

**MINUTES OF MEETING
STONEBROOK WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook West Community Development District was held Wednesday, **February 26, 2025** at 6:31 p.m. at Towne Center, 1201 Black Lake Blvd., Winter Garden, Florida and via Zoom.

Present and constituting a quorum:

Tom Alexander <i>joined late</i>	Chairman
Tiffany McVeigh Acireale	Vice Chair
Jennifer Odom	Assistant Secretary
Lori Naegele	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Rob Szozda	Field Manager, GMS
Devon Craig <i>by Zoom</i>	Sitex

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:31 p.m. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Smith, Seat No. 3.

**Mr. Alexander joined the meeting at this time.*

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Ms. Adams presented Luke Smith’s letter of resignation from seat 3. She asked for a motion to accept the resignation and declare seat 3 vacant.

On MOTION by Ms. Odom, seconded by Mr. Alexander, with all in favor, Accepting the Resignation of Supervisor Smith from seat no. 3, were approved.

B. Appointment of Individual to Fill Seat 3 – Discussion with Eli Gray – Consideration of Appointment

Ms. Adams noted Eli Gray is in attendance today. Mr. Gray presented himself to the Board and spoke about his qualifications. Mr. Alexander asked Mr. Gray if this is tabled to the next CDD meeting, would he still be interested and willing to come back to the May 28th meeting. Mr. Gray noted he may need to join the meeting by Zoom. Mr. Alexander shared everyone’s desire to have all three communities represented on the Board, which is not a standard so they are setting a precedent there that may put this body on a slippery slope in the future. Having all three communities represented is not in the qualifications to be a Board member. After discussion, the Board agreed to wait and circulate it to make sure Stone Creek and Westbrook are notified and given the chance as well. Staff will send out a notice of the vacancy to the three associations.

C. Administration of Oath of Office to Newly Appointed Supervisor

D. Consideration of Resolution 2025-03 Electing an Assistant Secretary

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes from the December 18, 2024 Board of Supervisors meeting. These minutes have been reviewed by District management. She offered to take any corrections, if no corrections, a motion to approve. Ms. Naegele noted her name is misspelled.

On MOTION by Ms. Acireale, seconded by Ms. Odom, with all in favor, the Minutes of the December 18, 2024 Board of Supervisors meeting, were approved as amended.

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FIFTH ORDER OF BUSINESS

Consideration of Construction Access Agreement with Orange County Public Schools

Ms. Adams stated on January 29th staff became aware of construction activity on District property. The District had not been notified in advance. The field services supervisor inspected and made contact with the construction workers. District Counsel reached out to the school board and has prepared a temporary construction easement.

On MOTION by Mr. Alexander, seconded by Ms. Odom, with all in favor, the Construction Access Agreement with Orange County Public Schools, was approved.

SIXTH ORDER OF BUSINESS

Review of Draft of Memorandum of Understanding Between CDD and HOA Regarding Infrastructure Maintenance

Ms. Adams noted the next item was review and discussion of the draft memorandum between the CDD and HOA regarding infrastructure maintenance.

SEVENTH ORDER OF BUSINESS

Ratification of Sitex Aquatics Fountain Repair Proposal

Ms. Adams reviewed the proposal from Sitex Aquatics for fountain repair.

On MOTION by Ms. Acireale, seconded by Ms. Odom with all in favor, the Sitex Aquatics Fountain Repair Proposal, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark had nothing additional to report.

B. Engineer

Mr. Glasscock requested that the Board approve delegating authority to the Chairman to approve the proposal for stormwater repairs.

On MOTION by Ms. Naegele, seconded by Ms. Acireale, with all in favor, to Delegate Authority to Chairman to Approve Proposal for Stormwater Repairs, was approved.

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C. Field Manager’s Report

i. Sitex Aquatics Report on Stormwater Maintenance – Nuisance Vegetation Control

Mr. Szozda reviewed the Sitex Aquatics report.

On MOTION by Ms. Odom, seconded by Mr. Alexander, with all in favor, the Bladerunners Proposal, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams reviewed the check register for the Board and offered to answer any questions.

On MOTION by Ms. Acireale, seconded by Ms. Naegele, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the balance sheet and income statement. No action was required from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Request

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn the meeting.

On MOTION by Mr. Alexander, seconded by Ms. Odom, with all in favor, the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman