

Stonegate Preserve Community Development District

Board of Supervisors' Meeting May 23, 2024

District Office: 5020 W. Linebaugh Avenue Suite 200 Tampa, Florida 33624 813.933-55721

Stonegatepreservecdd.net

Stonegate Preserve Community Development District

Board of Supervisors Kelly Evans Chairman

Lori Campagna Vice Chairman
Charlie Peterson Assistant Secretary
Chris Smith Assistant Secretary
Ben Gainer Assistant Secretary

District Manager Debby Wallace Rizzetta & Company

District Counsel Lindsay Whelan Kutak Rock, LLP

Interim Engineer Strickland T. Smith, PE Heidt Design

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

<u>District Office – Tampa, Florida (813) 933-5571</u> <u>Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614</u> <u>www.stonegatepreservecdd.net</u>

Board of Supervisors Stonegate Preserve Community Development District May 15, 2024

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Stonegate Preserve Community Development District will be held on **May 23, 2024, at 11:00 a.m.**, or immediately following the Prosperity Lakes CDD meeting, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

1.	CAL	CALL TO ORDER/ROLL CALL					
2.	AUE	AUDIENCE COMMENTS ON AGENDA ITEMS					
3.	BUS	SINESS ADMINISTRATION					
	A.	Consideration of Meeting Minutes for meeting held on					
		April 25, 2024Tab 1					
	B.	Consideration of Operations & Maintenance					
		Expenditures for April 2024Tab 2					
4.	BUS	SINESS ITEMS					
	A.	Presentation of Fiscal Year 2024/2025 Proposed BudgetTab 3					
		 Consideration of Resolution 2024-15; Approving 					
		Fiscal Year 2024/2025 Proposed Budget and					
		Setting Public HearingTab 4					
	В.	Ratification of District Counsel AgreementTab 5					
	C.	Consideration of Resolution 2024-16; Approving					
		Corrected Scriveners Error to Legal DescriptionTab 6					
5.	STA	FF REPORTS					
	A.	District Counsel					
		i. Boundary Correction					
	В.	District Engineer					
	C.	Landscape Maintenance UpdateTab 7					
	D.	District ManagerTab 8					
		i. Presentation of Registered Voter CountTab 9					
6.	SUP	PERVISOR REQUESTS					
7.	ADJ	OURNMENT					

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Debby Bayne-Wallace

Debby Bayne-Wallace

Regional District Manager

Tab 1

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT April 25, 2024 - Minutes of Meeting Page 1

1	MINUTES OF MEETING			
2 3 4 5 6	Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.			
7	STONEGATE PRESER	EVE COMMUN	NITY DEVELOPMENT DISTRICT	
8				
9		•	pervisors of Stonegate Preserve Community	
LO L1 L2	•	•	February 22, 2024, at 11:30 a.m., at the Harrison Ranch Boulevard, Parrish, FL	
L3				
L4	Present and constituting a quorun	n were:		
L5	Kaller Errana	Ole a imme a m		
L6	Kelly Evans	Chairman		
L7	Lori Campagna Ben Gainer	Vice Chairn Assistant S		
L8 L9	Deri Gairlei	Assistant S	ecretary	
20 21	Also present were:			
22 23	Debby Wallace Lindsay Whelan		nager, Rizzetta & Company. Inc insel, Kutak Rock, LLP (via phone)	
24 25	Audience	None		
26 27 28	FIRST ORDER OF BUSINESS		Call to Order and Roll Call	
29 30	Ms. Wallace called the me quorum was present.	eeting to orde	r and conducted roll call, confirming that a	
31 32 33	SECOND ORDER OF BUSINES	S	Audience Comments	
34 35	No audience members we	re present.		
36 37 38	THIRD ORDER OF BUSINESS		Consideration of Minutes of the Board of Supervisors Regular Meeting Held on February 22, 2024	
39 10	Ms Wallace presented th	e Minutes of	the Board of Supervisors Regular Meeting	
11	held on February 22, 2024, to the			

42

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT April 25, 2024 - Minutes of Meeting Page 2

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on February 22, 2024, as presented, for Stonegate Preserve Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for March 2024

46 47

On a motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board approved the Operations & Maintenance Expenditures of the District for March 2024 (\$0.00), for Stonegate Preserve Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01; Authorizing Correction of Scrivener's Error in District Legal Description

51 52

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously approved and ratified Resolution 2024-01; Authorizing Correction of Scrivener's Error in District Legal Description, for Stonegate Preserve Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Campus Website Provider

The provider changed with the change in District Management. This will be the new provider moving forward.

57 58

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved the Campus Website Provider proposal with a one-time set up fee of \$2,325.00 and \$1,537.50/year, for Stonegate Preserve Community Development District.

59 60

SEVENTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Service Proposals

61 62

On a motion by Ms. Evans, seconded by Ms. Campagna, the Board unanimously approved the Sitex proposal for \$1,900/month or \$22,800/year for 22 waterways subject to CDD acquisition of the ponds, for Stonegate Preserve Community Development District.

63 64

EIGHTH ORDER OF BUSINESS

Staff Reports

65 66

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A. District Counsel Present. No report.

67 68

B. District Engineer

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT April 25, 2024 - Minutes of Meeting Page 3

Not present. 70 71 C. 72 **District Manager** Ms. Wallace advised that the next meeting date is May 23, 2024, at 11:30 73 74 a.m. 75 Five (5) entry monuments & GIF streetlights will be added to property 76 77 insurance shortly. 78 On a motion by Ms. Campagna, seconded by Ms. Evans, the Board unanimously approved to re-schedule monthly meeting times to 11:00 a.m. or immediately following the Prosperity Lakes CDD meeting, for Stonegate Preserve Community Development District. 79 80 NINTH ORDER OF BUSINESS **Supervisor Requests** 81 Ms. Evans stated it would be cost effective to change to a local District Counsel firm 82 83 so Counsel could attend meetings in person. 84 Ms. Whelan verbally agreed to terminate the District Counsel agreement and waive 85 86 the notice requirements in the agreement. 87 On a motion by Ms. Evans, seconded by Ms. Campagna, the Board unanimously approved to terminate District Counsel agreement with Kutak Rock effective immediately, for Stonegate Preserve Community Development District. 88 On a motion by Ms. Evans, seconded by Ms. Campagna, the Board unanimously approved to appoint Straley Robin Vericker as District Counsel effective immediately, for Stonegate Preserve Community Development District. 89 TENTH ORDER OF BUSINESS 90 Adjournment 91 Ms. Wallace stated that if there was no further business to come before the 92 93 Board, then a motion to adjourn would be in order. 94 On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved to adjourn the meeting at 11:42 a.m. for Stonegate Preserve Community Development District. 95 96 97 98 Secretary/Assistant Secretary Chairman/ Vice Chairman 99

Tab 2

Stonegate Preserve Community Development District

<u>District Office · Ashlyn Park, Florida · (813) 933-5571</u>
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures April 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:	\$13,100.52
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Stonegate Preserve Community Development District

Paid Operation & Maintenance Expenditures
April 1, 2024 Through April 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Florida Power & Light Company	20240426-1	42417-07225 04/24	7773 114th St E (Irrigation) 04/24	\$	52.12
Gig Fiber, LLC	100002	2608	Solar Equipment Lease 04/24	\$	3,050.00
Kutak Rock, LLP	100001	3326641	Legal Services 11/23	\$	2,043.50
Kutak Rock, LLP	100001	3339438	Legal Services 12/23	\$	337.00
Kutak Rock, LLP	100001	3352978	Legal Services 01/24	\$	1,742.00
Kutak Rock, LLP	100003	3365958	Legal Services 02/24	\$	1,051.00
McClatchy Company, LLC	100004	239816	Acct#95711 Legal Advertising 02/24	\$	71.37
McClatchy Company, LLC	100004	244476	Acct#95711 Legal Advertising 03/24	\$	70.20
Rizzetta & Company, Inc.	100000	INV0000088596	District Management Services 04/24	\$	4,683.33
Report Total				\$	13,100.52



Electric Bill Statement

For: Mar 12, 2024 to Apr 11, 2024 (30 days)

E001

Statement Date: Apr 11, 2024 Account Number: 42417-07225

Service Address:

7773 114TH ST E # IRRIGATION

PALMETTO, FL 34221

STONE GATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

\$52.12

TOTAL AMOUNT YOU OWE

May 2, 2024 NEW CHARGES DUE BY

BILL SUMMARY

Payments received	-50.00
Additional Activity	50.00
Balance before new charges	0.00
Total new charges	52.12
Total amount you owe	\$52.12
	(See page 2 for bill details.)

An approved rate decrease is in effect. Rates will decrease again in May. Learn more at FPL.com/Rates.

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payments received after May 02, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further



Customer Service: Outside Florida:

(941) 917-0512 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



27

520842417072251212500000

STONE GATE PRESERVE COMMUNI TY DEVELOPMENT DISTRICT PO BOX 810036 BOCA RATON FL 33481-0036

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

42417-07225

\$52.12

May 2, 2024

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY





Account Number: STONE GATE PRESERVE 42417-07225

E001

BILL DETAILS Payment received - Thank you -50.00 Additional activity Deposit Balance Due 50.00 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$3.11 Non-fuel: (\$0.082130 per kWh) \$10.34 Fuel: (\$0.037280 per kWh) \$4.70 Electric service amount 30.93 Gross receipts tax (State tax) 0.79 Franchise fee (Reqd local fee) 1.74 Utility tax (Local tax) 2.96 Florida sales tax (State tax) 2.33 County sales tax (Local tax) 0.33 Taxes and charges 8.15 13.00 Initial Charge Regulatory fee (State fee) 0.04 Total new charges \$52.12 \$52.12 Total amount you owe

METER SUMMARY

Meter reading - Meter KN72754. Next meter reading May 13, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00126		00000		126

ENERGY USAGE

	This Month
Service to	Apr 11, 2024
kWh Used	126
Service days	30
kWh/day	4
Amount	\$39.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

View your rates

We look forward to serving you. Please follow this link to view your current rates.

Find out more >

Programs for your business

Discover rebates, tips and tools to save on your bill - plus, business solutions.

Find resources >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Gig Fiber, LLC 2502 N Rocky Point Dr Ste 1000 Tampa, FL 33607 813-800-5323





Invoice #: 2608 **Invoice Date:** 04/01/24

Amount Due: \$3,050.00

Bill To:

Stonegate Preserve CDD

Due Date
05/01/24

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Stonegate Preserve CDD,_April 2024	61	\$50.00	\$3,050.00

 Subtotal:
 \$3,050.00

 Sales Tax:
 \$0.00

 Total:
 \$3,050.00

 Payments:
 \$0.00

 Amount Due:
 \$3,050.00

To pay online, go to https://app02.us.bill.com/p/streetleaf



TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

December 15, 2023

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3326641 Client Matter No. 27723-1

 $Notification\ Email:\ eftgroup @kutakrock.com$

Stonegate Preserve Community Development District c/o Wrathell, Hunt & Associates, LLC Suite 410W 2300 Glades Road Boca Raton, FL 33431

Invoice No. 3326641 27723-1

Re: General Counsel

For Professional Legal Services Rendered

11/07/23	B. Davenport	0.50	125.00	Prepare for November Board meeting
11/07/23	L. Whelan	0.20	58.00	Confer with Ms. Gillyard regarding agenda items for November Board
11/08/23	L. Whelan	0.10	29.00	meeting Confer with staff regarding cancellation of November 9th Board meeting and rescheduling of same
11/10/23	L. Whelan	0.10	29.00	Confer with Ms. Suit regarding invoicing matters
11/13/23	B. Davenport	0.30	75.00	Review status of district matters
11/13/23	L. Whelan	0.20	58.00	Confer with Mr. Ryan regarding streetlighting agreement
11/14/23	B. Davenport	0.40	100.00	Revise solar lighting agreement per vendor comments to same
11/14/23	L. Whelan	0.50	145.00	Confer with Mr. Ryan on streetlighting agreement and review draft revisions to same; confer with staff on quorum for special November Board meeting

Stonegate Preserve Community Development
December 15, 2023
Client Matter No. 27723-1
Invoice No. 3326641
Page 2

11/16/23	L. Whelan	0.10	29.00	Coordinate conference call with Mr. Ryan on streetlighting agreement
11/17/23	L. Whelan	0.10	29.00	Review draft agenda for special November Board meeting
11/20/23	B. Davenport	1.70	425.00	Attend conference call with vendor on solar lighting agreement; prepare for November Board meeting
11/20/23	L. Whelan	0.50	145.00	Prepare for special November Board meeting
11/27/23	B. Davenport	0.20	50.00	Follow-up from special November Board meeting
11/27/23	L. Whelan	0.60	174.00	Prepare for and attend November Board meeting; follow-up from same
11/28/23	B. Davenport	0.70	175.00	Prepare resolution ratifying bonds
11/28/23	L. Whelan	0.10	29.00	Confer with staff regarding agenda items for December Board meeting

TOTAL HOURS 6.30

TOTAL FOR SERVICES RENDERED \$1,675.00

DISBURSEMENTS

Filing and Court Fees 368.50

TOTAL DISBURSEMENTS 368.50

TOTAL CURRENT AMOUNT DUE \$2,043.50

UNPAID INVOICES:

 October 18, 2023
 Invoice No. 3295907
 348.00

 November 13, 2023
 Invoice No. 3310038
 771.69

TOTAL DUE \$3,163.19

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 10, 2024

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3339438 Client Matter No. 27723-1

 $Notification\ Email:\ eftgroup\@kutakrock.com$

Stonegate Preserve Community Development District c/o Wrathell, Hunt & Associates, LLC Suite 410W 2300 Glades Road Boca Raton, FL 33431

Invoice No. 3339438

27723-1

Re: General Counsel

TOTAL HOURS

For Professional Legal Services Rendered

12/02/23	G. Lovett	0.30	75.00	Conduct legislative monitoring activities
12/04/23	B. Davenport	0.10	25.00	Prepare for December Board meeting
12/12/23	L. Whelan	0.20	58.00	Review draft resolution ratifying bond issuance; confer with staff regarding status of revised streetlighting agreement
12/13/23	B. Davenport	0.30	75.00	Conger with Streetleaf representatives regarding comments to Solar Lighting Agreement
12/13/23	L. Whelan	0.30	87.00	Coordinate execution of streetlighting agreement
12/18/23	J. Gillis	0.10	17.00	Review and revise board supervisor email list for Capitol Conversations

1.30

Stonegate Preserve Community Development January 10, 2024 Client Matter No. 27723-1 Invoice No. 3339438 Page 2

TOTAL FOR SERVICES RENDERED	\$337.00

TOTAL CURRENT AMOUNT DUE \$337.00

UNPAID INVOICES:

October 18, 2023	Invoice No. 3295907	348.00
November 13, 2023	Invoice No. 3310038	771.69
December 15, 2023	Invoice No. 3326641	2,043.50

TOTAL DUE \$3,500.19

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 14, 2024

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3352978 Client Matter No. 27723-1

