

***STONEYBROOK AT VENICE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Wednesday  
November 18, 2020  
6:00 p.m.***

***Location:  
Stoneybrook Community Center  
2365 Estuary Drive, Venice, FL 34292***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Stoneybrook at Venice Community Development District

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## Development Planning and Financing Group

☐ 250 International Parkway, Suite 280  
Lake Mary FL 32746  
321-263-0132 Ext. 4205

☒ 409 E. College Avenue  
Ruskin, Florida 33570  
813-418-7473

Board of Supervisors  
**Stoneybrook at Venice Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District is scheduled for **Wednesday, November 18, 2020 at 6:00 p.m.** at Stoneybrook Community Center **2365 Estuary Drive, Venice, FL 34292.**

*In respect of current social distancing recommendations, this meeting will also be broadcast via telephone in order to protect the health and safety of the public. Members of the public may join this meeting via Zoom as follows:*

**Zoom Link:** <https://us02web.zoom.us/j/89559496106?pwd=d3diNnhwc3AwN0FlcWUxb0RKanYwUT09>

**Call in phone number: 1 (929) 205-6099**

**Meeting ID: 895 5949 6106**

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.*

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to talking with you.

Sincerely,

*Raymond J. Lotito*

Raymond J. Lotito  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, November 18, 2020

Time: 6:00 PM

Location: 2365 Estuary Drive  
Venice, FL 34292

Zoom Meeting ID: 895 5949 6106  
Passcode: 159481

**DRAFT Agenda**

**I. Call to Order & Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual only on items on the agenda)*

**III. Organizational Matters**

A. New Board Supervisors

1. Oath of Office of New Board Supervisors
2. Review of the Sunshine Law and Supervisor Duties
3. Acceptance or Waiver of Compensation of Newly Elected Supervisor
4. Form 1
5. Supervisor Information Sheet

Exhibit 1

*To be  
Distributed*

**IV. Consent Agenda**

A. Consideration of the Regular Meeting Minutes – August 11, 2020

Exhibit 2

B. Acceptance of the September 2020 unaudited financial statements

Exhibit 3

**V. Business Matters**

A. Consideration and Adoption of **Resolution 2021-01**,  
Redesignating Officers of the District Exhibit 4

B. Consideration and Adoption of **Resolution 2021-02**, Authorizing  
and Approving a Change of Records Office Exhibit 5

C. Consideration of DPFG Memorandum regarding website  
requirements Exhibit 6

**VI. Staff Reports**

A. District Manager

B. District Attorney

C. District Engineer

**VII. Supervisors Requests**

**VIII. Audience Comments** – *(limited to 3 minutes per individual)*

**IX. Adjournment**

# EXHIBIT 1

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Sarasota

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

\_\_\_\_\_  
(Title of Office)

on which I am now about to enter, so help me God.

**[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]**

\_\_\_\_\_  
*Signature*

Sworn to and subscribed before me by means of \_\_\_\_ physical presence or  
\_\_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
*Signature of Officer Administering Oath or of Notary Public*

\_\_\_\_\_  
*Print, Type, or Stamp Commissioned Name of Notary Public*

Personally Known ☐ **OR** Produced Identification ☐

Type of Identification Produced \_\_\_\_\_

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## ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: ☐ Home ☐ Office

\_\_\_\_\_  
Street or Post Office Box

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
**Signature**

# EXHIBIT 2

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

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District was held on Tuesday, August 11, 2020 at 6:00 p.m. via Zoom teleconference.

**FIRST ORDER OF BUSINESS – Call to Order & Roll Call**

Ken Joines called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Gary Compton	Board Supervisor, Chairman
Andy Grogoza	Board Supervisor, Vice Chairman
Phil Large	Board Supervisor, Assistant Secretary
Ted Costy	Board Supervisor, Assistant Secretary

Also present were:

Ken Joines	District Manager, DPGF Management & Consulting
Rick Schappacher	District Engineer, Schappacher Engineering

*The following is a summary of the discussions and actions taken at the August 11, 2020 Stoneybrook at Venice CDD Board of Supervisors Regular Meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Consent Agenda**

- A. Consideration of the Regular Meeting Minutes – May 12, 2020
- B. Acceptance of the April – June 2020 Unaudited Financial Statements
- C. Acceptance of Custom Reserves Full Reserve Study Report
- D. Acceptance of Public Facilities Report
- E. Ratify River Road disbursement

Mr. Joines noted that the River Road distribution was \$73,361 for CDD-owned improvements, \$893 reimbursement for District Engineer work, \$10,166 to Eminent Domain Counsel, and \$3,388 to District Counsel, for a total of \$87,808.

