND SERVICE, INC., a Florida corporation. He or she is personally known to me or has produced Driver License as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

[Signature]
Notary Public
MARTHA AGUDELO
Print Name

Commission Expires: Dec 13, 2022



EXHIBIT "A"
PROPOSAL OF CONTRACTOR

Armando Garcia Land service Inc
16650 SW 203 AVE
Miami, FL. 33187
Cell: 786-298-7104
Fax: 786-410-5072

May 14, 2019

Stonegate CDD
1020 Malibu Way
Homestead, FL 33033

1. Specifications We hereby submit specifications and estimate for the following:

Updated FY 2019	
Lawn Maintenance: 29x/year, \$1066.56/cut Edging and Blowing Trimming (Tract C Malibu Way Plat)	\$30,930.24
Fertilize -3x/year, \$1650/application Weed Control -2x/year, \$1850/application	\$8,650.00
Lawn Pest Control—2x/year, \$1325.00/application	\$2,650.00
Plants Annuals—1,280 plants in pots 4 ½ @3.75/each, 4x a year	\$19,200.00
Mulch—2097 bags @ \$3.75/bag, 2x per year	\$15,727.50
Total	\$77,157.74

- For all other services, a written proposal will be submitted.
- Any alterations to or deviation from the above specifications involving extra cost will be executed only upon written request, and will be billed as an extra charge over and above this agreement.

THIS CONTRACT IS INTENDED TO PROTECT THE HIGHEST QUALITY OF THE PROPERTY MAINTENANCE ON ANNUAL CONTRACT BASIS. HOWEVER, EITHER PARTY MAY TERMINATE THE CONTRACT BY A 90 DAY WRITTEN NOTICE, THAT COULD BE SEND VIA MAIL OR FAX.

THANK YOU FOR THE OPPORTUNITY OF ALLOWING ME TO CONTINUE TO OFFER THIS WORK TO STONEGATE CDD. I'LL BE GLAD TO CONTINUE TO HAVE A LONG LASTING BUSINESS RELATIONSHIP.

These agreement is based on a three (3) year time period of May 14, 2019 through May 14, 2022, were there will be no increase in the Maintenance cost contemplated by this Contract.

ALL OTHER MAINTENANCE THAT IS REQUIRED AND THEREFORE REQUESTED WILL BE AT AN ADDITIONAL COST TO BE DETERMINED AS PER JOB SPECIFICATIONS.

SINCERELY,

Armando Garcia
Land Service INC

Stonegate CDD

DATE

Armando Garcia
Land Service Inc

DATE

COMPOSITE EXHIBIT "B"

LANDSCAPED AREAS

1. Tracts B and D and lake banks of Tracts C and E owned or to be owned by the District, Estates at Mendicino Plat, as recorded in the public records of Miami-Dade County, Florida at PB 162, PG 45.
2. Tracts B and D and lake banks at Tracts C and E owned or to be owned by the District, Monterey at Malibu Bay Plat, as recorded in the public records of Miami-Dade County, Florida at PB 162, PG 96.
3. Tracts B and D and the lake banks of Tracts C and E owned or to be owned by the District, Sonara at Malibu Bay Plat, as recorded in the public records of Miami-Dade County, Florida at PB 163, PG 28.
4. Tracts B and D and the lake banks of Tracts C and E owned or to be owned by the District, Ventura at Malibu Bay Plat, as recorded in the public records of Miami-Dade County, Florida at PB 163, PG 28.
5. Tracts B and D and the lake banks of Tracts C and E owned or to be owned by the District, Villas at Carmel Plat, as recorded in the public records of Miami-Dade County, Florida at PB 163, PG 24.
6. Tract C of the Malibu Way Plat, according to the Plat thereof recorded in Plat Book 162, Page 39 of the public records of Miami-Dade County, Florida (the "Clubhouse Property").

EXHIBIT "C"

GENERAL CONDITIONS

2.01 DEFINITIONS. - Whenever in the Contract Documents, the following terms (or pronouns in place of them) are used, the intent and meaning for such terms shall be interpreted as follows:

(1) Addenda: A written explanation, interpretation, change correction, addition, deletion, or modification, affecting the Contract Documents, including Specifications issued by the District and distributed to the prospective Bidder(s) prior to the bid opening.

(2) Affidavit: The instrument which is to be signed by the Contractor and submitted to the District, upon completion of that job, showing that all bids have been paid. It shall also mean such instrument that may be requested by the District incident to partial payments.

(3) "And" - "or": The word "and" shall also mean "or", and the word "or" shall also mean "and" whenever the contents or purpose so require.

(4) Article: The prime subdivision of a section of these or any other referenced specifications, the Instructions to Bidders, the Special Conditions and General Conditions.

(5) Calendar Day: Any day, including Saturday, Sunday and holidays, and regardless of the weather conditions.

(6) Change Order: A written order to the Contractor signed by the District authorizing an addition, deletion or revision in the Work, or an adjustment in the contract price or the Contract time issued after execution of the Contract.

(7) Contractor: The person submitting a Proposal accepted by the District and who thereafter enters into a formal Contract with the District to furnish the Work bid upon. The Contractor has the obligation to deliver to the District the completed job in good and Workmanlike condition.

(8) Contract Documents: The Contract Documents, sometimes referred to as the Specifications, shall mean and include all or part of the following:

- a. Contract/Agreement
- b. Exhibit "A" - Proposal of Contractor
- c. Composite Exhibit "B" - Landscaped Areas
- d. Exhibit "C" - General Conditions
- e. Change Orders and Amendments

With respect to the above, in the event of a specific conflict with respect to any of the Contract Documents, preference, from top to bottom, shall be given the Contract Documents, as follows:

1. Change Orders and Amendments, followed by;
2. Contract/Agreement; followed by;
3. Exhibit "C" - General Conditions, followed by,
4. Composite Exhibit "B" - Landscaped Areas, and followed by,
5. Exhibit "A" - Proposal of Contractor.

- (9) District: The Stonegate Community Development District or its authorized representative.
- (10) Equipment: The machinery and equipment, together with the necessary supplies for upkeep and maintenance, and including the tools and apparatus necessary for the proper landscape maintenance and acceptable completion of the Work.
- (11) Force Account Work: Work performed in addition to that set forth in the original Contract or in supplemental agreement or change orders, and which is paid for on the basis of actual cost of material and labor, plus a fixed percentage of such cost.
- (12) Landscape Maintenance: Landscaping maintenance includes the activities necessary to properly maintain right-of-ways, water management areas, lawns and similar planted areas, and maintenance and repair of damaged irrigation systems (billed on a time and materials basis). Activities include, but are not limited to, mowing, edging, application of mulch (2"-3" thick when applied or installed, and after old mulch removed and properly disposed of by Contractor), removal of weeds, fertilization, watering, pruning of trees and shrubs, controlling insects and disease.
- (13) Manufacturer or Supplier: Any person, firm or corporation other than the Contractor, supplying labor, material or equipment for the Work herein specified.
- (14) Materials: Any substance proposed to be used in connection with the construction of any structure, facility or appurtenance, or of Work, either by the Contractor or by its Subcontractors and any substance or equipment purchased by the Contractor for resale to the District under this Contract.
- (15) Notice to Proceed: The official letter from the District to the Contractor instructing the Contractor to commence Work under the contract.
- (16) Person: The word "person" shall mean and include any individual, partnership, society, association, joint venture company, corporation estate, receiver, trustee, assignee, reference, or capacity, whether appointed by a court or otherwise, and any combination of individuals or "persons".
- (17) Pronouns: The masculine pronoun shall include the feminine and neuter and the singular shall include the plural.
- (18) Proposal: The offer of the Bidder for the Work when completely filled out and timely submitted on the prescribed Proposal Form, properly signed and guaranteed.
- (19) Scope of Work: Includes the Work, as the term is herein defined, as well as the responsibility for performing and complying with all incidental matters pertaining thereto, as set out in the Contract Documents.
- (20) Specifications: The Proposal, General Conditions, Special Conditions and such other documents as set forth in the Contract Documents.
- (21) Special Conditions: Specific clauses supplemental to the other Contract Documents setting forth conditions which vary from or are in addition to the other Contract Documents.
- (22) State: State of Florida.
- (23) Subcontractor: A person supplying labor, materials, supplies, equipment, services, and other incidentals used directly or indirectly by the Contractor, but not with the District.
- (24) Superintendent: The Contractor's authorized executive representative, in responsible charge of the Work at all times.
- (25) Work: Everything expressed or implied, required to be furnished or done by the Contractor by any one