Notification Email: eftgroup@kutakrock.com

Stonegate Preserve Community Development District c/o Wrathell, Hunt & Associates, LLC Suite 410W 2300 Glades Road Boca Raton, FL 33431

Invoice No. 3352978

27723-1

T.	a 1	a 1
Re:	(teneral	Counsel
IXC.	Cicliciai	Counser

For Professional Legal Services Rendered

01/02/24	L. Whelan	0.10	30.50	Confer with staff regarding status of execution of street lighting agreement
01/06/24	L. Whelan	0.30	91.50	Monitor legislative process relating to matters impacting special districts
01/09/24	L. Whelan	0.10	30.50	Confer with Ms. Evans regarding availability for conference call on district matters
01/11/24	J. Gillis	0.10	19.00	Confer with staff regarding resolution changing terms to coincide with November 2024 and 2026 elections
01/11/24	L. Whelan	0.10	30.50	Confer with Ms. Suit regarding agenda items for January Board meeting
01/12/24	L. Whelan	0.40	122.00	Review 2024 election research; confer with Ms. Evans regarding

Stonegate Preserve Community Development February 14, 2024 Client Matter No. 27723-1 Invoice No. 3352978 Page 2

01/17/24	J. Gillis	0.30	57.00	district management matters Confer with staff regarding board supervisor terms expiring in June 2024 and 2026; prepare resolution extending terms to coincide with November 2024 and 2026 elections
01/18/24	L. Whelan	0.10	30.50	Confer with Ms. Suit regarding district management resignation
01/19/24	L. Whelan	0.10	30.50	Review WHA termination letter
01/22/24	B. Davenport	0.90	238.50	Prepare for January Board meeting
01/22/24	J. Gillis	0.70	133.00	Prepare 2024 landowner election documents; confer with staff regarding agenda
01/22/24	L. Whelan	0.50	152.50	Review draft Rizzetta district management agreement and revise same; confer with Ms. Evans regarding dissemination agent and website services; confer with Ms. Denofrio regarding additional documents for January agenda package; review landowners documents
01/24/24	L. Whelan	0.40	122.00	Review draft Rizzetta dissemination agent and website services agreement; review revised agenda package for January Board meeting
01/25/24	J. Gillis	0.40	76.00	Follow up from January Board meeting
01/25/24	L. Whelan	1.10	335.50	Confer with Mr. Brizendine regarding district management transition matters; attend January Board meeting and follow-up from same; coordinate execution of Rizzetta agreements
01/26/24	B. Davenport	0.80	212.00	Confer with district manager's office regarding distribution of executed resolutions; prepare termination letter for dissemination agent agreement; prepare termination letter for website services agreement
01/31/24	L. Whelan	0.10	30.50	Review status of district matters

Stonegate Preserve Community Development February 14, 2024 Client Matter No. 27723-1 Invoice No. 3352978 Page 3

TOTAL	L HOURS	6.50

TOTAL CURRENT AMOUNT DUE \$1,742.00

UNPAID INVOICES:

December 15, 2023	Invoice No. 3326641	2,043.50
January 10, 2024	Invoice No. 3339438	337.00

TOTAL DUE <u>\$4,122.50</u>

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 2024

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3365958 Client Matter No. 27723-1

 $Notification\ Email:\ eftgroup\@kutakrock.com$

Stonegate Preserve Community Development District c/o Wrathell, Hunt & Associates, LLC Suite 410W 2300 Glades Road Boca Raton, FL 33431

Invoice No. 3365958

27723-1

Re:	General	Counsel

For Professional Legal Services Rendered

02/03/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
02/07/24	B. Davenport	0.40	106.00	Review StrangeZone website services provider agreement and revise termination letter relative to same; confer with Ms. Gillyard regarding ADA website compliance agreement
02/07/24	L. Whelan	0.10	30.50	Review draft termination letter to StrangeZone for website services
02/13/24	L. Whelan	0.30	91.50	Confer with staff and Ms. Evans regarding agenda items for February Board meeting
02/14/24	B. Davenport	0.30	79.50	Confer with district manager's office to follow up on outstanding items
02/15/24	B. Davenport	0.10	26.50	Confer with district manager's office regarding outstanding district matters
02/15/24	L. Whelan	0.10	30.50	Confer with staff regarding tentative agenda for February Board meeting

Stonegate Preserve Community Development March 13, 2024 Client Matter No. 27723-1 Invoice No. 3365958 Page 2

	02/20/24	L. Whelan	0.20	61.00	Confer with Ms. Kronick regarding form of monthly meeting notice; confer with staff regarding review of draft EMMA reporting agreement
	02/21/24	L. Whelan	0.10	30.50	Coordinate distribution of documents for February Board agenda
	02/22/24	B. Davenport	0.80	212.00	Prepare for February Board meeting
	02/22/24	J. Gillis	0.10	19.00	Follow up from February Board meeting
	02/22/24	L. Whelan	0.30	91.50	Attend February Board meeting and follow-up from same
	02/27/24	L. Whelan	0.10	30.50	Work session regarding failure of WHA to execute organizational meeting documents and resolution of same
	02/28/24	B. Davenport	0.40	106.00	Review meeting minutes to determine date of approval of website audit services; confer with Ms. Gillyard regarding receipt of ADA site compliance agreement
	02/28/24	L. Whelan	0.10	30.50	Confer with Mr. Brizendine regarding DM transition-related matters
	02/29/24	L. Whelan	0.10	30.50	Confer with Ms. Wallace regarding DM transition-related matters
	TOTAL HOURS		3.80		
TOTAL FOR SERVICES RENDERED			ERED		\$1,051.00

UNPAID INVOICES:

TOTAL CURRENT AMOUNT DUE

December 15, 2023	Invoice No. 3326641	2,043.50
January 10, 2024	Invoice No. 3339438	337.00
February 14, 2024	Invoice No. 3352978	1,742.00

\$1,051.00

TOTAL DUE <u>\$5,173.50</u>



Durham | The Herald-Sun Fort Worth Star|Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News | Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

Page 1 of 1

Stonegate Preserve CDD Attn: Accounts Payable 3434 Colwell Avenue Suite 200 Tampa, FL 33614

h.	ERKNAKA INAOICE	
Invoice No.:	239816	
Invoice Date:	02/29/2024	
Due Date:	03/25/2024	
Bill-To Account:	95711	
Sales Rep:	Christy Habony	

EEDDIIA DV INIVOICE

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
02/12/2024 - 02/12/2024	519438	Print Legal Ad-IPL01592490	BRD-Bradenton Herald	1 x 60 L	60 L	1	\$71.37

February Summary					
Amount Due:	\$71.37				



Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC PO Box 510150 Livonia MI 48151

ADVERTISING INVOICE

Stonegate Preserve CDD Attn: Accounts Payable 3434 Colwell Avenue Suite 200 Tampa, FL 33614

	FEBRUARY INVOICE
Invoice No.:	239816
Account No.:	95711
Account Name:	Stonegate Preserve CDD
Amount Due:	\$71.37

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC PO Box 510150 Livonia MI 48151



Durham | The Herald-Sun Fort Worth Star-Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
95711	519438	Print Legal Ad-IPL01592490 - IPL0159249		\$71.37	1	60 L

Attention: Daphne Gillyard Stonegate Preserve CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

StonegatePreserveCDD@districtap.com

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

The Board of Supervisors ("Board") of the Stonegate Preserve Community Development District ("District") will hold a regular meeting on February 22, 2024 at 11:30 a.m., at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219

The purpose of the meeting is for the Board to consider any business which may properly come before it. The Regular Meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770. who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager IPL0159249 Feb 12 2024

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

02/12/24

THE STATE OF FLORIDA COUNTY OF MANATEE

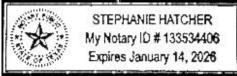
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 25th day of March in the year of 2024

yter Tunix

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!



Durham | The Herald-Sun Fort Worth Star|Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News | Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

Page 1 of 1

Stonegate Preserve CDD Attn: Accounts Payable 3434 Colwell Avenue Suite 200 Tampa, FL 33614

	MARCH INVOICE
Invoice No.:	244476
Invoice Date:	03/31/2024
Due Date:	04/25/2024
Bill-To Account:	95711
Sales Rep:	Christy Habony

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
03/17/2024 - 03/17/2024	530160	Print Legal Ad-IPL01638340 IPL0163834	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 59 L	59 L	1	\$70.20

March Summary					
Amount Due:	\$70.20				



Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC PO Box 510150 Livonia MI 48151

ADVERTISING INVOICE

Stonegate Preserve CDD Attn: Accounts Payable 3434 Colwell Avenue Suite 200 Tampa, FL 33614

	MARCH INVOICE
Invoice No.:	244476
Account No.:	95711
Account Name:	Stonegate Preserve CDD
Amount Due:	\$70.20

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC PO Box 510150 Livonia MI 48151



Durham | The Herald-Sun Fort Worth Star-Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
95711	530160	Print Legal Ad-IPL01638340 - IPL0163834		\$70.20	1	59 L

Attention: Daphne Gillyard Stonegate Preserve CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

StonegatePreserveCDD@districtap.com

NOTICE OF BOARD OF SUPERVISOR MEETING STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Stonegate Preserve Community Development District ("District") will hold a regular meeting of the Board on **March 28, 2024 at 11:30 A.M.** in person at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the Districts website, https://www.stonegatepreservecdd.net.

This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Stonegate Preserve Community Development District

Debby Wallace, District Manager IPL0163834 Mar 17 2024

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

03/17/24

THE STATE OF FLORIDA COUNTY OF MANATEE

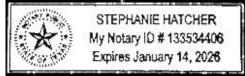
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 18th day of March in the year of 2024

yter Tunix

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy! Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #
4/1/2024	INV0000088596

Bill To:

Stonegate Preserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of		s		ient Number
	April	Upon R			0677
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,60		\$1,600.00
Administrative Services		1.00		0.00	\$350.00
Financial & Revenue Collections Services		1.00		0.00	\$300.00
Management Services		1.00	\$2,33		\$2,333.33
Website Compliance & Management		1.00	φιυ	0.00	\$100.00
		Subtotal			\$4,683.33
		Subtotal			\$4,683

Total

\$4,683.33

Tab 3



Stonegate Preserve Community Development District

www.stonegatecdd.net

Proposed Budget for Fiscal Year 2024/2025

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2024/2025	1
Debt Service Fund Budget for Fiscal Year 2024/2025	2
Assessments Charts for Fiscal Year 2024/2025	3
General Fund Budget Account Category Descriptions	5
Debt Service Fund Budget Account Category Descriptions	8



Proposed Budget Stonegate Preserve Community Development District General Fund Fiscal Year 2024/2025

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S Second Assessments	
B Special Assessment	
S	
Description of the Committee	
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12 TOTAL REVENUES	
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16 Standar Forward From Prior Year	
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190 EXPENDITURES - ADMINISTRATIVE	
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23 Supervisor Fores	
24 Financial & Administrative	
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77	
78 TOTAL EXPENDITURES \$ 58,040 \$ 178,108 \$ 431,660 \$ 253,552 \$ 843,073 \$ 411,413	
79	
80 EXCESS OF REVENUES OVER EXPENDITURES \$ (16,960) \$ - \$ - \$ - \$ - \$ -	

Stonegate Preserve Community Development District

Debt Service

Fiscal Year 2024/2025

Series 2023

Budget for 2024/2025

Chart of Accounts Classification

XCESS OF REVENUES OVER EXPENDITURES	\$0.00	
OTAL EXPENDITURES	\$699,168.96	
Administrative dubiotal	ψ033,100.30	\$033,100.30
Administrative Subtotal	\$699,168.96	\$699,168.96
Debt Service Obligation	\$699,168.96	\$699,168.96
Administrative		
EXPENDITURES		
TOTAL REVENUES	\$699,168.96	\$699,168.96
		,
Net Special Assessments ⁽¹⁾	\$699,168.96	\$699,168.96

Notes:

GROSS ASSESSMENTS

REVENUES

Special Assessments

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

\$751,794.58

⁽¹⁾ Maximum Annual Debt Service

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

\$475,496.29

 2024/2025 O&M Budget:
 \$446,966.51

 Collection Costs:
 3%
 \$14,264.89

 Early Payment Discounts:
 4%
 \$19,019.85

2024/2025 Total:

⁽¹⁾ Excludes Developer Contributions.

⁽²⁾ FY 2024-2025 will be the first year of levied O&M Assessments. The budget was previously developer funded.

2023/2024 O&M Budget: 2024/2025 O&M Budget:

Total Difference:

\$431,160.00 \$446,966.51

(1)

\$15,806.51

		Per Unit Annual Ass	essment Comparison	Proposed Increase / Decrease	
Lot Size	Assessment Breakdown	2023/2024	2024/2025	\$	%
PLATTED	7				
Phase 1A	_				
Single Family 50'	Series 2023 Debt Service	\$1,827.88	\$1,827.88	\$0.00	0.00%
	Operations/Maintenance (2)	\$0.00	\$1,293.83	\$1,293.83	N/A
	Total	\$1,827.88	\$3,121.71	\$1,293.83	70.78%
Single Family 55'	Series 2023 Debt Service	\$2,010.66	\$2,010.66	\$0.00	0.00%
omgro i amily co	Operations/Maintenance (2)	\$0.00	\$1,423.22	\$1,423.22	N/A
	Total	\$2,010.66	\$3,433.88	\$1,423.22	70.78%
			·	·	
Single Family 65'	Series 2023 Debt Service	\$2,376.24	\$2,376.24	\$0.00	0.00%
g,	Operations/Maintenance (2)	\$0.00	\$1,681.98	\$1,681.98	N/A
	Total	\$2,376.24	\$4,058.22	\$1,681.98	70.78%
5 1 0					
Phase 3	_				
Townhomes	Series 2023 Debt Service	\$838.67	\$838.67	\$0.00	0.00%
rownnomes	Operations/Maintenance (2)	\$0.00	\$517.53	\$517.53	N/A
	Total	\$838.67	\$1,356.20	\$517.53	61.71%
UNPLATTED					
Phases 1B1, 2B1	_				
Oimula Familia 501	Series 2023 Debt Service	\$1,827.88	\$1,827.88	\$0.00	0.00%
Single Family 50'	Operations/Maintenance (2)	\$0.00	\$187.54	\$187.54	N/A
	Total	\$1,827.88	\$2,015.42	\$187.54	10.26%
Phases 1B2, 2A, 2B2 & 2B3					
, ,	-				
Single Family 55'	Operations/Maintenance (2)	\$0.00	\$206.30	\$206.30	N/A
	Total	\$0.00	\$206.30	\$206.30	N/A
Single Family 65'	Operations/Maintenance (2)	\$0.00	\$243.81	\$243.81	N/A
	Total	\$0.00	\$243.81	\$243.81	N/A

³

STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET \$141,399.00 COLLECTION COSTS @ 3% \$4,561.26 EARLY PAYMENT DISCOUNT @ 4% \$6,081.68 TOTAL ADMIN ASSESSMENT \$152,041.94