On a MOTION by Mr. Compton, SECONDED by Mr. Grogoza, WITH ALL IN FAVOR, the Board approved the Consent Agenda Items A – E for the Stoneybrook at Venice Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

- A. Public Hearings for FY 2020-2021 Budget and Assessments
  - 1. Open Public Hearings

On a MOTION by Mr. Large, SECONDED by Mr. Grogoza, WITH ALL IN FAVOR, the Board approved the opening of the Public Hearings for the FY 2020-2021 Budget and Assessments, for the Stoneybrook at Venice Community Development District.

- 2. Exhibit 1: Review FY 2020-2021 Budget



Mr. Joines noted that the revised budget considered the contribution of the recommended \$139,700 into a new capital reserve fund, as well as funds received from the River Road eminent domain case, stating that as a result, each home's assessments would increase by \$99, constituting a \$29 reduction from the assessment number in the letters.

3. Audience Comments

A resident commented positively on the budget compared to the previous fiscal year.

4. Close Public Hearings

On a MOTION by Mr. Grogza, SECONDED by Mr. Large, WITH ALL IN FAVOR, the Board approved the closure of the Public Hearings for the FY 2020-2021 Budget and Assessments, for the Stoneybrook at Venice Community Development District.

B. Exhibit 2: Consideration and Approval of Capital Improvement Plan for FY 2020-2021 by District Engineer

On a MOTION by Mr. Compton, SECONDED by Mr. Grogza, WITH ALL IN FAVOR, the Board approved the Capital Improvement Plan for FY 2020-2021 by District Engineer, for the Stoneybrook at Venice Community Development District.

C. Consideration and designation of use for River Road funds

On a MOTION by Mr. Compton, SECONDED by Mr. Costy, WITH ALL IN FAVOR, the Board approved designating \$73,000 of the River Road eminent domain case funds to District reserves, and \$361 to the general fund, for the Stoneybrook at Venice Community Development District.

D. Exhibit 3: Consideration and Adoption of **Resolution 2020-11**, Adopting Final FY 2020-2021 Budget

On a MOTION by Mr. Compton, SECONDED by Mr. Grogza, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-11**, Adopting Final FY 2020-2021 Budget, for the Stoneybrook at Venice Community Development District.

E. Exhibit 4: Consideration and Adoption of **Resolution 2020-12**, Imposing and Levying O&M Assessment for FY 2020-2021

On a MOTION by Mr. Grogza, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-12**, Imposing and Levying O&M Assessment for FY 2020-2021, for the Stoneybrook at Venice Community Development District.

F. Discussion of 2020 Elections

Mr. Joines stated that the Supervisor of Elections had confirmed that no one had submitted for election for Seats #1 or #4, and as such the incumbents would stay in place until an appointment is made. Mr. Large requested for a letter to be distributed to interested parties to contact the District, in addition to an email distributed from the HOA.

G. Exhibit 5: Consideration and Adoption of **Resolution 2020-13**, Adopting FY 2020-2021 Meeting Schedule

On a MOTION by Mr. Costy, SECONDED by Mr. Grogza, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-13**, Adopting FY 2020-2021 Meeting Schedule as the 2<sup>nd</sup> Tuesday of the 2<sup>nd</sup> month of

each quarter at 6:00 p.m., with the location being the Stoneybrook Activity Center, for the Stoneybrook at Venice Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager

Mr. Joines gave an overview and comparison of interest rates for bonds, indicating that refinancing current CDD bonds was likely not viable.

B. District Counsel

Mr. Joines read the District Counsel's report, regarding the Aquaterra and HOA contract. The Board indicated that they would like to discuss a potential Aquaterra and CDD contract for supplementing pond water. Discussion ensued.

C. District Engineer

Mr. Schappacher noted that out of the bids received as part of discussion of the Capital Improvement Plan, he was confident in Cross Creek's rates and quality of work.

**SIXTH ORDER OF BUSINESS – Supervisors Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual)**

A resident provided some background to the Board regarding the history of the Aquaterra contract with the HOA. Mr. Large suggested that the District look into getting more communities with the same situation involved, in order to increase negotiating power with Aquaterra.