or more of the Contract Documents, including any change orders modifying the Work to include additional areas not currently included in the contract documents.

(26) Work Order: A written authorization to the Contractor signed by the District, concerning the performance of Work and/or the furnishing of materials on a Force Account Basis as provided in General Conditions.

2.02 OBLIGATIONS OF CONTRACTOR TO INFORM HIMSELF AS TO ALL CONDITIONS RELATING TO PROTECT.

(1) The Contractor, by and through the submission of his proposal, agrees that he shall be held responsible for having therefore examined the site(s), the location of all proposed Work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds sprinklers and irrigation systems, roads, sidewalks and paved paths, ground surface and subsurface, and an other conditions surrounding and affecting the Work, and any physical characteristics of the job, in order that all costs pertaining to the Work may be included in the prices of the bid and thereby provide for the satisfactory landscape maintenance thereof.

(2) The Contractor, in preparing his Proposal, has taken into consideration any and all work by other contractors which may be in progress at or near the site during the performance of the Work to which the Proposal relates, and that he will be expected should he be awarded the Contract, to avoid interference with work done by such other contractors and to coordinate his Work with other contractors at the site.

2.03 EXAMINATION OF CONTRACT DOCUMENTS - The Contractor has examined carefully the Specifications and other Contract Documents and informed himself thoroughly regarding any and all conditions and requirements, including any schedule, that may in any manner affect the Work to be performed under the Contract. Ignorance on the part of the Contractor will in no way relieve him of the obligations and responsibilities assumed under the Contract.

2.04 DISCREPANCIES - Should the Contractor find discrepancies or ambiguities in, or omissions from the Specifications or Contract Documents, or should he be in doubt as to their meaning, he shall at once notify the District prior to entering into this Contract. After the Contract is executed by both parties, the Contractor shall abide by the decision of the District as to such interpretation.

2.05 RESERVED.

2.06 FAMILIARITY WITH LAWS - The Contractor is required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Work. Ignorance on the part of the Contractor will in no way relieve him from responsibility.

2.07 SUBMITTALS - The Contractor shall submit the following to the District prior to initiating Work under this Contract:

- (1) proof that Contractor presently maintains a permanent place of business; and
- (2) proof that Contractor has adequate plant, machinery, manpower and equipment, and can perform the Work properly, expeditiously and in high quality manner in order to meet time and budget requirements; and
- (3) proof of recent, current and projected workloads of the Contractor, together with evidence of previously awarded contracts to the Contractor by District; and
- (4) proof that he has suitable financial backing status to allow him to meet the obligations as outlined in and incident to the Work; and

(5) proof that he has successful contractual and technical experience in Work of Similar Contracts, size and scope within Miami-Dade County and/or surrounding areas; and

(6) proof that he has all valid necessary state, county and local licenses or certificates of competency covering all aspects of the Bidder and the Work detailed in the Contract Documents; and

(7) proof that all the Subcontractors he proposes to use hold all valid necessary state, county and local licenses, and certificates of competency covering all operations of said Subcontractors.

2.08 REPORTING COMPLETED WORK – Contractor shall report all completed work on the day the work was performed in the manner identified in writing by the District Manager of the District, which reporting may include the requirement that the Contractor satisfactorily complete work orders or work tickets and that such documents be signed off on by the District Manager or his designee.

2.09 RESERVED.

2.10 RESERVED.

2.11 RESERVED.

2.12 RESERVED.

2.13 RESERVED.

2.14 RESERVED.

2.15 RESERVED.

2.16 INTENT AND CORRELATION OF DOCUMENTS - The Contract Documents cover, with explicit provisions, all matters relating to the Work which the Contractor undertakes to perform in full compliance with such provisions. It is understood that the Contractor has, by personal examination and inquiry, satisfied himself as to all local conditions and as to the meaning, requirements and reservations of the Contract Documents. It is further understood that, upon the award of the Contract, no deviation will be allowed from the initial interpretation thereof. The intent of the Contract Documents is to include all labor, materials, supplies, appliances, equipment and other incidentals necessary or convenient to the successful completion of the Work and the carrying out of all duties and obligations imposed by the Contract Documents. The Contractor shall, in addition, provide all Work and materials not shown in detail but necessary for completion of the Contract Documents and shall apply equal force to all work, including extra work, performed under this Contract, whether performed either directly by the Contractor or by any Subcontractor.

2.17 NOTICE AND SERVICE - All notices, demands, requests, instructions, approvals and claims shall be in writing.

Any notice to or demand upon the Contractor shall be sufficiently given if delivered to such office of the Contractor specified in the Proposal (or to such other offices as the Contractor may from time to time designate in writing), or if deposited in the United States mail in a sealed postage prepaid envelope, or if delivered with charges prepaid to any telegraph company of transmission, in each case addressed to such office.

All notice or other papers required to be delivered by the Contractor to the District, or to any of its representatives or any other notices or demands shall unless otherwise specified in writing to the Contractor, be delivered to the office of the District, or if deposited in the United States mail in a sealed, postage prepaid envelope, or delivered, with the charges for postage prepaid, in each case addressed to such

office (or, in the case of other representatives of the District to such other address as the District may subsequently specify in writing to the Contractor for such purpose).

Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery, or, in the case of mailing, when the same has been deposited with U.S. Postal Service, or in the case of telegrams, at the time of actual receipt thereof.

2.18 TERM OF CONTRACT.

SEE MAIN CONTRACT DOCUMENT.

2.19 EMPLOYEES - The Contractor shall at all times enforce strict discipline and good order among his employees and the employees of any subcontractors and shall not employ on the Work an unfit person or anyone not skilled in the Work assigned to him. Subcontractors whose work is unsatisfactory to the District or who are considered as careless, incompetent, unskilled or disorderly or who uses threatening or abusive language to any person shall be dismissed from work upon notice from the District and shall not be employed to perform the Work thereafter. No liquor, alcoholic beverages, or narcotics shall be allowed on the site of the Work.

All labor described in these Specifications or indicated on the Work specified or indicated shall be executed in a high quality, thorough substantial and workmanlike manner and by people skilled in the applicable trade.

All employees of Contractor and subcontractor shall at all times wear uniforms clearly identifying the company name for which they are employed. Contractor shall ensure employees are provided and utilize proper safety equipment and clothing in compliance with all applicable regulations for the scope of Work included in this contract.

2.20 SALES TAX AND EXCISE TAX - The District is exempt from Federal Excise and Florida Sales taxes. Exemption numbers will be provided to Contractor upon request. All sales tax and excise tax shall be paid by and be the responsibility of the Contractor.

2.21 SUPERVISION AND RESPONSIBILITY OF THE CONTRACTOR - The Contractor shall give the Work the constant attention necessary to facilitate the progress thereof and shall cooperate with the District and with other Contractors in every way possible.

The Contractor shall at all times have a competent superintendent, capable of reading and thoroughly understanding the Work, as his agent on the Work, who shall, as the Contractor's agent, supervise, direct and otherwise conduct the Work on site when Contractor's employees are performing Work under this contract. Such superintendent shall be furnished irrespective of the amount of the Work sublet.