TOTAL FIELD BUDGET (4) \$305,567.51 COLLECTION COSTS @ 3% \$9,857.02 EARLY PAYMENT DISCOUNT @ \$13,142.69 4% TOTAL FIELD ASSESSMENT \$328,567.22

UNIT	TS ASSESSED	
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE (1)
PLATTED		
Phase 1A		
Single Family 50'	54	54
Single Family 55'	125	125
Single Family 65'	43	43
Phase 3 Townhomes	124	124
UNPLATTED		
Phases 1B1, 2B1		
Single Family 50'	107	107
Phases 1B2, 2A, 2B2 & 2B3		
Single Family 55'	157	0
Single Family 65'	180	0
Total Community	790	453

ADMIN		TOTAL	% TOTAL	TOTAL	ADMIN
UNITS	EAU FACTOR	EAU's	EAU's	ADMIN BUDGET	PER UNI
54	1.00	54.00	6.66%	\$10,127.38	\$187.54
125	1.10	137.50	16.96%	\$25,787.30	\$206.30
43	1.30	55.90	6.90%	\$10,483.71	\$243.81
124	0.40	49.60	6.12%	\$9,302.18	\$75.02
107	1.00	107.00	13.20%	\$20,067.21	\$187.54
157	1.10	172.70	21.30%	\$32,388.85	\$206.30
180	1.30	234.00	28.86%	\$43,885.30	\$243.81
790		810.70	100.00%	\$152,041.94	

	ALLOCATION OF FIELD O&M ASSESSMENT						ER LOT ANNUAL ASSESSME	NT
FIELD		TOTAL	% TOTAL	TOTAL	FIELD		SERIES 2023	
UNITS	EAU FACTOR	EAU's	EAU's	FIELD BUDGET	PER UNIT	O&M	DEBT SERVICE (2)	TOTAL (
54	1.00	54.00	18.18%	\$59,739.66	\$1,106.29	\$1,293.83	\$1,827.88	\$3,121.7
125	1.10	137.50	46.30%	\$152,115.00	\$1,216.92	\$1,423.22	\$2,010.66	\$3,433.8
43	1.30	55.90	18.82%	\$61,841.31	\$1,438.17	\$1,681.98	\$2,376.24	\$4,058.2
124	0.40	49.60	16.70%	\$54,871.24	\$442.51	\$517.53	\$838.67	\$1,356.2
0	1.00	0.00	0.00%	\$0.00	\$0.00	\$187.54	\$1,827.88	\$2,015.4
0	1.10	0.00	0.00%	\$0.00	\$0.00	\$206.30	\$0.00	\$206.30
0	1.30	0.00	0.00%	\$0.00	\$0.00	\$243.81	\$0.00	\$243.81
346		297.00	100.00%	\$328,567.21				

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

Net Revenue to be Collected:

(\$10,642.94) \$141,399.00

\$305,567.51

(1) Reflects the number of total lots with Series 2023 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2023 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(3) Assessments shown include county collection costs/discounts for illustrative purposes; however, the District's FY 2024-2025 assessments will be billed directly to landowners and therefore exclude collection costs/discounts.

(4) The Developer will fund a portion of the budgeted field expenses in order to reach a target assessment level for the platted lots in phases 1A & 3. See Developer Contributions on line 10 in the general fund budget.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Funding/Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance/Dry Pond Mowing: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Wall and Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry Maintenance: The District will incur expenditures to maintain the entry monuments.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation/Water Management Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Mulch: Expenditures related to mulch replacement.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 4

RESOLUTION 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the "Board") of the Stonegate Preserve Community Development District (the "District") prior to June 15, 2024, a proposed budget (the "Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (the "Fiscal Year 2024/2025"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, the "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (the "Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the

District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: July 25, 2024 HOUR: 11:30 A.M.

LOCATION: The Harrison Ranch Clubhouse

5755 Harrison Ranch Boulevard

Parrish, Florida 34219

- 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
- **5. 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 3 and shall remain on the website for at least 45 days.
- **6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Manatee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
- 7. **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.
- **8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2024.

ATTEST:	STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A

Fiscal Year 2024/2025 Budget

Tab 5

STRALEY ROBIN VERICKER

- Attorneys At Law -

1510 W. Cleveland Street Tampa, Florida 33606 Tel: (813) 223-9400 Writer's Direct Dial: (

(813) 901-4945

Writer's E-mail: jvericker@srvlegal.com

Website: www.srvlegal.com

May 9, 2024

Via Email and U.S. Mail

Stonegate Preserve Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Attn: Debby Bayne-Wallace, District Manager

Re: Engagement as District Counsel for the Stonegate Preserve

Community Development District

Dear Debby:

We appreciate the opportunity to serve as general counsel to the Stonegate Preserve Community Development District (the "**District**") and intend for this letter to confirm our engagement pursuant to the District's Board of Supervisors approval at its April 25, 2024 meeting.

In terms of legal fees for day to day matters professional services will be provided to the District on an hourly-rate basis, at the rates established from time to time by our firm. Hourly rates for paralegals and attorneys with the firm currently range from \$175/hour to \$405/hour. The District also will be responsible for direct expenses incurred during the representation, such as filing fees, photocopying, and courier services.

We will provide the District with statements for professional fees and costs, if any, on a monthly basis. Payment will be due when the statement is rendered. We encourage the Board of Supervisors and the District Manager to carefully review the statements each month and call us if there are any questions.

At the conclusion of this matter, we will retain your legal files for a period of one year after we close our file. At the expiration of the one-year period, we will destroy these files unless you notify us in writing that you wish to take possession of them. We reserve the right to charge administrative fees and costs associated with researching, retrieving, copying and delivering such files.

Stonegate Preserve Community Development District May 9, 2024 Page 2

Please coordinate the District's execution and return of a copy of this letter for our files. We look forward to working with the District, you, and the District's staff and vendors. If there are any questions concerning any aspect of this letter, please be sure to let me know.

Sincerely,

John M. Vericker

Board Certified in City, County, and Local Government Law

JMV/lab

Agreed to and approved by the

Stonegate Preserve Community Development District

DocuSigned by:

telly Evans

Kelly Evans, Chair of the Board of Supervisors

Tab 6

RESOLUTION NO. 2024-16

- A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DIRECTING DISTRICT STAFF TO PETITION MANATEE COUNTY REQUESTING THAT A SCRIVENER'S ERROR TO THE LEGAL DESCRIPTION OF THE DISTRICT BE CORRECTED; REQUESTING AN AMENDMENT TO COUNTY ORDINANCE NO. 22-37; AND PROVIDING AN EFFECTIVE DATE.
- WHEREAS, the Stonegate Preserve Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "Uniform Act"); and
- **WHEREAS,** in 2022, Lennar Homes, LLC petitioned Manatee County (the "County") to establish the District; and
- **WHEREAS**, the County duly adopted Ordinance No. 22-37 (the "Ordinance"), effective May 9, 2022, establishing the District; and
- WHEREAS, the Ordinance contained a legal description representing the external boundaries of the District that included a scrivener's error which has recently been identified by the District as needing to be corrected;
- WHEREAS, the correct legal description of the external boundaries of the District is attached to this Resolution as Exhibit A; and
- WHEREAS, the proposed correction to the District's legal description and Ordinance are in the best interests of the District, the County, and the future residents and landowners of the District; and
- WHEREAS, in order to seek a correction to the District's legal description and Ordinance, the District accordingly desires to authorize the Chairman, members of the Board of Supervisors, and District Staff to request that the County to correct the scrivener's error and amend the legal description of the District contained in the Ordinance.
 - NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:
- **Section 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. The Board of Supervisors of the District hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of a request to the County to correct the scrivener's error to the legal description of the District and to amend the Ordinance to reflect the corrected legal description set forth in Exhibit A hereto.

Section 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of May, 2024.

ATTEST:	STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT		
Name:	Kelly Evans		
	=		
Secretary/Assistant Secretary	Chair of the Board of Supervisors		

Exhibit A Legal Description

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 9, 10, 11, 15 and 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCEING at the Southwest corner of Section 15, thence along the West boundary of the Southwest 1/4 of Section 15, N.01°01'37"E., a distance of 2673.32 feet to the Southeast corner of the Northeast 1/4 of aforesaid Section 16, being the Southeasternmost corner of ARTISAN LAKES PARCEL J, PHASES I & II, according to the plat thereof, as recorded in Plat Book 66, Pages 105 through 117, of the Public Records of Manatee County, Florida, and the POINT OF BEGINNING; run thence along the Easterly boundary of said ARTISAN LAKES PARCEL J, PHASES I & II, the Easterly boundary and Northerly extension of ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, according to the plat thereof, as recorded in Plat Book 69, Pages 176 through 194, of the Public Records of Manatee County, Florida, respectively, the following seven (7) courses: 1) N.01°01'33"E., a distance of 150.00 feet; 2) N.00°14'00"W., a distance of 650.00 feet; 3) N.00°25'54"W., a distance of 539.17 feet; 4) N.00°19'00"W., a distance of 600.00 feet; 5) N.00°17'14"W., a distance of 739.11 feet; 6) S.89°50'16"E., a distance of 29.94 feet; 7) N.02°28'39"E., a distance of 2616.32 feet to a point on the Southerly maintained right of way of BUCKEYE ROAD; thence along said maintained right of way the following seven (7) courses: 1) S.89°32'09"E., a distance of 66.69 feet; 2) S.89°39'57"E., a distance of 5178.40 feet; 3) S.89°49'42"E., a distance of 239.26 feet; 4) S.00°47'18"W., a distance of 203.72 feet; 5) S.89°49'42"E., a distance of 258.71 feet; 6) N.00°47'18"E., a distance of 203.72 feet; 7) S.89°49'42"E., a distance of 665.57 feet to a point on the Westerly limited access right of way line of Interstate Highway 75, as recorded in Official Records Book 867, Page 368, of the Public Records of Manatee County, Florida; thence along said Westerly limited access right of way line the following ten (10) courses: 1) S.37°11'54"W., a distance of 212.55 feet; 2) Southwesterly, 120.55 feet along the arc of a tangent curve to the right having a radius of 7465.44 feet and a central angle of 00°55'31" (chord bearing S.37°39'39"W., 120.55 feet); 3) N.51°52'35"W., a distance of 65.00 feet; 4) Southwesterly, 2239.78 feet along the arc of a non-tangent curve to the right having a radius of 7400.44 feet and a central angle of 17°20'27" (chord bearing S.46°47'38"W., 2231.24 feet); 5) S.55°27'52".W, a distance of 487.15 feet; 6) S.34°32'08"E., a distance of 65.00 feet; 7) thence S.55°27'52"W., a distance of 2492.42 feet; 8) Southwesterly, 1583.64 feet along the arc of a tangent curve to the left having a radius of 5903.58 feet and a central angle of 15°22'11" (chord bearing S.47°46'46"W., 1578.90 feet); 9) S.40°05'41"W., a distance of 1108.12 feet; 10) N.89°32'39"W., a distance of 362.84 feet to the aforesaid West boundary of Section 15; thence along said West boundary, N.01°01'37"E., a distance of 142.94 feet to the **POINT OF BEGINNING**.

Containing 417.765 acres, more or less.

SURVEYOR'S NOTES:

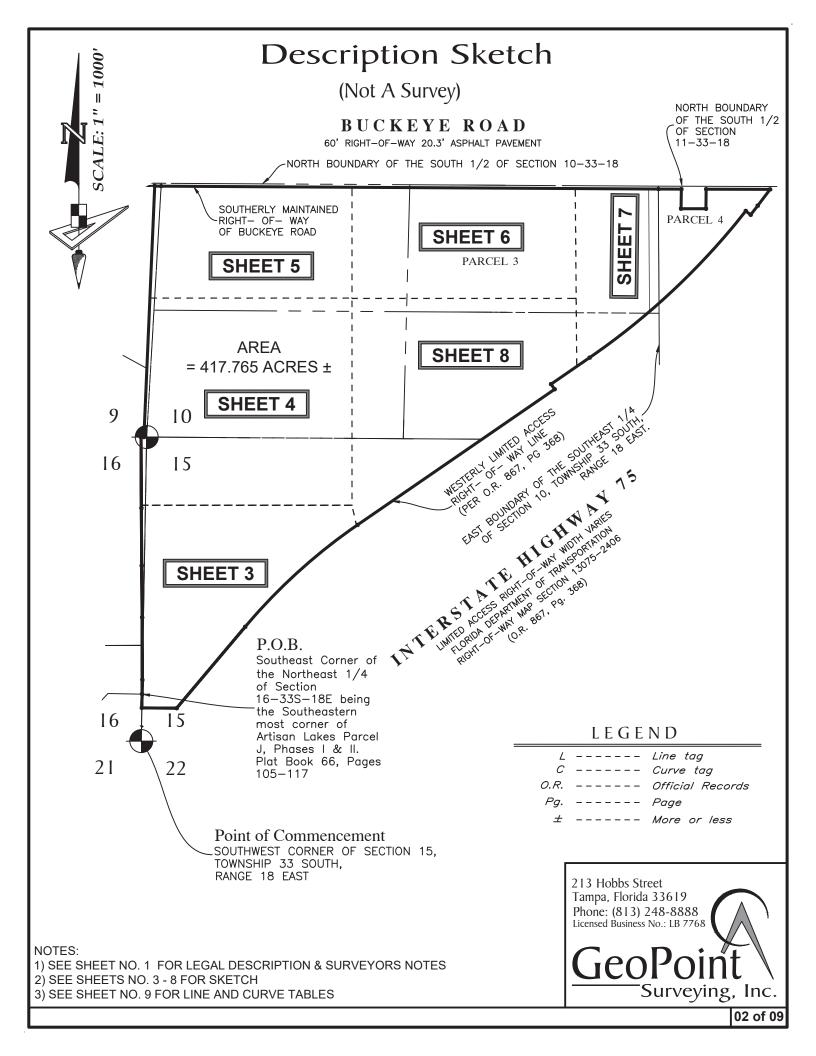
1. Bearings shown hereon are based on the WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST, having a grid bearing of N.01°01'37"E The grid bearings as shown hereon refers to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.

