

***STONEYBROOK OAKS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Meeting and Budget Public Hearing***

***Monday
September 12, 2016***

11:30 a.m.

At:

***Holiday Inn
2709 SE Hwy. 70
Arcadia, Florida***

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 Oaks Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Stoneybrook Oaks Community
Development District**

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Stoneybrook Oaks Community Development District is scheduled for **Monday, September 12, 2016** at 11:30 a.m. at the Holiday Inn, 2709 SE Highway 70 Arcadia, Florida, 34266.

The advanced copy of the agenda for the meeting is attached along with associated documentation. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature. In the meantime if you have any questions, please contact me.

Sincerely,

Paul Cusmano
District Manager

STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **September 12, 2016**
Time: 11:30 a.m.
Location: Holiday Inn
2790 SE Hwy.70
Arcadia, Florida

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from June 13, 2016 Meeting Exhibit 1
- B. Acceptance of the July 2016 Financial Statement Exhibit 2

IV. Business Matters

- A. 2016-2019 Budget Public Hearing
 - 1. Open Public Hearing
 - 2. Review and Discussion of the FY 2016-2019 Budget Exhibit 3
 - 3. Public Comment and Testimony
 - 4. Close Public Hearing
- B. Consideration and Approval of Resolution 2016-05 Annual Appropriation Resolution Adopting the Fiscal Year 2016-2019 Exhibit 4
- C. Consideration and Approval of 2016-2019 Budget Funding Agreement Exhibit 5
- D. Consideration and Approval of Promissory Note Exhibit 6
- E. Consideration and Approval of Resolution 2016-06 2016-2017 Meeting Schedule Exhibit 7
- F. Consideration and Approval of Resolution 2016-07 Officers Adding Paul Cusmano as Secretary Exhibit 8
- G. Additional Business Matters

V. Staff Reports

- A. District Manager
- B. Attorney

C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1

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

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The Regular Meeting of the Board of Supervisors of the Stoneybrook Oaks Community Development District was held on Monday, June 13, 2016 at 9:30 a.m. at the Holiday Inn, 2709 SE Highway 70, Arcadia, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

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Ms. Ramnarine called the meeting to order.

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Present and constituting a quorum were:

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Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

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Also present were:

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Nandra Ramnarine	District Manager
Vivek Babbar	District Counsel (via phone)

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SECOND ORDER OF BUSINESS – Public Comments

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There being none, the next item followed.

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THIRD ORDER OF BUSINESS – Administrative Matters

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A. Acceptance of the April 2016 Cash Register

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Ms. Ramnarine presented the April 2016 Cash Register and asked for comments of questions.

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On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the April 2016 Cash Register for the Stoneybrook Oaks Community Development District.
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B. Acceptance of the May 2016 Cash Register

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Ms. Ramnarine presented the May 2016 Cash Register and asked for comments or questions.

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On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the May 2016 Cash Register for the Stoneybrook Oaks Community Development District.

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THIRD ORDER OF BUSINESS – Business Matters

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A. Consideration of Resolution 2016-01 – Canvassing and Certifying Landowners Election

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Ms. Ramnarine presented the Resolution 2016-01 Canvassing and Certifying Landowners Election and asked for comments or questions.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
2 Resolution **2016-01** Canvassing and Certifying Landowners Election for the Stoneybrook Oaks
3 Community Development District.

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5 **B. Consideration of Resolution 2016-02 Designation of Officers**

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7 Ms. Ramnarine presented Resolution 2016-02 Designation of Officers and asked for comments or
8
9 questions.

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11 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
12 Resolution **2016-02** Designation of Officers for the Stoneybrook Oaks Community Development District.

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14 **C. Consideration of DPFG Management Agreement**

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16 Ms. Ramnarine presented the DPFG Management Agreement and asked for comments or
17
18 questions.

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20 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
21 accepted the DPFG Management Agreement for the Stoneybrook Oaks Community Development
22 District.

23
24 **D. Consideration of Resolution 2016-03 – Landowners Election Seat 3 (Price), Seat 4**
25 **(Sanders) & Seat 5 (Vacant)**

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27 Ms. Ramnarine presented Resolution 2016-03 Landowners Election Seat 3 (Price), Seat 4
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29 (Sanders) & Seat 5 (Vacant) and asked for comments or questions.