**EIGHTH ORDER OF BUSINESS – Adjournment**

Mr. Joines asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Compton made a motion to adjourn the meeting.

On a MOTION by Mr. Compton, SECONDED by Mr. Large, WITH ALL IN FAVOR, the Board adjourned the meeting for the Stoneybrook at Venice Community Development District.

*\*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 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

# EXHIBIT 3

# **Stoneybrook at Venice Community Development District**

Financial Statements  
(Unaudited)

Period Ending

September 30, 2020

**STONEYBROOK AT VENICE CDD**  
**COMBINED BALANCE SHEET**  
**September 30, 2020**

	<u>GENERAL FUND</u>	<u>SERIES 2017 FUND</u>	<u>TOTAL</u>
<b>ASSETS:</b>			
CASH	\$ 138,313	\$ -	\$ 138,313
DEPOSIT-UTILITY	-	-	-
ADVANCED DEPOSITS & PREPAIDS	6,471	-	6,471
INVESTMENTS:			
REVENUE FUND	-	122,926	122,926
RESERVE FUND		111,564	111,564
PREPAYMENT FUND	-	482	482
SINKING FUND	-	9	9
INTEREST			-
ASSESSMENTS RECEIVABLE			-
DUE FROM OTHER FUNDS	-	13,428	13,428
<b>TOTAL ASSETS</b>	<u>\$ 144,784</u>	<u>\$ 248,409</u>	<u>\$ 393,193</u>
 <b>LIABILITIES &amp; FUND BALANCE</b>			
<b>LIABILITIES:</b>			
ACCOUNTS PAYABLE	\$ (39)	\$ -	\$ (39)
DEFERRED REVENUE (On Roll)	-	-	-
DUE TO OTHER FUNDS	13,428	-	13,428
 <b>FUND BALANCES:</b>			
NONSPENDABLE - PREPAID AND DEPOSITS	6,471	-	6,471
RESTRICTED FOR DEBT SERVICE	-	-	-
UNASSIGNED:	124,924	248,409	373,332
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u>\$ 144,784</u>	<u>\$ 248,409</u>	<u>\$ 393,193</u>

**STONEYBROOK AT VENICE CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**For the Period Starting October 1, 2019 Ending September 30, 2020**

	<b>FY2020 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income - General Account</b>	40	40	197	157
<b>Miscellaneous Revenue</b>			74,340	
<b>Special Assessment Revenue</b>	73,463	69,953	69,953	-
Special Assessment - On-Roll	<u>73,503</u>	<u>69,993</u>	<u>144,490</u>	<u>157</u>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	-	-	-
Board of Supervisor's - FICA	-	-	-	-
<b>Executive</b>				
Executive Salaries	20,500	20,500	1,962	18,538
Executive Salaries - FICA	1,568	1,568	150	1,418
Executive Salaries - Insurance	-	-	-	-
<b>Financial and Administrative</b>				
Audit Services	4,500	4,500	4,500	-
Accounting Services	3,500	3,500	730	2,770
Assessment Roll Preparation	5,000	5,000		5,000
Arbitrage Rebate Fees	500	500		500
Management Services	-	-	16,083	(16,083)
<b>Other Contractual Services</b>				
Recording and Transcription	150	150	582	(432)
Legal Advertising	1,200	732	934	(202)
Trustee Services	2,795	2,795	2,795	-
Dissemination Agent Services	5,000	4,100	4,100	-
Miscellaneous Services	-	-	3,762	(3,762)
Bank Service Fees	300	300	92	208
<b>Travel and Per Diem</b>	-	-	-	-
<b>Communications and Freight Services</b>				
Telephone	-	-	-	-
Postage, Freight & Messenger	75	75	96	(21)
<b>Rentals and Leases</b>				
Miscellaneous Equipment	-	-	-	-
Computer Services	8,560	8,560	3,079	5,481
<b>Insurance</b>	6,700	6,700	6,670	30
<b>Printing and Binding</b>	200	200	-	200
<b>Office Supplies</b>	-	-	-	-
<b>Subscriptions and Memberships</b>	175	175	175	-
<b>Legal Services</b>				
General Counsel	3,000	3,000	13,538	(10,538)
<b>Other General Government Services</b>				
Engineering Services	-	-	8,105	(8,105)
Contingencies	700	700	-	700
<b>Stormwater Management Services</b>				
<b>Professional Services</b>				
Asset Management	5,000	5,000	-	5,000
Lake Bank Erosion Report	-	-	3,735	(3,735)
<b>Repairs and Maintenance</b>				
Lake Bank Erosion	-	-	-	-
<b>Other Fees and Charges</b>				
Discounts and Tax Collector Fees	4,040	2,112	-	2,112
<b>TOTAL APPROPRIATIONS</b>	<u>73,463</u>	<u>70,167</u>	<u>71,087</u>	<u>(920)</u>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 40		73,403	\$ 1,192
<b>Fund Balance - Beginning</b>	79,026		57,992	
<b>Fund Balance - Ending (Projected)</b>	<u>\$ 79,066</u>		<u>\$ 131,395</u>	