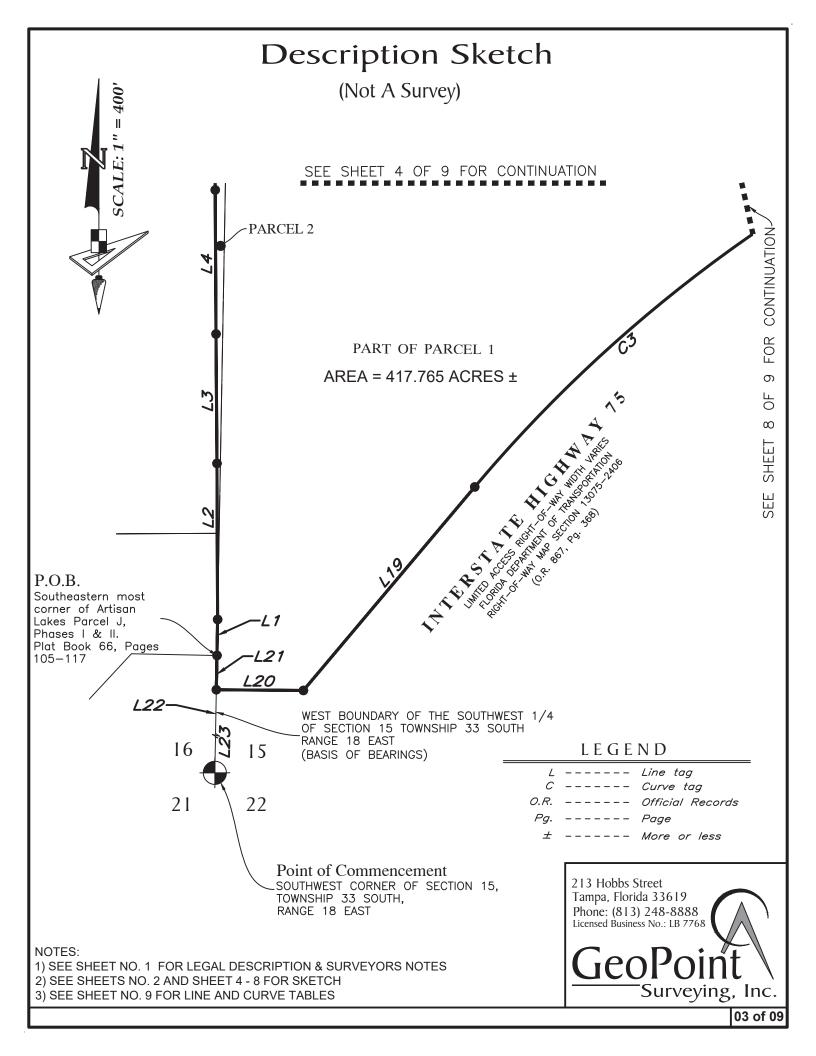
NOTE:

- 1) SEE SHEET NO. 2 8 FOR SKETCH
- 2) SEE SHEET NO. 9 FOR LINE AND CURVE TABLES.
- 3) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
- ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR: RICHLAND DEVELOPERS-FLORIDA, INC PROJECT: Stonegate Preserve PHASE: CDD (Not A Survey) 213 Hobbs Street DRAWN: JL DATE: 6/25/2021 | CHECKED BY: DWM Tampa, Florida 33619 Digitally signed by Phone: (813) 248-8888 **REVISIONS** David W. Maxwell Licensed Business No.: LB 7768 DRAWN BY DATE DESCRIPTION Date: 2024.05.06 17:25:43 -04'00' David W. Maxwell Signature Date FLORIDA PROFESSIONAL Surveying, Inc. LS7311 SURVEYOR & MAPPER NO.

01 of 09





Description Sketch (Not A Survey) 5 OF 9 FOR CONTINUATION NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, PARCEL 6 TOWNSHIP 33 SOUTH, RANGE 18 EAST. PARCEL 5 AREA = 417.765 ACRES± **■** の L6 10 16 15 NORTH BOUNDARY OF SECTION 15 AND THE SOUTH BOUNDARY OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST. PARCEL 2 5 SEE SHEET 3 OF 9 FOR CONTINUATION

LEGEND

L ----- Line tag
C ----- Curve tag
O.R. ----- Official Records
Pg. ----- Page
± ----- More or less

NOTES:

- 1) SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYORS NOTES
- 2) SEE SHEETS NO. 2 3 AND SHEET 5 8 FOR SKETCH
- 3) SEE SHEET NO. 9 FOR LINE AND CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

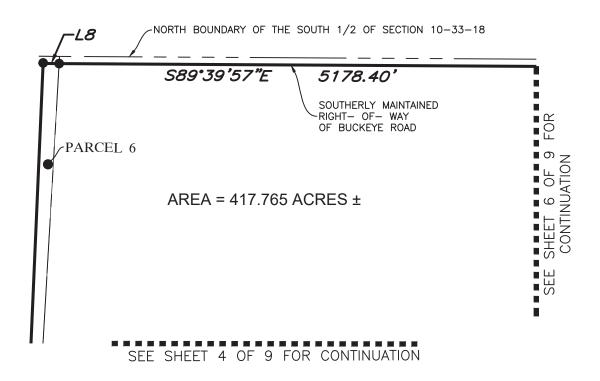
GeoPoint
Surveying, Inc.

(Not A Survey)



BUCKEYE ROAD

60' RIGHT-OF-WAY 20.3' ASPHALT PAVEMENT



LEGEND

L ----- Line tag
C ----- Curve tag

D.R. ----- Official Records

Pg. ----- Page

± ----- More or less

NOTES:

- 1) SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYORS NOTES
- 2) SEE SHEETS NO. 2- 4 AND SHEET 6 8 FOR SKETCH
- 3) SEE SHEET NO. 9 FOR LINE AND CURVE TABLES

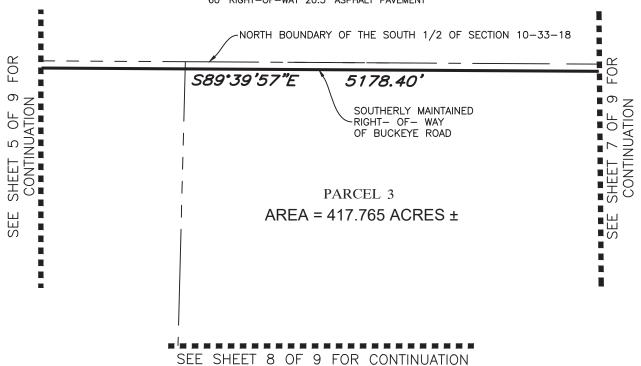




(Not A Survey)

BUCKEYE ROAD

60' RIGHT-OF-WAY 20.3' ASPHALT PAVEMENT



LEGEND

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C ----- Curve tag
O.R. ----- Official Records
Pg. ----- Page
± ----- More or less

NOTES:

- 1) SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYORS NOTES
- 2) SEE SHEETS NO. 2-5 AND SHEET 7-8 FOR SKETCH
- 3) SEE SHEET NO. 9 FOR LINE AND CURVE TABLES

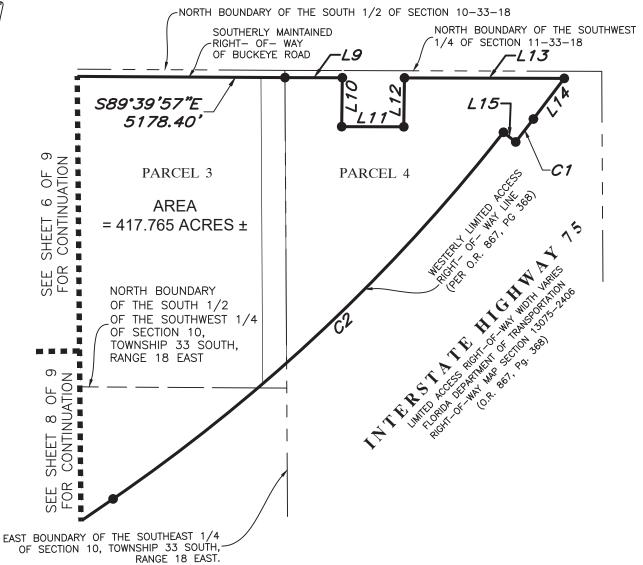




(Not A Survey)

BUCKEYE ROAD

60' RIGHT-OF-WAY 20.3' ASPHALT PAVEMENT



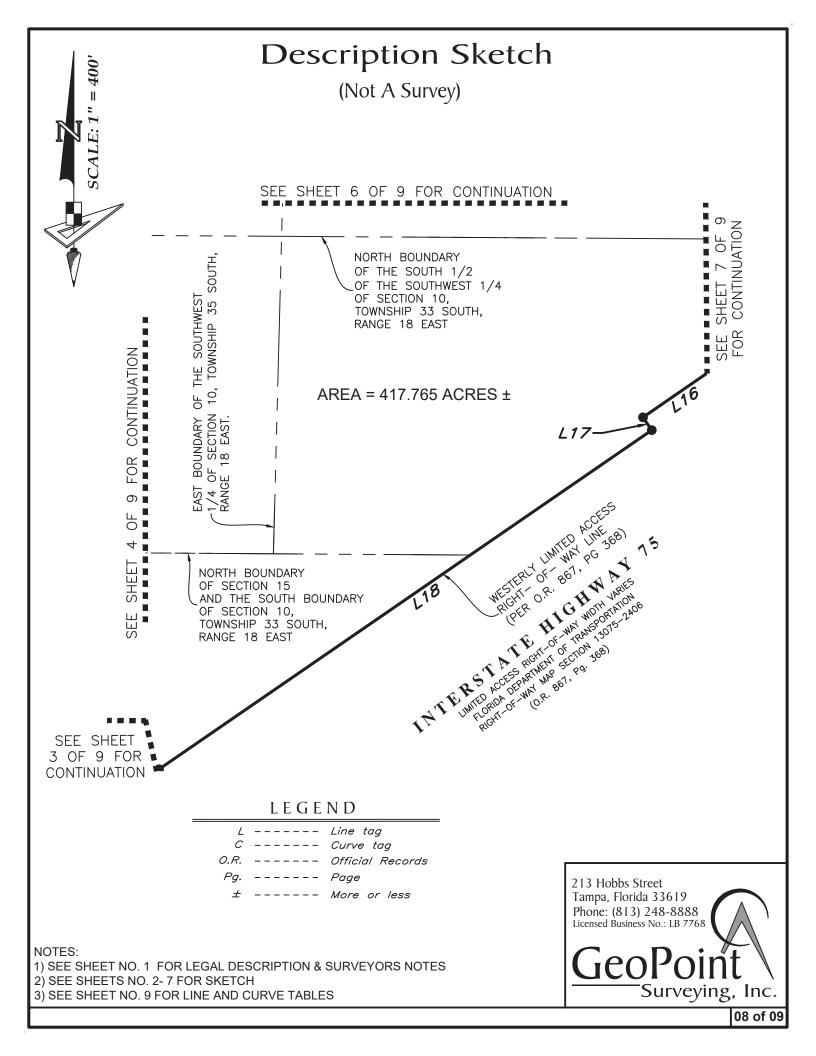
LEGEND

L ----- Line tag
C ----- Curve tag
O.R. ----- Official Records
Pg. ----- Page
± ----- More or less

NOTES:

- 1) SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYORS NOTES
- 2) SEE SHEETS NO. 2-6 AND SHEET 8 FOR SKETCH
- 3) SEE SHEET NO. 9 FOR LINE AND CURVE TABLES





(Not A Survey)

LINE DATA TABLE					
NO.	BEARING	LENGTH			
L1	N 01°01'33" E	150.00'			
L2	N 00°14'00" W	650.00'			
L3	N 00°25'54" W	539.17'			
L4	N 00°19'00" W	600.00'			
L5	N 00°17'14" W	739.11'			
L6	S 89°50'16" E	29.94'			
L7	N 02°28'39" E	2616.32'			
L8	S 89°32'09" E	66.69'			
L9	S 89°49'42" E	239.26'			
L10	S 00°47'18" W	203.72'			
L11	S 89°49'42" E	258.71'			
L12	N 00°47'18" E	203.72'			
L13	S 89°49'42" E	665.57			
L14	S 37°11'54" W	212.55'			
L15	N 51°52'35" W	65.00'			
L16	S 55°27'52" W	487.15'			
L17	S 34°32'08" E	65.00'			
L18	S 55°27'52" W	2492.42'			
L19	N 40°05'41" E	1108.12			
L20	S 89°32'39" E	362.84			
L21	N 01°01'37" E	142.94			
L22	N 01°01'37" E	2673.32'			
L23	N 01°01'37" E	2530.38'			

CURVE DATA TABLE							
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING		
C1	7465.44	0°55'31"	120.55	120.55	S 37°39'39" W		
C2	7400.44	17°20'27"	2239.78	2231.24	S 46°47'38" W		
С3	5903.58	15°22'11"	1583.64	1578.90'	S 47°46'46" W		

NOTES:

1) SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYORS NOTES

2) SEE SHEETS NO. 2- 8 FOR SKETCH



Tab 7

Fax: 813-501-1432

Phone: 844-347-0702



May 7, 2024

Job: SCA02897 Stonegate Preserve Permit

Landscape

Title:

Added By: Antonio Cervantes

Log Notes:

Qui tamos todo el sácate muerto al rededor de la rueda

Pusimos pine bark mulch

Movimos la tierra que estaba dentro del sácate i el concreto que estaba amontonado

Levantamos toda la basura en las camas que están frente a la rueda

Weather Conditions:

Partly Cloudy with Isolated Storms

94° F

73° F

Wind: 10 mph

Humidity: 89% Total Precip: 0" Tue, May 7, 2024, 5:10 PM

Attachments: 16

































May 7, 2024

Job: SCA02897 Stonegate Preserve Permit

Landscape

Title:

Added By: Jose Reynoso

Log Notes:

we ran 1,600 feet of mainline we ran 1,700 pieces of wire we dig the sleeves use the excavator

Weather Conditions:

Partly Cloudy with Isolated Storms



94° F 73° F Wind: 10 mph Humidity: 89% Total Precip: 0" Tue, May 7, 2024, 5:10 PM

Attachments: 7















May 7, 2024

Job: SCA02897 Stonegate Preserve Permit

Landscape

Title:

Added By: Anthony Canorro

Log Notes:

Irrigation onsite excavating sleeves across 114th and installing mainline and filter.

Landscape onsite mulching small non-irrigated islands that will get pavers, cleaning up and grading out dirt mounds, removing trash, etc.

Graders finishing berms on entrance road to Buckeye.

Sod that went in dry on new section is getting daily water and about 75% is coming back well, likely 15K sf will need to be replaced. Next big sod order alerted for May 27.

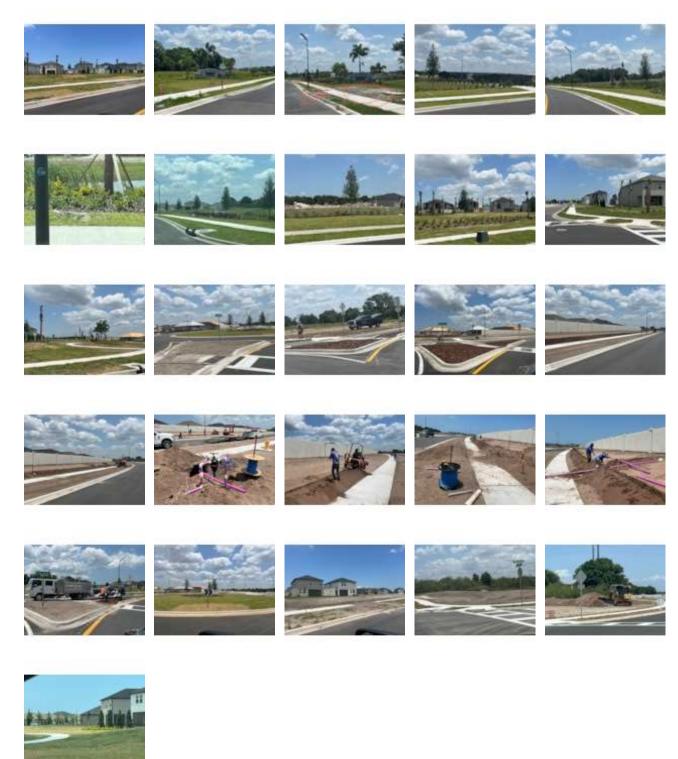
Weather Conditions:

Mostly Sunny

Tue, May 7, 2024, 1:09 PM



84° F 72° F Wind: 12 mph Humidity: 92% Total Precip: 0"



Printed: May 16, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Fax: 813-501-1432 Phone: 844-347-0702

May 16, 2024

Job: SCA02897 Stonegate Preserve Permit

Landscape

Title:

Added By: Anthony Canorro

Log Notes:

Reviewed townhome cul de sac island in field. Send prep crew here after TC to Buckeye prep, irrigation to follow. Service in island. Make sure GV's are open.