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31 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
32 Resolution **2016-03** Landowners Election Seat 3 (Price), Seat 4 (Sanders), & Seat 5 (Vacant) for the
33 Stoneybrook Oaks Community Development District.

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35 **E. Review and Discussion of the Proposed 2017-2019 Budget**

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37 Ms. Ramnarine presented the Proposed 2017-2019 Budget and asked for comments or questions.
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39 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
40 approved the Proposed 2017-2019 Budget for the Stoneybrook Oaks Community Development District.

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42 **F. Consideration of Resolution 2016-04 – Approval of the 2017-2019 Budget and**
43 **Setting the Public Hearing**

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45 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
46 Resolution **2016-04** Proposed 2017-2019 Budget and Setting the Public Hearing September 12, 2016 at
47 11:00 a.m. for the Stoneybrook Oaks Community Development District.
48

G. DeSoto County Supervisor of Elections Voter Count – 0

Ms. Ramnarine presented the DeSoto County Supervisor of Elections Voter Count – 0 and asked for comments or questions.

FIFTH ORDER OF BUSINESS – Staff Reports

A. Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

On MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Stoneybrook Oaks 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

Signature

Printed Name

Printed Name

Title:

Title:

- Secretary
- Assistant Secretary

- Chairman
- Vice Chairman

EXHIBIT 2

Stoneybrook Oaks CDD
Balance Sheet by Class
 As of July 31, 2016

	General Fund	TOTAL
ASSETS		
Current Assets		
Checking/Savings		
1101001 - Cash - New Oper. Acct.	1,733.23	1,733.23
Total Checking/Savings	1,733.23	1,733.23
Total Current Assets	1,733.23	1,733.23
TOTAL ASSETS	1,733.23	1,733.23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1202000 - Accounts Payable	91.00	91.00
Total Accounts Payable	91.00	91.00
Total Current Liabilities	91.00	91.00
Total Liabilities	91.00	91.00
Equity		
132000 - Unrestricted Net Assets	1,667.61	1,667.61
Net Income	-25.38	-25.38
Total Equity	1,642.23	1,642.23
TOTAL LIABILITIES & EQUITY	1,733.23	1,733.23

Stoneybrook Oaks CDD
Profit & Loss
October 2015 through July 2016

	<u>Oct '15 - Jul 16</u>
Ordinary Income/Expense	
Income	
1361000 · Developer Contributions	6,617.38
1369001 · Miscellaneous Revenue	0.00
Total Income	<u>6,617.38</u>
Gross Profit	6,617.38
Expense	
1100000 · Administrative	
1513014 · Website Hosting & Management	858.17
1513020 · CDD Management Consulting	2,500.00
1513035 · Misc-Bank Charges	72.00
1513040 · Annual District Filing Fee	175.00
1513055 · Legal Advertising	90.09
1514010 · Profserv - Legal Services	584.50
Total 1100000 · Administrative	<u>4,279.76</u>
1110000 · Insurance	
1513100 · Insurance- General Liability	2,363.00
Total 1110000 · Insurance	<u>2,363.00</u>
Total Expense	<u>6,642.76</u>
Net Ordinary Income	<u>-25.38</u>
Net Income	<u><u>-25.38</u></u>

EXHIBIT 3

**STATEMENT 1
 STONEYBROOK OAKS
 MULTI FISCAL YEAR PROPOSED BUDGET
 GENERAL FUND (O&M)
 PROPOSED**

	FY 2016 ADOPTED	FY 2016 3/31/2016	FY 2017 PROPOSED BUDGET	FY 2018 TO FY 2019 PROPOSED BUDGET
I. REVENUE:				
ASSESSMENT-DEVELOPER CONTRIBUTIONS	\$ 42,228	\$ 3,337	\$ 37,094	\$ 74,188
TOTAL REVENUE		3,337	37,094	74,188
II. EXPENDITURES:				
SUPERVISOR FEES (2 MEETINGS)	2,153	-	2,000	4,000
SUPERVISOR REIMBURSEMENTS	2,000	-	250	500
MANAGEMENT (2 MEETINGS)	2,500	-	5,000	10,000
FIELD MANAGEMENT/DISTRICT COORDINATION	24,000	-	24,000	48,000
LEGAL	1,000	45	1,000	2,000
INSURANCE	4,050	2,850	2,599	5,198
LEGAL ADVERTISING	750	-	750	1,500
OTHER CURRENT CHARGES	1,600	36	600	1,200
ANNUAL DISTRICT FILING FEE	175	175	175	350
AUDIT	4,000	-		
WEBSITE ADMIN.	-	618	720	1,440
TOTAL EXPENDITURES	42,228	3,724	37,094	74,188
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		(387)	-	-
FUND BALANCE - BEGINNING		-	-	-
FUND BALANCE - ENDING		\$ (387)	\$ -	\$ -

EXHIBIT 4

RESOLUTION 2016-05

THE APPROPRIATION RESOLUTION OF THE STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2019; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the Fiscal Years 2016/2017, 2017/2018 and 2018/2019 (hereinafter referred to as the “Fiscal Year 2016 through 2019”), consistent with the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”), the District Manager filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 12, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, the Board by passage of the Appropriation Resolution shall adopt a budget for the ensuing fiscal period and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal period; and

WHEREAS, in order to fully fund the Budget, the Board desires to approve the Budget Funding Agreement attached in **Exhibit “A”**.

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

Section 1. Budget

- a. That the Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer, the office of the Recording Secretary, and the District Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Managers Proposed Budget, attached hereto as **Exhibit “B”**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2015/2016 and/or revised projections for Fiscal Year 2016 through 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as The Budget for the Stoneybrook Oaks Community Development District for the Fiscal Year Beginning on October 1, 2016 and Ending September 30, 2019, as Adopted by the Board on September 12, 2016.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal period beginning October 1, 2016, and ending September 30, 2019, the sum of \$_____ to be raised by a Budget Funding Agreement, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal period as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget

appropriation for the receiving program. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Section 4. Budget Funding Agreement

The Budget Funding Agreement attached as **Exhibit “A”** is hereby approved in order to fund the budget for Fiscal Year 2016 through 2019.

Introduced, considered favorably, and adopted this 12th day of September, 2016.

ATTEST:

**STONEBROOK OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit A: Budget Funding Agreement
Exhibit B: FY 2016 through 2019 Budget

EXHIBIT 5

Budget Funding Agreement

Fiscal Years 2016/2017, 2017/2018 and 2018/2019

This Agreement is made and entered into this 12th day of September, 2016, by and between the **Stoneybrook Oaks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in DeSoto County, Florida (hereinafter "District"), and **Oak Stone LLC**, a Florida limited liability company (hereinafter "Developer").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in DeSoto County, Florida, (the "County") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for three Fiscal Years 2016/2017, 2017/2018 and 2018/2019, commencing October 1, 2016 and concluding on September 30, 2019 (hereinafter referred to as the "Fiscal Year 2016 through 2019"); and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2016 through 2019, as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2016 through 2019 as described in Exhibit "A" and as may be amended from time to time by the District, in consideration of a Promissory Note (the "**Note**") from the District, in the form attached hereto as **Exhibit "B"**, subject to the conditions set forth in the Note, for the actual operations and maintenance costs funded by Developer.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The District shall execute and deliver the Note to the Developer.
2. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A",

(and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments by the Developer are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. The District will reimburse the Developer for the advances made pursuant to this Agreement as described in the Note.

3. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for all of the advances made pursuant to this Agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s).
4. The reimbursement of the advances made by Developer pursuant to this Agreement will not include any interest charge so long as the District proceeds in a timely fashion to collect its special assessments or obtain its note(s) or bond(s), but in no event later than _____, _____ ; provided, however, if such reimbursement is not made to Developer in full by such date, then interest at the annual rate of ___% shall accrue on the balance thereafter until the proceeds are received by the District and the applicable proceeds are paid as reimbursement to Developer as herein provided.
5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument; provided, however, if such reimbursement is not made to Developer in full by such date, then interest at the rate of ___% shall accrue on the balance thereafter.
7. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.
8. A default by either party under this Agreement that remains uncured after ten (10) days prior written notice shall entitle the other to enforce this Agreement including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.
10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions , representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
13. The Agreement shall be effective after execution by both parties hereto.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Stoneybrook Oaks Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chairman of the Board of Supervisors

Oak Stone, LLC
a Florida limited liability company

By: Oak Stone Sub, LLC
a Delaware limited liability company
as Managing Member

Witness

By: _____
Name: _____
Its: _____

Witness

Exhibit "A" – Fiscal Year 2016 through 2019 General Fund Budget
Exhibit "B" – Promissory Note