The Contractor shall indemnify and hold harmless the District and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the performances of the Work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the Work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

2.22 SURVEYS PERMITS AND REGULATIONS - Both temporary and permanent permits, licenses and any other approvals necessary for the prosecution of the Work shall be secured and paid for by the Contractor, unless otherwise specified.

The Contractor shall strictly observe all applicable laws and regulations as to public and occupational safety, health and sanitation.

The Contractor shall save harmless the District and all its officers, agents and servants, against any claims or liability arising from, or based on, the violation, of any such laws, ordinances, regulations, orders or decrees, whether by Contractor, its employees, agents or Subcontractors.

2.23 PROTECTION OF PROPERTY AND THE PUBLIC - The Contractor shall continually maintain adequate protection of all Work from damage and shall protect public and private property from injury or loss arising in connection with this Contract. He shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and the Contract Documents.

The Contractor shall take all necessary precautions for the safety of employees on the Work, and shall comply with all applicable provisions of Federal, State and local laws, including, but not limited to the requirements of the Occupational Safety & Health Act of 1970, and amendments thereto, and building codes to prevent accidents or injury to persons on, about or adjacent to the premises to prevent accidents and injuries to persons or property in or about the Work.

The Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the Work, from sunset to sunrise; he shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic; he shall provide all necessary watchmen on the Work by day or by night for the safety of the public; and he shall take all necessary precautions to prevent accidents and injuries to persons or property in or about the Work.

In an emergency affecting the safety of life, of the Work, or of adjoining property, the Contractor shall act promptly at his discretion to prevent such threatened loss or injury, and shall so act, without appeal if so instructed or authorized.

Any request for compensation claimed by the Contractor on account of emergency Work shall be reviewed by the District upon Contractor submitting proof and documentation to the District, and within thirty (30) days of receipt of all necessary documents, Districts shall make a determination.

The Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District of any land adjoining any work sites, which may be caused by him or his employees or Subcontractors, or which he or they might have prevented. The Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and Subcontractor's employees.

Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor. Property obstructions, such as sewers, drains, water or gas pipes, conduit, railroads, poles, walls, posts, galleries, bridges, manholes, valve boxes meter boxes, street monuments, etc., prior to adjusting them to grade and shall be held strictly liable to the affected utility if

any such appliances are disturbed, damaged or covered up during the course of the Work.

2.24 INSURANCE.

1. The Contractor shall provide and maintain during the life of this Contract "Worker's Compensation Insurance" for all of his employees employed at the site of the Work and, in case any Work is sublet, the Contractor shall require each Subcontractor similarly to provide "Worker's Compensation Insurance" for all of the latter employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous Work under this Contract at the site of project are not protected under Chapter 440, Florida Statutes, the "Worker's Compensation" Statute, the Contractor shall provide and shall cause each Subcontractor to provide adequate coverage for the protection of his employees not otherwise protected.

2. The Contractor shall provide and maintain during the life of this Contract, insurance that will protect him, and any Subcontractor performing work covered by the Contract from claims for damage for personal injury, including accidental death, as well as from claims for property damages which may arise from operations under this Contract, whether such operations be by himself or by any Subcontractors or by anyone directly or indirectly employed by either of them. The Contractor shall also provide and maintain during the life of the Contract insurance that will indemnify and hold harmless the District, and their agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the Work, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or Subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

Insurance shall be provided with a limit of \$500,000.00 in each of three policies as follows:

a. Comprehensive General Liability. The District shall be named as an additional insured.

b. Comprehensive Auto Liability Insurance.

3. All such insurance shall be obtained from companies licensed and authorization to do business in the field of insurance in the State of Florida and are authorized and licensed to provide the insurance required herein.