114th east of TC LS and IRR install ongoing. Will be up on battery for tree and shrub zones by this weekend. Please bring sod starting May 28th to hold grade. Swap out 5-4" pines on north side for quality. East side 3" all look really nice. Simpson stopper nice.

Prep for TC to Buckeye ongoing with sod stripping and rotivation on seed and mulch. Irrigation to follow next week. Meeting with Gas company on Monday. Prep team redistributing strippings for rotivation and elimination.

Lots are getting good water.

Maintenance: treat all sod for turf weeds and fertilization. First lift of sod turn down to 3X per week. Address bed weeds.

Weather Conditions:

Partly Cloudy with Light Rain Showers

Thu, May 16, 2024, 1:22 PM



94° F

72° E

Wind: 9 mph Humidity: 89% Total Precip: 0.01"

Attachments:

























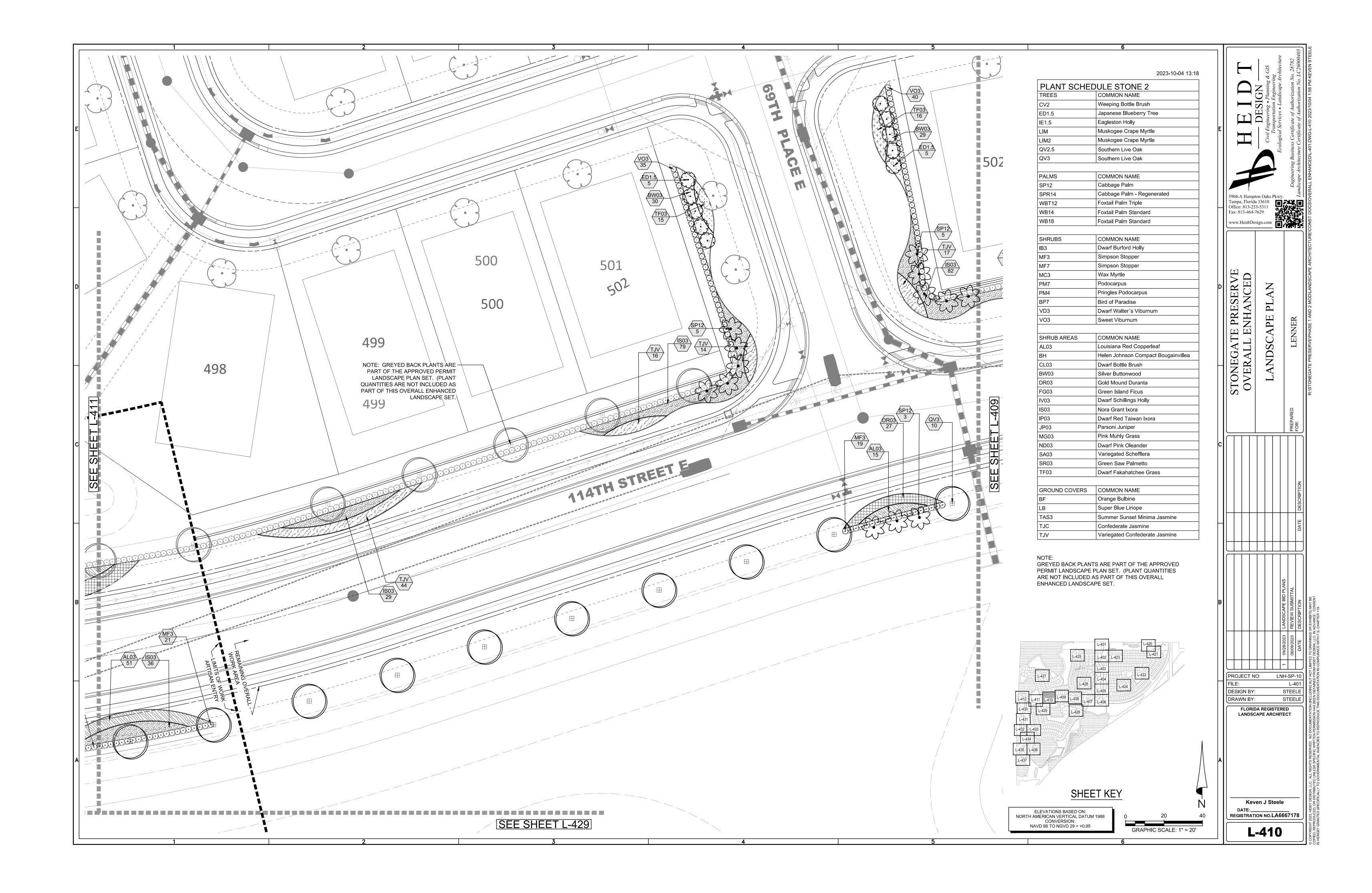


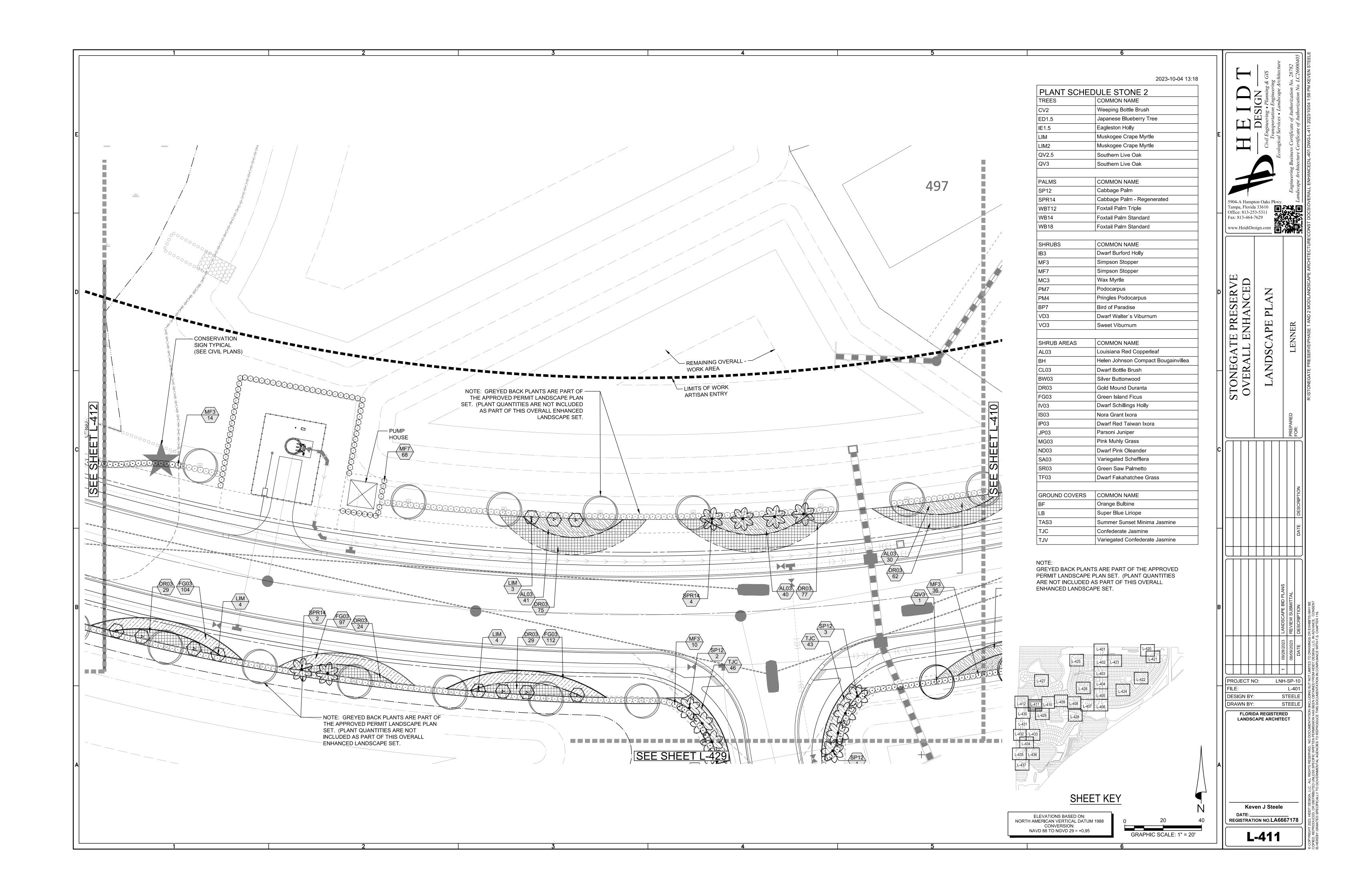


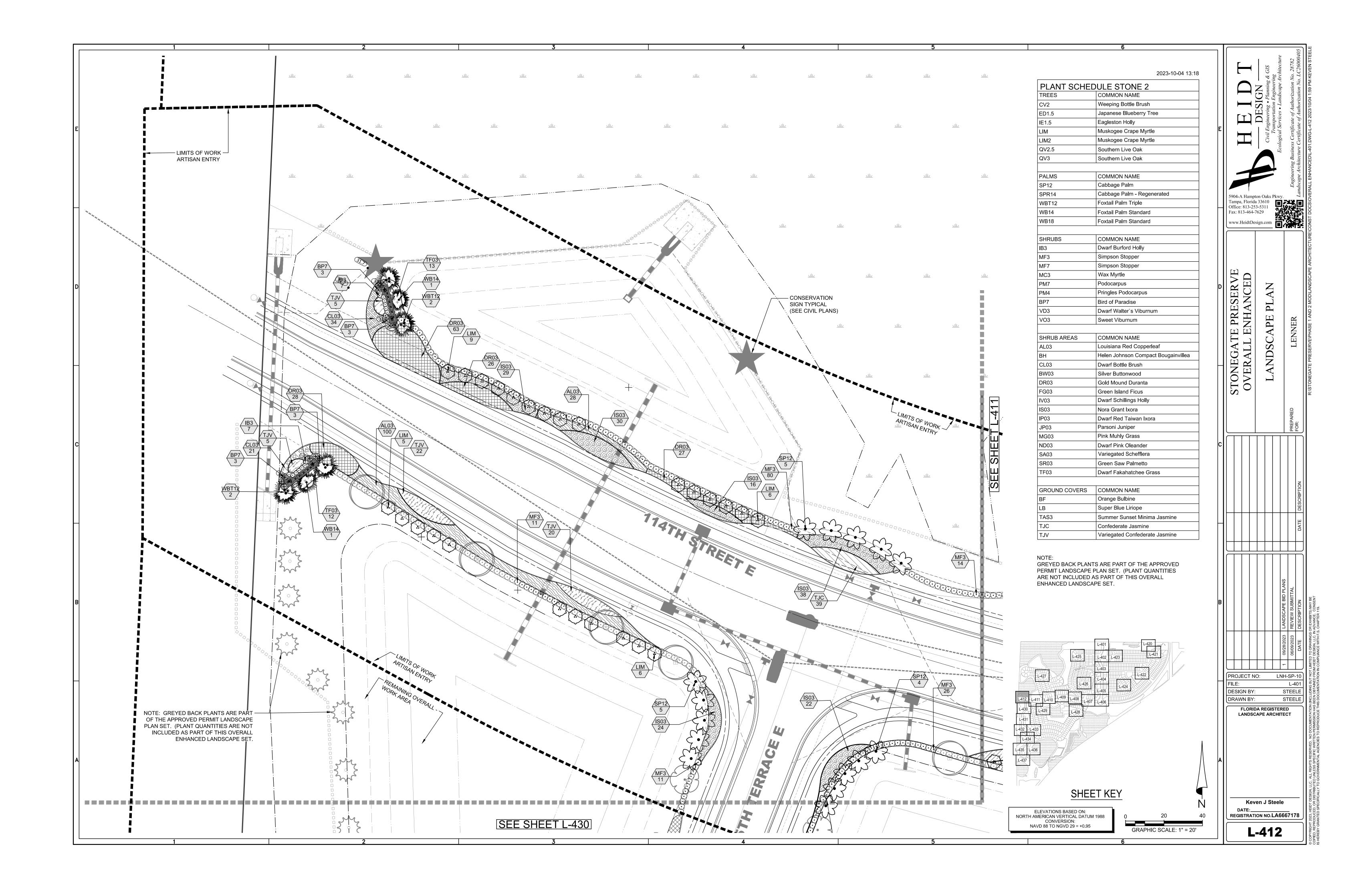


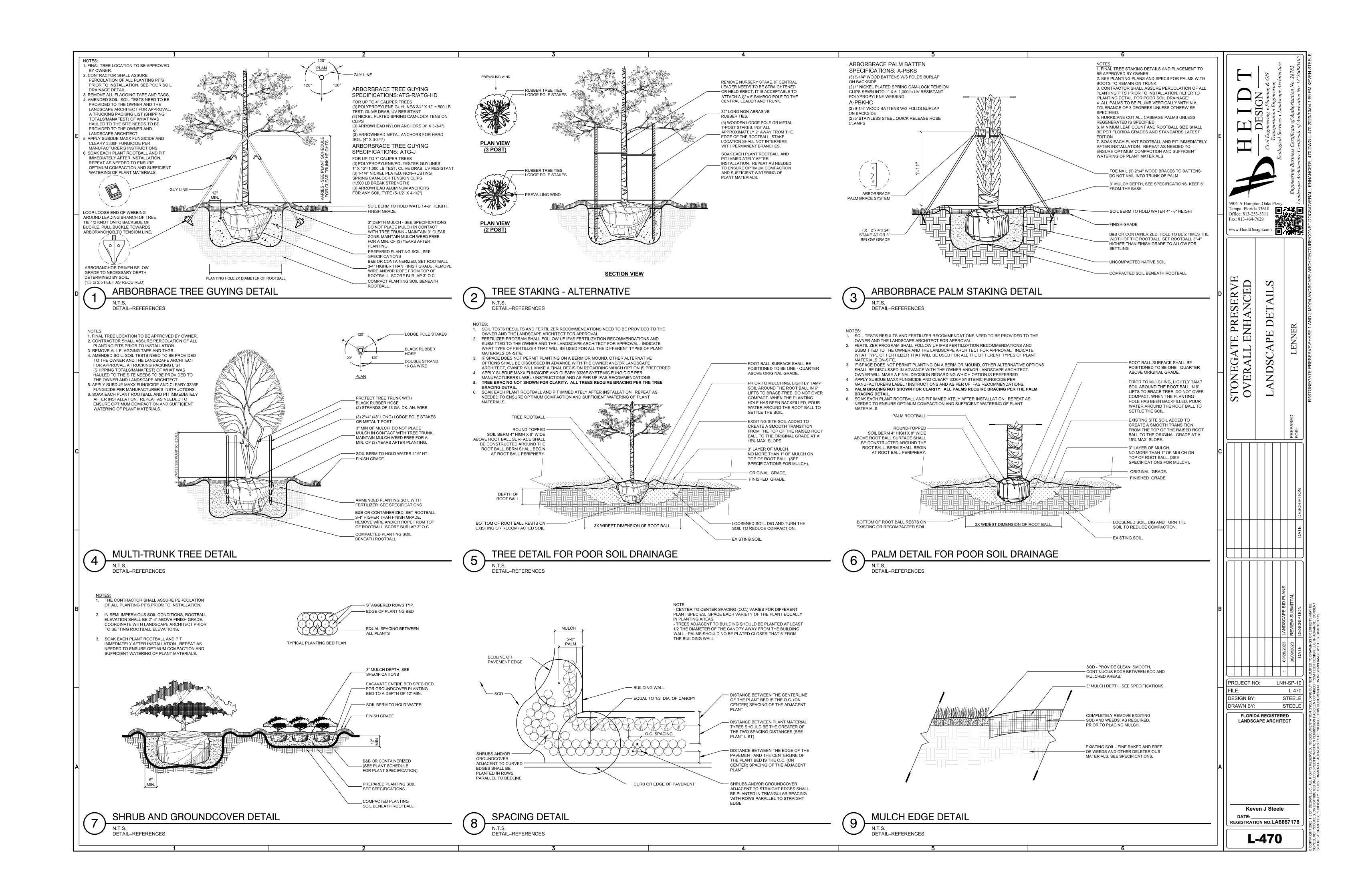


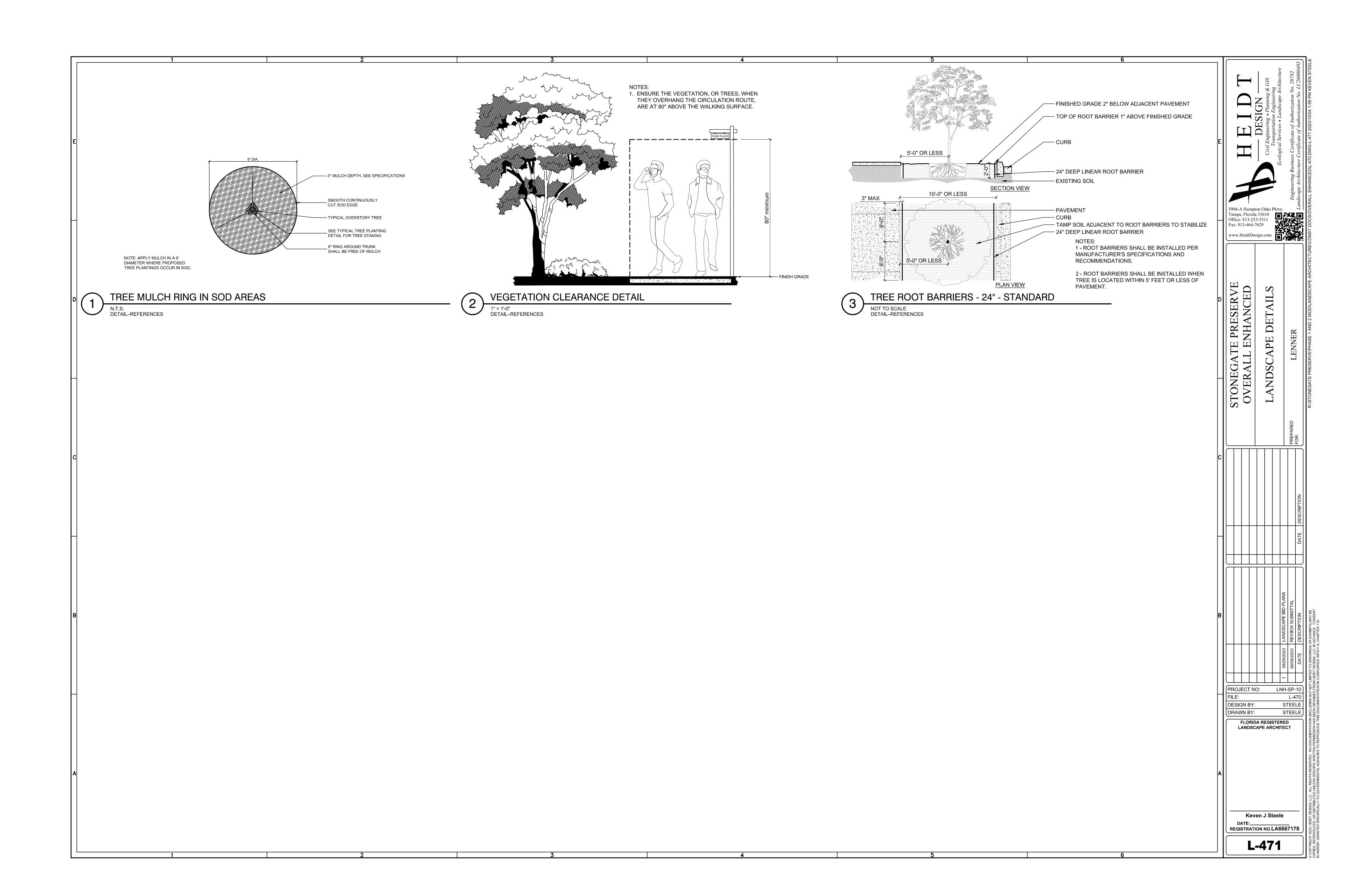












2023-10-04 13:18

ΓREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		REMARKS
IM	37	Muskogee Crape Myrtle	Lagerstroemia indica `Muskogee`	30 G	Multi-Trunk	7`-9` HT x 3`-5` SPR	No	Yes		Florida Grade #1, 3-5 trunk minimum, no gaps or spaces between foliage
NV3	3	Southern Live Oak	Quercus virginiana	FG	3" Cal	12`-14` HT x 4`-6` SPR	Yes	Yes		Florida Grade #1, straight central leader with even branching
	071	T			Tax	1				T
PALMS	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		REMARKS
SP12	23	Cabbage Palm	Sabal palmetto	FG	Palm	12 - 14` C.T.	Yes	Yes		Florida Grade #1, straight trunk, full head
SPR14	6	Cabbage Palm - Regenerated	Sabal palmetto	FG	Palm	14` OA HT	Yes	Yes		Florida Grade #1, straight trunk, full head
VBT12	4	Foxtail Palm Triple	Wodyetia bifurcata	FG	Multi-Trunk Palm	12` OA HT	No	Yes		Florida Grade #1, straight trunk, full head
VB14	2	Foxtail Palm Standard	Wodyetia bifurcata	FG	Palm	14` CT	No	Yes		Florida Grade #1, straight trunk, full head
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	DROUGHT		SPACING	
 33	14	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	3 G	14-16" HT x 14-16" SPR	No	Yes		30" o.c.	Full form and spread
1F3	237	Simpson Stopper	Myrcianthes fragrans	3 G	24"-30" HT x 18"-24" SPR	Yes	Yes		36" o.c.	Full form and spread
1F7	68	Simpson Stopper	Myrcianthes fragrans	7 G	24"-30" HT x 18"-24" SPR	Yes	Yes		36" o.c.	Full form and spread
3P7	12	Bird of Paradise	Strelitzia reginae	7 G	24"-30" HT x 24"-30" SPR	No	No		42" o.c.	Full form and spread
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	DROUGHT		SPACING	
L03	290	Louisiana Red Copperleaf	Acalypha wilkesiana `Louisiana Red`	3 G	16"-18" HT x 14"-16" SPR	No	Yes		36" o.c.	Full form and spread
EL03	55	Dwarf Bottle Brush	Callistemon viminalis `Little John`	3 G	10"-12"HT x 12"-14"SPR	No	Yes		24" o.c.	Full form and spread
R03	440	Gold Mound Duranta	Duranta repens `Gold Mound`	3 G	14"-16" HT x 14"-16" SPR	No	Yes		36" o.c.	Full form and spread
G03	313	Green Island Ficus	Ficus microcarpa `Green Island`	3 G	10"-14"HT x 8"-10"SPR	No	Yes		24" o.c.	Full form and spread
503	195	Nora Grant Ixora	Ixora casei `Nora Grant`	3 G	16"-18" HT x 16"-18" SPR	No	Yes		36" o.c.	Full form and spread
F03	25	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 G	14"-16" HT x 14"-16" SPR	Yes	Yes		36" o.c.	Full form and spread
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	DROUGHT		SPACING	
JC	128	Confederate Jasmine	Trachelospermum jasminoides `Confederate`	3 G	18"-24" HT x 18"-24" SPR	No	Yes		30" o.c.	Full form and spread
TJV	52	Variegated Confederate Jasmine	Trachelospermum jasminoides `Variegatum`	3 G	12"-14" HT x 12"-14" SPR	No	Yes		36" o.c.	Full form and spread

2023-10-04 13:07

REFEREN	NCE NOTES SCHEDULE ARTISAN-67TH		
	PAVING: FLEXIBLE / RIGID / UNIT		
	DESCRIPTION	QTY	Thickness / Finish / Reinforcement
P-362	MULCH - COCO BROWN	162.78 cy	Uniformly apply a 3" Deep Layer/Free of Weeds and Invasive Plant Parts or Seeds/Keep Mulch 4-8" Away From the Base of Trees and Shrubs

5904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com PLANT SCHEDULE ARTISAN ENTRY PROJECT NO: LNH-SP-10 L-480 DESIGN BY: STEELE DRAWN BY: STEELE FLORIDA REGISTERED LANDSCAPE ARCHITECT Keven J Steele DATE:____ REGISTRATION NO.LA6667178

L-480A

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1) SCOPE OF WORK

- a) The work consists of: furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for the completion of this project as shown on the drawings, as included in the plant list, and as herein specified.
- b) Work shall include maintenance and watering of all contract planting areas until certification of acceptability by the owner.
- 2) PROTECTION OF EXISTING STRUCTURES
- a) All existing buildings, walks, walls, paving, piping, other site construction items, and planting already completed or established shall be protected from damage by the contractor unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner, at no cost to the owner.