**STONEYBROOK AT VENICE CDD**  
**DS SERIES 2017**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**For the Period Starting October 1, 2019 Ending September 30, 2020**

	<b>FY2020 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 393,521	\$ 358,104	\$ 374,720 a)	\$ 16,616
SPECIAL ASSESSMENTS - ON-ROLL Excess Fees	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	430	323	173	(149)
<b>TOTAL REVENUE</b>	<b>393,951</b>	<b>358,427</b>	<b>374,894</b>	<b>16,467</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE	167,788	167,788	172,722	(4,934)
PRINCIPAL RETIREMENT May 1, 2020	205,000	205,000	205,000	-
DISCOUNTS & TAX COLLECTOR FEES	21,644	21,644	-	21,644
<b>TOTAL EXPENDITURES</b>	<b>394,432</b>	<b>394,432</b>	<b>377,722</b>	<b>16,710</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(481)</b>	<b>(36,005)</b>	<b>(2,828)</b>	<b>33,178</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
BOND REDEMPTION	-	-	-	-
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(481)</b>	<b>(36,005)</b>	<b>(2,828)</b>	<b>33,178</b>
FUND BALANCE - BEGINNING	219,291	-	251,237	251,237
<b>FUND BALANCE - ENDING</b>	<b>\$ 218,810</b>	<b>\$ (36,005)</b>	<b>\$ 248,409</b>	<b>\$ 284,415</b>

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection fees information.

**STONEYBROOK AT VENICE**  
**Community Development District**  
**Bank Reconciliation -GF Operating Accounts**  
**September 30, 2020**

	CenterState Bank Acct
Balance Per Bank Statement	\$ 152,863.96
Less: Outstanding Checks - GF & PR	\$ (14,551.00)
Less Restricted for Capital Projects	\$ (74,254.00)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 64,058.96</u></b>
Beginning Bank Balance Per Books	\$ 77,559.58
Cash Receipts	\$ 2,300.38
Cash Disbursements	\$ (15,801.00)
<b><i>Balance Per Books</i></b>	<b><u>\$ 64,058.96</u></b>