4. At the time of execution of the Contract, the Contractor will file with the District certificates of such insurance, acceptable to the District. These certificates shall contain provisions stating that (a) the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the District, and (b) lists the District as an ADDITIONAL INSURED.

2.25 RESERVED.

2.26 AUTHORITY OF DISTRICT - The District shall have the authority to suspend the Work wholly or in part for such period or periods as may be deemed necessary due to any failure on the part of the Contractor to carry out orders given by District. The Contractor shall not suspend the Work necessary and convenient to perform Landscape Maintenance without the written permission of the District.

2.27 EXAMINATION OF THE WORK - It is the Contractor's responsibility to perform the Work in all details in accordance with the Contract Documents, and the District shall never be responsible or liable to the Contractor's or any other party by reason of the Contractor's failure to do so. Any failure by the District to discover defects or deficiencies in the Work of the Contractor shall not release Contractor from his liability therefore to the District, or any other party for any such defect or deficiency.

2.28 DEFECTIVE WORK - Within fourteen (14) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Contract, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under his Contract. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Contract in default, in which case the District at its option may cancel the Contract and contract with any other individual, firm or corporation to perform the Work.

All costs and expenses, including reasonable attorney's fees, incurred by reason of Contractor's default thereby shall be charged against the defaulting Contractor and the amount thereof deducted from any monies due, or which may become due him. Any special Work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the Work performed by him.

2.29 EXTRA WORK - The Contractor shall do all extra Work not specified herein that may be ordered in writing by the District. For the Work, the Contractor shall be paid at the rate named in the Contract for the Work of a similar nature and character. Except as hereinafter provided, all extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor. However, if the Contractor and District fail to agree on a equitable price for any extra Work ordered, it shall be performed by using labor, tools, equipment, and materials, as may be specified by the District, and will be paid for in the following manner:

1. For all labor, including a foreman in direct charge of the specified operations, the Contractor shall receive a sum equal to the current local rate of wages for every hour that the labor is actually engaged in such work, to which shall be added an amount equal to fifteen (15) percent of such sum, and the total thereof shall be full compensation to the Contractor for general supervision and for furnishing and repairing small tools and ordinary equipment used in doing the extra work.

In addition, the Contractor shall be paid the actual cost of paying Social Security taxes and premiums for Unemployment Insurance, Worker's Compensation Insurance and Contractor's Public Liability and Property Damage Insurance involved in such extra Work, based on the actual wages paid to such labor.

2. For all material used, the Contractor shall receive the actual cost of such materials, including freight charges, as shown by original receipt bills, to which cost shall be added an amount equal to ten (10) percent thereof.

3. For any special machinery or special equipment, including fuel and lubricants therefore, required for the performance of extra work, the District shall allow the Contractor a reasonable rental price, to be agreed upon in writing before such work is begun, for every hour that such special machinery or equipment is used on the extra work.

The compensation herein provided shall be received and accepted by the Contractor as payment in full for all work done.

The Contractor's representative and the District shall compare records of extra work done at the end of each day. Such records shall be made in duplicate upon a form provided for such purpose by the District and shall be signed by both the representative of Contractor and District referred to herein, one copy being submitted to the District and the other being retained by the Contractor.

2.30 CANCELED ITEMS AND PAYMENTS THEREFOR - If the Contractor shall fail to begin the Work called for by the Contract within the time specified, or shall fail to perform the Work with sufficient workmen and equipment or with sufficient materials to insure the prompt completion of the Work within

the prescribed time, or shall perform the Work unsatisfactorily or shall neglect or refuse to remove materials or to perform a new such work as shall be rejected as defective and unsuitable, or shall discontinue the prosecution of the Work, or shall become insolvent, or shall make an assignment for the benefit of creditors, or from any other cause whatsoever shall not carry on the Work in an acceptable manner, the District may give notice in writing to the Contractor of such delay, neglect or default, specifying the conditions pertaining thereto and directing the Contractor to correct the same.

If the Contractor shall not correct such conditions within a period of seven (7) calendar days after receipt of such notice, the District shall, have full power and authority, without violating the Contract, to take the prosecution of the Work out of hands of the Contractor, to appropriate or use any or all materials and equipment on the grounds as may be suitable and acceptable, to enter into an agreement with another contractor for the completion of the Work or to use other methods as, in the opinion of the District, shall be required for the completion of the Work in an acceptable manner.

All costs and charges including, but not limited to, costs associated with delays and penalties for labor, materials, services and facilities incurred by the District together with the costs of completing the Work under contract, shall be deducted from any monies due or which may become due the Contractor.

2.31 TERMINATION – Pursuant to Article IV of the main Agreement, the performance of Work under this Contract may be terminated by the District in the District's sole and absolute discretion, with or without cause in accordance with this clause in whole, or from time to time in part, whenever the District shall determine that such termination is necessary. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination.

After receipt of a Notice of Termination, and except as otherwise directed the Contractor shall:

1. Stop Work under this Contract on the date and to the extent specified in the Notice of Termination.
2. Place no further orders or Subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Work under this Contract as is not terminated.
3. Terminate all orders and Subcontractors to the extent that they relate to the performance of work terminated by the Notice of Termination.
4. Settle all outstanding liabilities and all claims arising out of such termination of orders and Subcontractor's, with the approval or ratification of the District to the extent he may require, which approval or ratification shall be final for all the purposes of this clause.
5. Transfer title and deliver to the District, in the manner, at the times, and to extent, if any, directed by the District, the fabricated or nonfabricated parts, work in process, complete work, supplies and other material produced as part of, or acquired in connection with the performance of, the Work terminated by the Notice of Termination.
6. Complete performance of such part of the Work as shall not have been terminated by the Notice of Termination.
7. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Contract which is in the possession of the Contractor and in which the District has or may acquire an interest.
8. Deliver to District releases and satisfactions of liens for all labor, materials and supplies provided prior to the effective date of the Notice of Termination.

After receipt of a Notice of Termination, the Contractor shall submit to the District his termination claim, in satisfactory form. Such claim shall be submitted promptly, but no later than one month from effective date of termination unless one or more extensions in writing are granted by the District. No claim will be

allowed for any expense incurred by Contractor after the effective date of the Notice of Termination.

Upon failure of the Contractor to submit his termination claim within the time allowed, the Contractor shall be deemed to waive any right to any further compensation. The Contractor and the District may agree upon the whole or any part of the amount to be paid to the Contractor by reason of the total or partial termination of Work pursuant to this clause, provided, that such agreed amount or amounts shall not exceed the total Contract price as amended accordingly and the Contractor shall be paid the agreed amount.

The total sum to be paid to the Contractor shall not exceed the total Contract price as reduced by the amount of payments otherwise made and as further reduced by the contract price of Work not terminated. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be excluded from amounts payable to the Contractor.

In arriving at the amount due the Contractor under this clause, the following shall be deducted: (1) all unliquidated advance or other payments on account theretofore made to the Contractor, applicable to the terminated portion of this contract, (2) any claim which the District may have against price for, or in the proceeds or sale of, any materials, supplies, or other things kept by the Contractor or sold, pursuant to provisions of this clause, and not otherwise recovered by or credited to the District.

2.32 ACTS OF GOD AND OTHERS - The Contractor shall not be responsible for damage caused by natural catastrophe such as hurricane, hailstorm, or tornado and acts of others over which the Contractor has no control or supervision.

2.33 ASSIGNMENT OF CONTRACT - No assignment by the Contractor of this Contract or of any part thereof, or any monies due, or to become due thereunder shall be made without the prior written approval of the District.

2.34 SUBCONTRACTOR - The Contractor may utilize the service of any specialty Subcontractor on those parts of the Work which under normal contracting practices are performed by such specialty Subcontractors.

The Contractor shall not award any work to any Subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of his Subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him. Nothing contained in the Contract Documents shall create contractual relations between any Subcontractor and District.