- 3) PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- a) The contractor shall be responsible for all unauthorized cutting or damage to trees and shrubs existing or otherwise, caused by careless equipment operation, material stockpiling, etc. This shall include compaction by driving or parking inside the drip-line and spilling oil, gasoline, or other deleterious materials within the drip-line. No materials shall be burned where heat will damage any plant. Existing trees killed or damaged so that they are misshapen and/ or unsightly shall be replaced at municipality standards/requirements toward tree replacement.

4)MATERIALS

a) Material samples listed below shall be submitted for approval, on the site or as otherwise determined by the owner or owner's representative. Upon samples' approval, delivery of materials may commence.

b) Material Sample Size

- i) Mulch One (1) Cubic Foot
- ii) Topsoil Mix One (1) Cubic Foot (including existing soils report)
 iii) Plants One (1) of each variety (or tagged in nursery)

c) Plant Materials

- i) Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to standardized plant names, 1942 edition. All nursery material shall be in accordance with grades and standards for nursery plants, latest edition, published by the Florida Department of Agriculture and Consumer Services. All plants shall be Florida Grade No. 1 or better as determined by the Florida Division of Plant Industry. All plants shall be healthy, vigorous, sound, well-branched, and free of disease and insects, insect eggs and larvae and shall have adequate root systems. Trees for planting in rows shall be uniform in size and shape. All materials shall be subject to approval by the owner or owner's representative. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only with approval from owner or owner's representative. No substitutions shall be made without written permission from the owner's representative. All substitutions must be approved prior to purchasing. Unauthorized substitutions may require replacement at the contractor's expense.
- ii) The height and/or width of trees shall be measured from the ground or across the normal spread of branches with the plants in their normal position. This measurement shall not include the immediate terminal growth. Plants larger in size than those specified in the plant list may be used if approved by the owner or owner's representative. If the use of larger plants is approved, the ball of earth or spread of roots shall be increased in proportion to the size of the plant.
- iii)Plants shall be subject to inspection and approval at the place of growth, or upon delivery to the site, as determined by the owner, for quality, size, and variety; such approval shall not impair the right of inspection and rejection at the site during progress of the work or after completion for size and condition of root balls or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site. Notice requesting inspection shall be submitted in writing by the contractor at least one (1) week prior to anticipated date.
- 5) SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)
- a) Soil mixture (planting medium for all plant pits) shall consist of two parts of topsoil/compost and one part sand, as described below. Soil mixture shall be based on the soil test recommendation provided by the contractor.
- b) <u>Topsoil</u> for use in preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character; reasonably free of subsoil, clay lumps, brush weeds and other litter; free of roots, stumps, stones larger than 2" in any direction, and other extraneous or toxic matter harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and a PH between 5.5 and 7.0 submit sample and PH testing results for approval.
- c) <u>Sand</u> shall be coarse, clean, well-draining, native sand. Contractor shall submit results of soil tests for topsoil and sand proposed for use under this contract for approval by the owner or owner's representative. Contractor is responsible for evaluating the on site soils ability to drain and provide their findings and recommendation to the owner's representative.
- d) All plantings to be planted with the appropriate topsoil, additives, and fertilizer mixtures. The use of on site soil only is <u>not permitted.</u>
- e) Contractor to submit samples of topsoil mixture and soil report for owner's representative approval prior to plant installation operations commence.

6) WATER/IRRIGATION

a) Water necessary for planting and maintenance shall be of satisfactory quality to sustain an adequate plant growth and shall not contain harmful, natural or man-made elements detrimental to plants. Water meeting the above standard shall be obtained on the site from the owner, if available, and the contractor shall be responsible to make arrangements for its use by his tanks, hoses, sprinklers, etc. If such water is not available at the site, the contractor shall provide satisfactory water from sources off the site at no additional cost to the owner.