**STONEYBROOK AT VENICE CDD  
FY2020  
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
<b>EOM Balance</b>				<b>0.00 #</b>	<b>0.00</b>	<b>0.00</b>
11/27/2019		Closed Suntrust Acct.	Deposit	47,014.41		47,014.41
11/27/2019	9997	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY20 - DEO filing fee		175.00	46,839.41
<b>EOM Balance</b>				<b>47,014.41 #</b>	<b>175.00</b>	<b>46,839.41</b>
12/04/2019		Bank United	Bank Fee		5.00	46,834.41
12/05/2019		Sarasota County	Tax Distributions	30,579.76		77,414.17
12/09/2019		Sarasota County	Tax Distributions	59,181.74		136,595.91
12/18/2019		Sarasota County	Tax Distributions	261,877.37		398,473.28
12/19/2019	9998	DPFG	CDD Mgmt Nov/Dec		3,347.23	395,126.05
12/27/2019	ACH12272019	Bank United	Business Checks		34.36	395,091.69
12/31/2019		Bank United	Interest	0.26		395,091.95
12/31/2019		Sarasota County	Tax Distributions	31,368.81		426,460.76
12/31/2019		Bank United	Bank Interest	20.01		426,480.77
<b>01/00/1900 EOM Balance</b>				<b>383,027.95 #</b>	<b>3,386.59</b>	<b>426,480.77</b>
01/03/2020	9999	DPFG	Management Fees		1,583.33	424,897.44
01/09/2020	9000	DPFG	CDD Mgmt - Dissemination Agent		4,000.00	420,897.44
01/09/2020	9001	FedEx	Shipping Fees		95.88	420,801.56
01/09/2020	9002	Grau and Associates	Audit FYE 9/30/19		4,500.00	416,301.56
01/09/2020	9003	Persson, Cohen & Mooney, P.A.	Legal Services		3,348.75	412,952.81
01/09/2020	9004	Sarasota Herald-Tribune	Legal Ads		530.70	412,422.11
01/28/2020		Stoneybrook at Venice CDD C/O US Bank	Tax Distribution 12/2019		322,755.31	89,666.80
01/29/2019		Bank United	Interest	35.51		89,702.31
01/29/2019		Bank United	Service Charge		5.14	89,697.17
01/30/2020		Sarasota County Tax Collector	Tax Distributions	20,097.18		109,794.35
<b>EOM Balance</b>				<b>20,132.69 #</b>	<b>336,819.11</b>	<b>109,794.35</b>
02/03/2020		Bank United	Service Charge		5.00	109,789.35
02/04/2020		Bank United	Interest	34.26		109,823.61
02/10/2020	1001	DPFG	CDD Mgmt - Feb		1,583.33	108,240.28
02/28/2020		Sarasota Tax Collector	Tax Distributions	6,041.69		114,281.97
<b>EOM Balance</b>				<b>6,075.95 #</b>	<b>1,588.33</b>	<b>114,281.97</b>
03/03/2020		Bank United	Service Charge		5.14	114,276.83
03/04/2020	1002	DPFG	CDD Mgmt - March		1,583.33	112,693.50
03/04/2020		Bank United	Interest	23.44		112,716.94
03/05/2020	1004	Innersync	Web Hosting & ADA Compliance		1,662.75	111,054.19
03/05/2020	1005	Persson, Cohen & Mooney, P.A.	Legal Services - February		2,208.75	108,845.44
03/05/2020	1006	Schappacher Engineering, LLC	Engineering Services		85.00	108,760.44
03/17/2020	1007	Schappacher Engineering, LLC	Review lake bank status		1,955.00	106,805.44
03/23/2020		Stoneybrook at Venice CDD C/O US Bank	Tax Distribution DS2017		22,026.87	84,778.57
03/31/2020		Sarasota Tax Collector	Deposit	7,920.12		92,698.69
<b>EOM Balance</b>				<b>7,943.56</b>	<b>29,526.84</b>	<b>92,698.69</b>
04/01/2020	1009	DPFG	CDD Mgmt - April		1,583.33	91,115.36
04/04/2020		Bank United	Interest	9.15		91,124.51
04/30/2020		Sarasota Tax Collector	Deposit	11,672.00		102,796.51
<b>EOM Balance</b>				<b>11,681.15</b>	<b>1,583.33</b>	<b>102,796.51</b>
05/01/2020	1010	DPFG	CDD Mgmt - May		1,583.33	101,213.18
05/05/2020	1011	Innersync	CDD Website Services hosting support and training and ongoing PDF ACS		378.75	100,834.43
05/05/2020	1012	Stoneybrook at Venice CDD C/O US Bank	Tax Distribution DS2017		6,674.17	94,160.26
05/12/2020	1013	Persson, Cohen & Mooney, P.A.	Legal Services - March		1,995.00	92,165.26
05/14/2020	1014	Sarasota Herald-Tribune	Legal Advertising 9/30 - 11/19 (rcvd 5/11/20)		101.50	92,063.76
05/14/2020			Deposit	15.28		92,079.04
05/15/2020	1015	DPFG	Nov 2020 Meeting Fee		1,108.32	90,970.72
05/15/2020	1016	Persson, Cohen & Mooney, P.A.	Legal Services - April		2,280.00	88,690.72
05/15/2020	1017	Schappacher Engineering, LLC	Review docs from Attorney for land acquisition		510.00	88,180.72
05/26/2020	1018	Sarasota Herald-Tribune	Legal Ad - 5/6		126.15	88,054.57
05/29/2020			Deposit	6,011.05		94,065.62
05/29/2020			Interest	8.20		94,073.82
<b>EOM Balance</b>				<b>6,034.53</b>	<b>14,757.22</b>	<b>94,073.82</b>
06/12/2020	1019	Persson, Cohen & Mooney, P.A.	Legal Services - May		2,280.00	91,793.82
06/12/2020	1020	Sarasota Herald-Tribune	Legal Advertising 5/29		75.40	91,718.42
06/12/2020	1021	Schappacher Engineering, LLC	Discuss River Road improvements and Lake banks		1,780.00	89,938.42
06/12/2020	1022	Stoneybrook at Venice CDD C/O US Bank	Tax Distribution DS2017		9,835.83	80,102.59
06/12/2020	1023	US Bank	Trustee & Admin Fee 2017 Series		2,795.00	77,307.59
06/30/2020			Deposit	7,709.69		85,017.28
06/30/2020			Interest	7.33		85,024.61
<b>EOM Balance</b>				<b>7,717.02</b>	<b>16,766.23</b>	<b>85,024.61</b>
07/01/2020	1024	DPFG	CDD Mgmt - July		1,250.00	83,774.61
07/22/2020			Deposit	12.54		83,787.15
07/23/2020	1025	Custom Reserves LLC	District Reserve Study Retainer		1,200.00	82,587.15
07/23/2020	1026	Persson, Cohen & Mooney, P.A.	Legal Services - June		783.75	81,803.40
07/31/2020			Interest	7.10		81,810.50
<b>EOM Balance</b>				<b>19.64</b>	<b>3,233.75</b>	<b>81,810.50</b>
08/05/2020	1027	Custom Reserves LLC	District Reserve Final Payment		1,200.00	80,610.50
08/05/2020	1028	Innersync	CDD Website Services hosting support and training and ongoing PDF ACS		378.75	80,231.75
08/05/2020	1029	Persson, Cohen & Mooney, P.A.	Legal Services - July		71.25	80,160.50
08/05/2020	1030	Tampa Print Service Inc	Mass Mailing		1,361.65	78,798.85
08/12/2020			Deposit	74,254.00		153,052.85