The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to Contractor and the terms of the General Conditions, the Special Conditions, and other Contract Documents insofar as applicable to the Work of Subcontractor. Further, the Contractor shall maintain the same power with regards to terminating any subcontract that the District may exercise over the Contractor under any provisions of the Contract Documents.

2.35 SEPARATE CONTRACTS - The District reserves the right to let other contracts in connection with this project. The Contractor shall afford other contractors a reasonable opportunity for the introduction and storage of their materials and the execution of their Work and shall properly connect and coordinate his Work with theirs.

2.36 NATURAL DISASTERS, HURRICANES, FEMA - If and only if specifically directed by the District Manager of the District, the Contractor shall respond to District within twenty-four (24) hours of a storm event to remove storm damage debris. Upon request by the District Manager of the District, the CONTRACTOR SHALL PROVIDE A HURRICANE RESPONSE PLAN to the District within thirty (30) days of the request. Contractor is expected to be familiar with all FEMA, State and County rules and regulations pertaining to responding to hurricane or disaster events, required reimbursement documentation, and the rules and policies that must be followed to ensure reimbursement to District. Contractor will be responsible for proper documentation of all work including debris removal, meeting with

the agencies and the filing of applications to ensure the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other event or disaster that causes damage to or requires clean-up of District property. In the event that the District finds it necessary or appropriate to file a claim with FEMA or any other governmental entity, the Contractor shall participate in properly documenting all work accordingly, meeting with the agency (if required), and completing all the necessary applications (as instructed by the District) to assure that the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other disaster event. In the event of a hurricane or storm event requiring Contractor to perform the services set forth in this section 2.36, Contractor shall perform such work under pricing schedules to be determined, but which are (1) consistent with the pricing and any unit pricing contained within this Agreement, (2) consistent with industry standards for similar services in Miami-Dade County, Florida, and (3) in amounts that are fully reimbursable to the District by FEMA. Such pricing may be coordinated under the mutual agreement of the District Manager and the Contractor on an annual basis, prior to an expected storm event, or within the twenty-four (24) hour period that Contractor must respond to the storm event and perform the services described herein.

CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE DISTRICT IS BIDDING THIS DEBRIS REMOVAL WORK SEPARATELY PURSUANT TO A COMPETITIVE BID PROCESS DIRECTED BY THE DISTRICT BOARD OF SUPERVISORS AT ITS MEETING OF MAY 21, 2019.

2.37 Traffic Control

A. Contractor shall comply with the requirements of the City and County Maintenance of Traffic Policy (ies), copies of which are available through Risk Management or the Purchasing Department of those entities. The Contractor shall be responsible for obtaining and reviewing the City & County MOT policy requirements, and by executing this Agreement, Contractor acknowledges its knowledge and understanding of such policies and regulations.

B. The Contractor will be responsible for obtaining copies of all required manuals, MUTCD, FDOT Roadway & Traffic Design Standard Indexes, or other related documents, so to become familiar with the requirements. Strict adherence to the requirements of the MOT policy will be enforced under this contract.

C. The Contractor will be responsible for ensuring that at no time landscaping (hedges, shrubs, trees, etc.) or vehicles being use to perform service create a sight problem for vehicles or pedestrians.

STONEGATE
COMMUNITY DEVELOPMENT DISTRICT

8D

STONEGATE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Malibu Bay Clubhouse, 1020 NE 34th Avenue, Homestead, Florida 33033

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2020*	Regular Meeting	6:30 PM
February 9, 2021	Regular Meeting	6:30 PM
April 19, 2021	Regular Meeting	6:30 PM
May 11, 2021	Regular Meeting	6:30 PM
June 28, 2021	Regular Meeting	6:30 PM
August 9, 2021	Regular Meeting	6:30 PM
September 14, 2021	Public Hearing & Regular Meeting	6:30 PM

Exception:

**November meeting is two (2) weeks later to accommodate Election Day.*