- b) All proposed plantings shall be watered with a fully automatic underground irrigation system designed to provide one-hundred percent (100%) coverage.
- c) Spray heads shall be set three inches (3") from curb or edge of pavement. Rotors shall be set six inches (6") from curb or twelve inches (12") from edge of pavement if no curb exists.
- d) Verify locations of all underground utilities prior to installation of irrigation system. Mainline shall not be located without prior approval of the Owner's Representative and the Landscape Architect. All utilities and structures may not be shown on these plans. It is the responsibility of the Contractor to verify all utility locations.
- e) All pressure mainlines under pavement shall be contained within sleeves. Where electric valve control lines pass through a sleeve with other main or lateral lines, electric lines shall be contained within a separate conduit.
- f) Where shrub heads are within groundcover areas, appropriate pop up size shall be used. Irrigation shall be designed and installed with consideration to mature shrub height
- g) Locate all valves a minimum of twenty-four inches (24") from back of curb or edge of pavement. No valves shall be located within sodded lawn areas.
- h) All sleeves utilized by the irrigation contractor shall be located on an As-Built Plan, and submitted to the Owner's Representative. The As-Built plan shall show location and depth below finish grade, to the nearest one-tenth foot (1/10') of each end of each sleeve utilized.
- i) All valves shall be installed in a plastic valve box with locking lid.
- j) Irrigation contractor shall secure any and all necessary permits for the work prior to commencement of operations on-site. Copies of the permits shall be sent to the Owner's Representative and/or General Contractor.
- k) Work within the right-of-way shall conform to the standards and specifications of local and / or state highway jurisdiction.
- I) Verify pump station and irrigation controller locations at project site with Owner's Representative prior to construction.
- m) All sodded areas shall be irrigated with sprays and/or rotors. Bahia areas are not to be irrigated unless otherwise noted on the plans. Mulched areas void of plantings shall not be irrigated. All sodded areas shall be irrigated.
- n) Irrigation shall be zoned to group plants of similar water usage on same zone according to low, medium, and high water usage. Separate zoning shall be provided for 1) rotors 2) pop-up sprinklers, 3) drip irrigation, and 4) bubblers.
- o)Irrigation system shall include an automatic rain shut off device to interrupt irrigation cycle when rain dictates.
- p) The Contractor shall be responsible for ensuring that irrigation is operating properly and is set to the correct timing for plant materials to get appropriate amount of water and adjusted to climatic factors and seasonal changes in water usage requirements.
- *Watering/irrigation restrictions may apply refer to property's jurisdictional authority.

7) FERTILIZER

- a) Contractor shall provide fertilizer application schedule to owner or owner's representative, as applicable to soil type, plant installation, and site's proposed used. Suggested fertilizer types shall be organic or otherwise naturally-derived.
- b) Fertilizer restrictions may apply refer to properties jurisdictional authority.

8) MULCH

 a) Mulch material shall be moistened at the time of application to prevent wind displacement, and applied at a minimum depth of 3 inches. Clear mulch from each plant's crown (base). See plant list for type of mulch and grade.

9) DIGGING AND HANDLING

- a) Protect roots or root balls of plants at all times from sun, drying winds, water and freezing, as necessary until planting. Plant materials shall be adequately packed to prevent damage during transit. Trees transported more than ten (10) miles or which are not planted within three (3) days of delivery to site shall be sprayed with an antitranspirant product ("wiltpruf" or equal) to minimize transpirational water loss.
- b) Balled and burlapped plants (B&B) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a root ball shall be planted if the ball is cracked or broken. Plants balled and burlapped or container grown shall not be handled by stems.
- c) Bare root plants shall not be used unless otherwise specified.
- d) Protection of palms (if applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (CT) shall be as specified after the minimum of fronds have been removed. All palms shall be braced per palm planting detail.
- e) Excavation of tree pits shall be performed using extreme care to avoid damage to surface and subsurface elements such as utilities or hardscape elements, footers and prepared sub- bases.
- 10) CONTAINER GROWN MATERIAL
- a) An established container grown plant shall be transplanted into a container and grown in that container sufficiently long for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Container grown material shall not be handled by their stems.

- b) All container grown material shall be healthy, vigorous, well-rooted plants established in the container in which they are sold. The plants shall have tops which are of good quality and are in a healthy growing condition.
- c) Plant roots bound in containers are not acceptable. All tree rootballs shall be shaved 1" 1 ½" off all sides with either a sharp spade or blade prior to planting or from top to bottom with a balling spade after the tree has been planted to eliminate circling roots.
- d) Substitution of non-container grown material for material explicitly specified to be container grown will not be permitted without written approval is obtained from the owner or owner's representative.
- e) RPG= "roots plus grower" container where specified.
- 11) B&B OR FIELD GROWN MATERIAL
- a) When the use of B&B or field grown material is permitted as indicated by the owner or owner's representative, the minimum sizes of rootballs shall be equal to that specified for the next larger size of nursery grown material of the same variety.
- 12) TRANSPLANTS
- a) Plants collected from wild or native stands shall be considered nursery grown when they have been successfully re-established in a nursery row and grown under regular nursery cultural practices for a minimum of two (2) growing seasons and have attained adequate root and top growth to indicate full recovery from transplanting into the nursery row.
- 13) MATERIALS LIST
- a) Quantities necessary to complete the work on the drawings shall be furnished by the contractor. Quantity estimates have been made carefully, but the landscape architect or owner assumes no liability for omissions or errors. Should a discrepancy occur between the plans and the plant list quantity, the plans shall control. The owner's representative shall be notified for clarification prior to bidding or installation. All dimensions and/or sizes specified shall be the minimum acceptable size.
- 14) FINE GRADING
- a) Fine grading under this contract shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
- b) Berming (as shown on the drawings) shall be the responsibility of the landscape contractor, unless otherwise noted, and shall consist of suitable planting soil.
- c) The contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth. This contractor shall fine grade by hand and/or with all equipment necessary including a grading tractor with front-end loader for transporting soil within the site.
- d) All planting areas shall be graded and maintained for positive drainage to surface/subsurface storm drain systems. Areas adjacent to buildings shall slope away from the buildings. Refer to civil engineer's plans for final grades, if applicable.
- 15) PLANTING PROCEDURES
- a) Cleaning up before commencing work: the contractor shall clean work and surrounding areas of all rubbish or objectionable matter. All mortar, cement, and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the contractor find such soil conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the owner's representative. Failure to do so before planting shall make the corrective measures the responsibility of the contractor.
- b) Verify locations of all utilities, conduits, supply lines and cables, including but not limited to: electric, gas (lines and tanks), water, sanitary sewer, stormwater systems, cable, and telephone. Properly maintain and protect existing utilities. Call National One Call (811) to locate utilities or refer to the civil engineering plans.
- c) Contractor is responsible to remove all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36". Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source. If limerock or other adverse conditions occur in planted areas after 36" deep excavation by the contractor, and positive drainage cannot be achieved, contractor shall utilize planting detail that addresses poor drainage.
- d) Furnish nursery's certificate of compliance with all requirements as herein specified and required. Inspect and select plant materials before plants are dug at nursery or growing site.
- e) Comply with applicable federal, state, county, and local regulations governing landscape materials and work. Conform to accepted horticultural practices as used in the trade. Upon arrival at the site, plants shall be thoroughly watered and properly maintained until planted. Plants stored on-site shall not remain unplanted or appropriately healed in for a period exceeding twenty-four (24) hours. At all times workmanlike methods customary in good horticultural practices shall be exercised.
- f) The work shall be coordinated with other trades to prevent conflicts. Coordinate planting with irrigation work to assure availability of water and proper location of irrigation appurtenances and plants.
- g) All planting pits shall be excavated to size and depth in accordance with the USA Standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and back filled with the prepared planting soil mixture as specified in section 5. Test all tree pits with water before planting to assure proper drainage percolation is available. No allowance will be made for lost plants due to improper drainage. If poor drainage exists, utilize "poor drainage condition" planting detail. Trees shall be set plumb and held in position until the planting mixture has been flushed into place with a slow, full hose stream. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman. Proper "jetting in" shall be assured to eliminate air pockets around the roots. "jet stick" or equal is recommended.

- h) Take all necessary precautions to avoid damage to buildings and building structures while installing trees.
- i) Soil mixture shall be as specified in section 5 of these specifications.
- j) Trees and shrubs shall be set straight at an elevation that, after settlement, the plant crown will stand one (1) to two (2) inches above grade. Each plant shall be set in the center of the pit. Planting soil mixture shall be back filled, thoroughly tamped around the ball, and settled by water (after tamping).
- k) Amend Pine and Oak plant pits with ectomycorrhizal soil application per manufacturer's recommendation. All other plant pits shall be amended with ectomycorrhizal soil application per manufacturer's recommendation. Provide product information submittal (prior to inoculation) for approval.
- I) Fill hole with soil mixture, making certain all soil is saturated. To do this, fill hole with water and allow to soak minimum twenty (20) minutes, stirring if necessary to get soil thoroughly wet. Pack lightly with feet. Add more wet soil mixture. Do not cover top of ball with soil mixture, only with mulch. All burlap, rope, wires, baskets, etc., shall be removed from the sides and tops of balls, but no burlap shall be pulled from underneath.
- m) Trees shall be pruned, at the direction of the owner or owner's representative, to preserve the natural character of the plant. All soft wood or sucker growth and all broken or badly damaged branches shall be removed with a clean cut. All pruning to be performed by licensed arborist, in accordance with ANSI A-300.
- n) Shrubs and ground cover plants shall be evenly spaced in accordance with the drawings and as indicated on the plant list. Cultivate all planting areas to a minimum depth of 6", remove and dispose all debris. Mix top 4" the planting soil mixture as specified in section 5. Thoroughly water all plants after installation.
- o) Tree guying and bracing shall be installed by the contractor in accordance with the plans to insure stability and maintain trees in an upright position. If the contractor and owner decide to waive the tree guying and bracing, the owner shall notify the landscape architect in writing and agree to indemnify and hold harmless the landscape architect in the event unsupported trees planted under this contract fall and damage person or property. All guying and bracing shall be removed in one year or once the trees are established.
- p) Provide a three inch (minimum) layer of specified mulch over the entire area of each shrub bed, ground cover, vine bed, and tree pit planted under this contract (except annual beds).
- q) All plant beds shall be kept free of noxious weeds until final acceptance of work. If directed by the owner, "round-up" shall be applied for weed control by qualified personnel to all planting areas in spot applications per manufacturer's precautions and specifications. Prior to final inspection, treat all planting beds with an approved pre-emergent herbicide at an application rate recommended by the manufacturer. (As allowed by jurisdictional authority).

16) LAWN SODDING

- a) The work consists of lawn bed preparation, soil preparation, and sodding complete, in strict accordance with the specifications and the applicable drawings to produce a turf grass lawn acceptable to the owner.
- b) All areas that are to be sodded shall be cleared of any rough grass, weeds, and debris, and the ground brought to an even grade. The entire surface shall be rolled with a roller weighing not more than one-hundred (100) pounds per foot of width. During the rolling, all depressions caused by settlement shall be filled with additional soil, and the surface shall be regraded and rolled until presenting a smooth and even finish to the required grade.
- c) Prepare loose bed four (4) inches deep. Hand rake until all bumps and depressions are removed. Wet prepared area thoroughly.
- d) Contractor to provide a clean, sharp edge on all landscape beds and tree pits. A sharp spade cut edge (minimum 3" deep) shall be provided unless other bed edging methods are specifically identified on the plans.

e) Sodding

- i) The contractor shall sod all areas that are not paved or planted as designated on the drawings within the contract limits, unless specifically noted otherwise.
- ii) All sod shall be certified to meet Florida State Plant Board specifications, absolutely true to varietal type and free from weeds, fungus, insects and disease of any kind.
- iii) Sod panels shall be laid tightly together so as to make a solid sodded lawn area. Sod shall be laid uniformly against the edges of all curbs and other hardscape elements, paved and planted areas. Immediately following sod laying, the lawn areas shall be rolled with a lawn roller customarily used for such purposes, and then thoroughly irrigated. If, in the opinion of the owner, top-dressing is necessary after rolling to fill the voids between the sod panels and to even out inconsistencies in the sod, clean sand, as approved by the owner's representative, shall be uniformly spread over the entire surface of the sod and thoroughly watered in. Fertilize installed sod as allowed by property's jurisdictional authority.
- e) During delivery, prior to, and during the planting of the lawn areas, the sod panels shall at all times be protected from excessive drying and unnecessary exposure of the roots to the sun. All sod shall be stacked so as not to be damaged by sweating or excessive heat and moisture.
- f) Lawn maintenance:
- i) Within the contract limits, the contractor shall produce a dense, well established lawn. The contractor shall be responsible for the repair and re-sodding of all eroded, sunken or bare spots (larger than 12"x12") until certification of acceptability by the owner's representative. Repaired sodding shall be accomplished as in the original work (including regrading if necessary).
- ii) Contractor responsible for establishing and maintaining sod/lawn until acceptance by the owner's representative. Prior to and upon acceptance, contractor to provide watering/irrigation schedule to owner or owner's representative. Observe all applicable watering restrictions as set forth by the property's jurisdictional authority.

17) CLEANUP

- a) Upon completion of all planting work and before final acceptance, the contractor shall remove all material, equipment, and debris resulting from his work. All paved areas shall be broom-cleaned and the site left in a neat and acceptable condition as approved by the owner's representative.
- 18) PLANT MATERIAL MAINTENANCE
- a) All plants and planting included under this contract shall be maintained by watering, cultivating, spraying, and all other operations (such as re-staking or repairing guy supports) necessary to insure a healthy plant condition by the contractor until certification of acceptability by the owner's representative. Maintenance after the certification of acceptability shall be in accordance with the specifications in this section. Contractors are requested to provide a bid estimate to cover landscape and irrigation maintenance for a period of 90 calendar days commencing after acceptance. Date of final acceptance marks the beginning of the warranty period.
- 19) MAINTENANCE (ALTERNATE BID ITEM)
- a) Contractors are requested to provide a bid estimate for maintenance following the initial 90-day maintenance period on a cost-per-month basis.
- 20) FINAL INSPECTION AND ACCEPTANCE OF WORK
- a) Final inspection at the end of the warranty period shall be on planting, construction and all other incidental work pertaining to this contract. Any replacement at this time shall be subject to the same one (1) year warranty (or as specified by the landscape architect or owner in writing) beginning with the time of replacement and ending with the same inspection and acceptance herein described.
- b) An "as-built" of the landscape and irrigation plans shall be made by the landscape and irrigation contractor. The "as-built" shall be updated daily and shall be kept on site at all times during the construction period. Any and all deviations from the original construction documents shall be duly and accurately recorded. A reproducible of each "as-built" shall be provided to the owner's representative prior to final acceptance and payment of retainage.
- 21) WARRANTY
- a) The life and satisfactory condition of all 7 gallon and larger plant material installed by the landscape contractor shall be warranted by the contractor for a minimum of one (1) calendar year commencing at the time of certification of acceptability by the owner's representative.
- b) The life and satisfactory condition of all other plant material (including sod) installed by the landscape contractor shall be warranted by the contractor for a minimum of one (1) calendar year commencing at the time of certification of acceptability by the owner's representative.
- c) Any plant not found in a healthy growing condition at the end of the warranty period shall be removed from the site and replaced within 2 weeks or as soon as weather conditions permit. All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished, planted and mulched as specified under "planting procedures", at no additional cost to the owner.
- d) In the event the owner does not contract with the contractor for landscape (and irrigation) maintenance, the contractor is encouraged to visit the project site periodically during the one year warranty period to evaluate maintenance procedures being performed, and shall notify the owner in writing of maintenance procedures or conditions which threaten vigorous and healthy plant growth. It is suggested such site visits shall be conducted a minimum of once per month for a period of twelve (12) months from the date of acceptance.