**STONEYBROOK AT VENICE CDD  
FY2020**

**CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
08/12/2020	11		To move cash from operating to restricted		74,254.00	78,798.85
08/28/2020	1031	DPFG	CDD Mgmt - August		1,250.00	77,548.85
08/31/2020			Interest	10.73		77,559.58
				<b>74,264.73</b>	<b>78,515.65</b>	<b>77,559.58</b>
09/01/2020			Deposit	2,201.77		79,761.35
09/11/2020	1032	DPFG	CDD Mgmt - September		1,250.00	78,511.35
09/16/2020	1038	EGIS, Insurance	FY21 Insurance		6,471.00	72,040.35
09/25/2020			Deposit	86.00		72,126.35
09/25/2020	1034	Persson, Cohen & Mooney, P.A.	Legal Services - August		570.00	71,556.35
09/25/2020	1035	Schappacher Engineering, LLC	Engineering Services		7,510.00	64,046.35
09/30/2020			Interest	12.61		64,058.96
				<b>2,300.38</b>	<b>15,801.00</b>	<b>64,058.96</b>

# EXHIBIT 4

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook at Venice Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") desires to redesignate the officers of the District.

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

1. \_\_\_\_\_ is appointed Chairman.
2. \_\_\_\_\_ is appointed Vice Chairman.
3. \_\_\_\_\_ is appointed Assistant Secretary.
4. \_\_\_\_\_ is appointed Assistant Secretary.
5. \_\_\_\_\_ is appointed Assistant Secretary.
6. Raymond J. Lotito is appointed Secretary.
7. Patricia Coming-Thibault is appointed Treasurer.
8. Maik Aagaard is appointed Assistant Treasurer
9. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_TH DAY OF \_\_\_\_\_, 2020.**

**ATTEST:**

**STONEBROOK AT VENICE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

# EXHIBIT 5

**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING A CHANGE OF RECORDS OFFICE OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District wishes to re-designate its records office.

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

1. The District’s Records Office shall be: DPFG Management & Consulting, LLC, 1020 E. Brandon Blvd., Suite 207, Brandon, Florida 33511.
2. This resolution shall become effective immediately upon adoption

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**ATTEST:**

**STONEYBROOK AT VENICE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# EXHIBIT 6

# Development Planning and Financing Group

250 International Parkway Suite 280

Lake Mary, FL 32746

Phone: 321-263-0132

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July 1, 2020

## Memorandum

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's Website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.



## CHAPTER 2020-77

### Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. ~~The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

## 190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.