Exhibit 6

**STONEYBROOK OAKS
COMMUNITY DEVELOPMENT DISTRICT
OPERATIONS AND MAINTENANCE
PROMISSORY NOTE**

Owner: Oak Stone, LLC (the “Owner”)

Principal Amount (not to exceed): \$ _____

Effective Date: October 1, 2016

Maturity Date: September 30, 2019

The **Stoneybrook Oaks Community Development District**, a community development district duly created, established and existing pursuant to Chapter 190, Florida Statutes (the “**District**”), for value received, hereby promises to pay to the Owner set forth above, or its successors or assigns, the principal amount as shown above, in a single installment, which shall become due and payable when the funds from the District’s operation and maintenance special assessments (“**Special Assessments**”) become legally available under the terms of the Budget Funding Agreement dated September 12, 2016, (the “**Agreement**”); provided, however, that the principal amount becoming due hereunder shall not exceed the actual operations and maintenance costs. Interest on this Promissory Note (“**Note**”) shall be computed on the basis of a 360-day year of twelve 30-day months. This Note is given to finance the operations and maintenance costs.

This Note is a limited obligation of the District. The District agrees that within sixty (60) days of receiving the proceeds of the collection of the Special Assessments the District will reimburse the Developer for the advances made pursuant to this Note and the Agreement.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may not be assigned by Owner without the written consent of the District, not to be unreasonably withheld or conditioned.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees to remain and continue to be bound for the payment of the principal provided for by the terms of this Note, or for the payment of said principal, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, and the District waives all and every kind of notice of such change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.

IN WITNESS WHEREOF, the Stoneybrook Oaks Community Development District has caused this Note to bear the signature of the Chair or Vice Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

Attest:

**Stoneybrook Oaks
Community Development District**

By: _____
Secretary

Chair/Vice Chair of the Board of Supervisors

EXHIBIT 7

RESOLUTION 2016-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is an independent special district as defined in Chapter 189, Florida Statutes and subject to certain requirements therein; and

WHEREAS, Section 189.015(1), Florida Statutes requires that the Board file a schedule of its regular meeting dates, times, and location either quarterly, semi-annually, or annually with the local governing authority and the Florida Department of Economic Opportunity; and

WHEREAS, the District is required by Section 189.069(13) to post the regular meeting dates, times, and locations on its official website, and cause the same to be published in a newspaper of general circulation; and

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

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Sections 189.015 (1), and 189.069(13), Florida Statutes, the District’s Secretary is hereby directed to file this resolution with DeSoto County, Florida, publish a notice of the regular meeting dates, times, and location in a newspaper of general circulation, and post the same on the District’s official website.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2016.

**STONEBROOK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2016/2017

**Notice of Meetings
Fiscal Year 2017
Stoneybrook Oaks
Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2017 regular meetings of the Board of Supervisors of the Stoneybrook Oaks Community Development District are scheduled to be held on the second Monday of every month at 11:30 a.m. at the Holiday Inn located at 2790 SE Hwy. 70 Arcadia, Florida. The meeting dates are as follows [exceptions are noted below]:

October 10, 2016 (Columbus Day)
November 14, 2016
December 12, 2016
January 9, 2017
February 13, 2017
March 13, 2017
April 10, 2017
May 8, 2017
June 12, 2017
July 10, 2017
August 14, 2017
September 11, 2017

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued with no additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings 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.

DPFG, District Management

EXHIBIT 8

RESOLUTION 2016-07

A RESOLUTION DESIGNATING OFFICERS OF THE
STONEBROOK OAKS COMMUNITY DEVELOPMENT
DISTRICT

WHEREAS, the Board of Supervisors of the Stoneybrook Oaks Community Development District during the business meeting held on September 12, 2016 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

<u>Mike Lawson</u>	Chairman
<u>Doug Draper</u>	Vice Chairman
<u>Paul Cusmano</u>	Secretary
<u>Patricia Comings- Thibault</u>	Treasurer
<u>Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
<u>Lori Price</u>	Assistant Secretary
<u>Ted Sanders</u>	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Stoneybrook Oaks Community Development District and are hereby declared null and void.

Adopted this 12th day of September, 2016

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson



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San Juan Capistrano, CA 92675
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Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
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Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
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8140 Exchange Drive
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1060 Maitland Center Commons,
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