Tampa, Florida 33610 Office: 813-253-5311 Fax: 813-464-7629 Fax: 813-464-7629 www.HeidtDesign.c APE ANDSC.

C. ALL RIGHTS RESERVED. NO DOCUMENTATION (INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS) MICHAEL SPECIAL WITHOUT AND SECRET OF CONSERMENTAL AGENCIES TO REPROPILE TO REPORT TO

Keven J Steele

DATE: _____
REGISTRATION NO.LA6667178

L-481

PROJECT NO:

DESIGN BY:

DRAWN BY:

LANDSCAPE ARCHITECT

FILE:

Printed: May 16, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Fax: 813-501-1432

Phone: 844-347-0702

May 13, 2024

Job: SCA02897 Stonegate Preserve Permit

Landscape

Title:

Added By: Anthony Canorro

Log Notes:

Open gate valve to tie east and west sides together. Homebuilding has 3 start times 3 hours apart. We can keep those but they need to be able to set clocks at install. Common has to maintain a min of 100GPM in order for big wells to stay on.

Turf weeds coming through and watering too much at artisan entry. Bed weeds coming through where we are over watering. Sod starting to come back on phase 2 laid sod, but still large areas should be replaced.

Wind: 15 mph Humidity: 91% Total Precip: 0"

Pine trees coming for install of permit landscape east of traffic circle.

Land needs reclaim as built.

Weather Conditions:

Partly Cloudy with Isolated Storms

88° F 73° F Mon, May 13, 2024, 10:12 AM

Attachments:



11





















Tab 8



UPCOMING DATES TO REMEMBER

• Next Meeting: June 27, 2024 @ 11:00am

District Manager's Report May 23

2024

	CONTRACTOR OF THE PROPERTY OF THE PARTY OF T	1630313740 //		
FINANCIAL SUMMARY	4/30/2024			
General Fund Cash & Investment Balance:		\$7,488		
Reserve Fund Cash & Investment Balance:		\$0		
Debt Service Fund Investment Balance:		\$665,949		
Total Cash and Investment Balances:		\$673,437		
General Fund Expense Variance:	\$206,252	Under Budget Developer Funded		



From: Debby Bayne-Wallace <dbwallace@rizzetta.com>

Sent: Friday, May 3, 2024 7:31 AM

To: Kelly Evans <kelly.evans@lennar.com>; Becca Bible <rbible@steadfastalliance.com>; Floyd Wyatt

<fwyatt@steadfastalliance.com>; Chris Wallen <cwallen@steadfastalliance.com>

Subject: Stonegate Preserve CDD - 5/3/2024 Site Visit

Group:

Please see the photos and notes below. All well maintained except some areas of sod look dry. Please let me know if you have any questions.

Thank you.

Debby Wallace

Regional Manager

813.933.5571 Ext: 8814 dbwallace@rizzetta.com

rizzetta.com

Board Of Supervisors: In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the Management Office at (813) 933-5571.

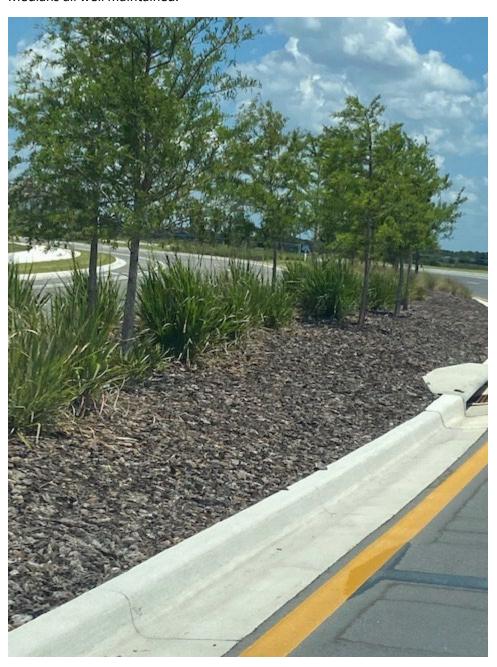
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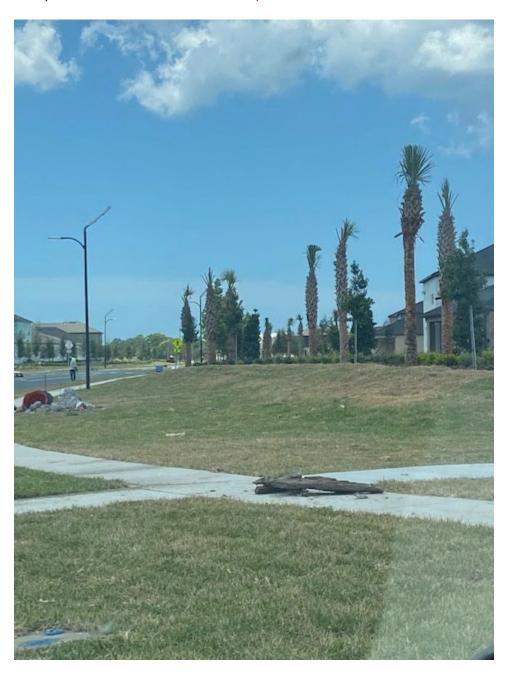
Entryway monuments – 2 at 114^{th} St. and 2 at Buckey Rd.

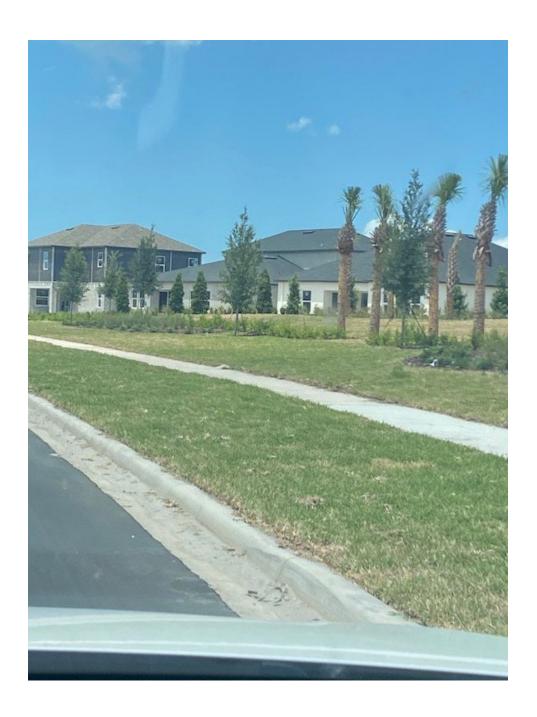


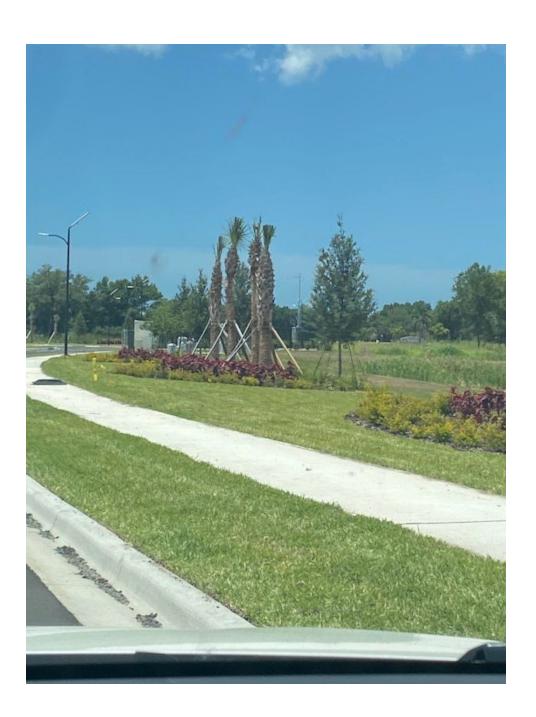
Medians all well maintained.

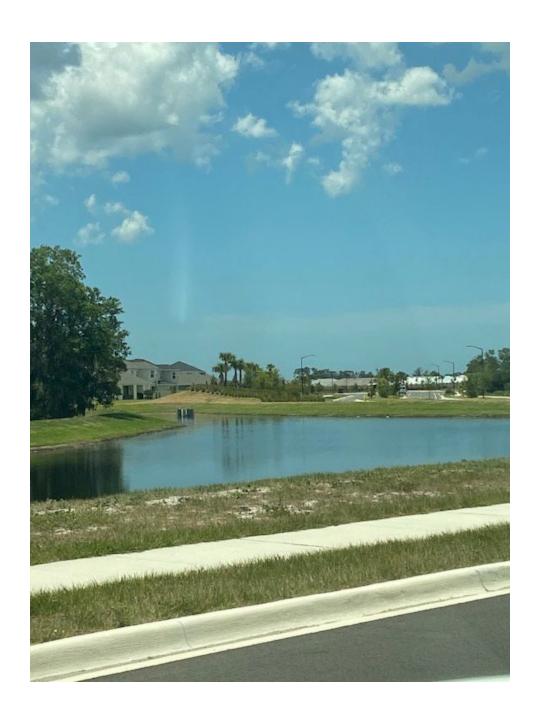


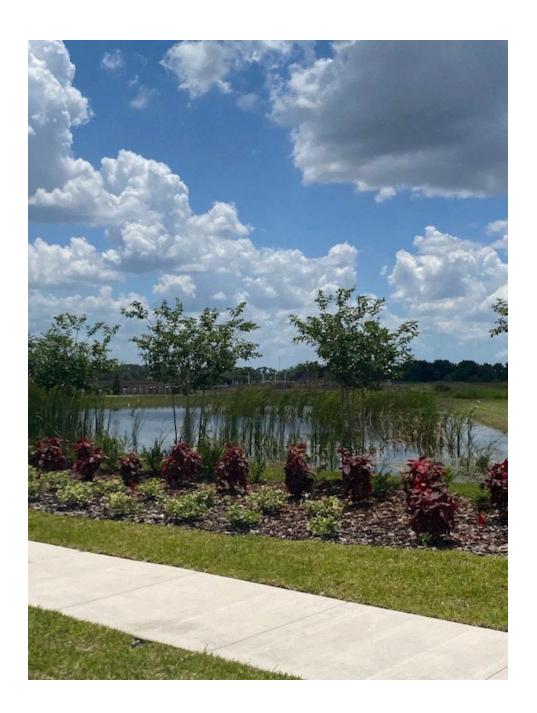
New plants all well maintained. Sod is dry in some areas around construction.

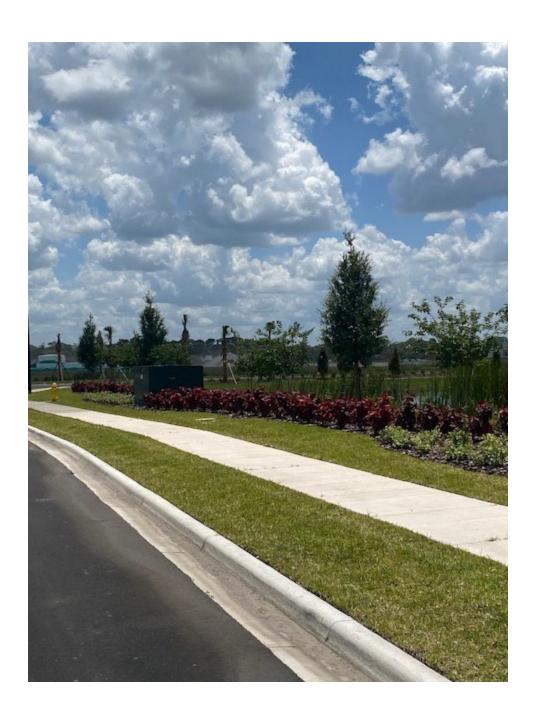






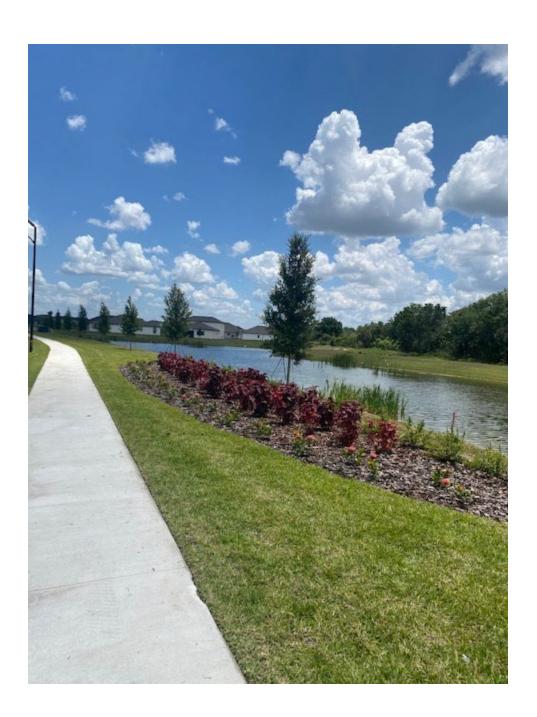


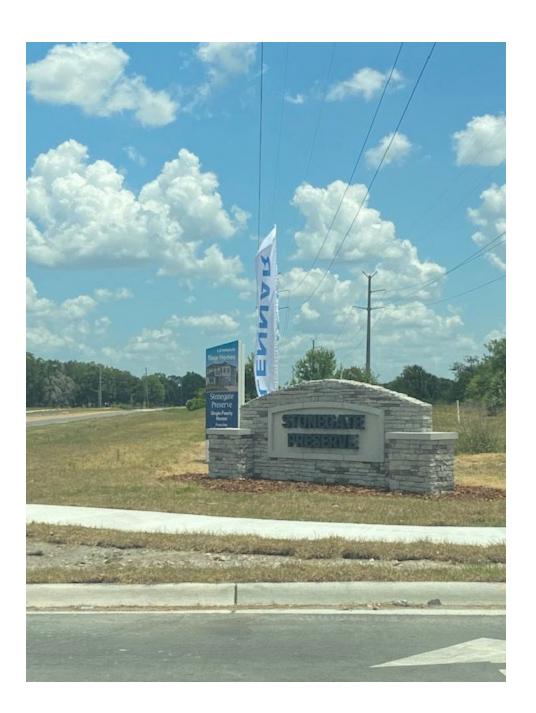












Tab 9



JAMES SATCHER MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946 PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820 Info@VoteManatee.gov • VoteManatee.gov



BY:

April 19, 2024

Stonelake Preserve Community Development District Attn: Debby Wallace 3434 Colwell Ave Suite 200 Tampa FL 33614

Dear Ms. Wallace:

We are in receipt of your request for the number of registered voters in the Stonelake Preserve Community Development District of April 15, 2024. According to our records, there were 0 persons registered in the Stonelake Preserve Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher Supervisor of Elections

JS/sas