

**MINUTES OF MEETING  
BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Brookstone Community Development District held a Regular Meeting on April 29, 2021 at 11:00 a.m., at the office of ZNS Engineering, 201 5<sup>th</sup> Avenue Dr. E., Bradenton, Florida 34208.

**Present were:**

Ryan Zook  
Anne Mize  
Greg Mundell

Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Daniel Rom  
Cindy Cerbone (via telephone)  
Tucker Mackie (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC (WHA)  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:11 a.m. Supervisors Zook, Mize and Mundell were present, in person. Supervisors Snyder and Lutz were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom presented Resolution 2021-03. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 6, 2021 at 10:00 a.m., at the office of ZNS Engineering, 201 5<sup>th</sup> Avenue Dr. E., Bradenton, Florida 34208; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

Mr. Rom presented Resolution 2021-04 and read the title. The following change was made to the Fiscal Year 2022 Meeting Schedule:

TIME: Change “10:00 AM” to “11:00 AM”

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Matters Pertaining to Construction and Acquisition of District Infrastructure**

Ms. Mackie stated, as discussed at the Willows CDD meeting, with regard to the construction contract with Oak City, similarly, the Brookstone CDD had a construction contract with Oak City. She discussed the following:

- That contract included some of the horizontal infrastructure improvements. The amount remaining on that contract, as of January 2021, was approximately \$484,000.

➤ D.R. Horton separately contracted with another entity for completion of the work that was under the CDD’s existing contract with Oak City.

Ms. Mackie requested authorization for Staff to tender a notice of termination of the construction contract with Oak City, specifying that no amounts would be due and/or forthcoming from the CDD at any point in the future.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, authorizing Staff to tender a notice of termination of the Construction Contract between the CDD and Oak City, specifying that no amounts would be due and/or forthcoming from the CDD at any point in the future, was approved.**

**SIXTH ORDER OF BUSINESS**

**Authorization for Chair to Review and Accept Fiscal Year 2020 Audit for Purpose of Timely Filing with the State**

Mr. Rom stated that the Board is not scheduled to meet again until August and the Fiscal Year 2020 Audit must be filed no later than June so, in lieu of scheduling a meeting before the filing deadline, Staff requested the Board’s authorization to review the Fiscal Year 2020 Audit with the Board Chair and for the necessary parties to execute the associated Resolution; the actions would be ratified at the next meeting.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, authorizing Staff to review the Fiscal Year 2020 Audit with the Board Chair and, for the purpose of timely filing with the State, authorizing execution of the associated Resolution by the necessary parties, after review with District Staff, and for all actions to be ratified at the next meeting, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2021**

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2021.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of March 5, 2021 Regular Meeting Minutes**

Mr. Rom presented the March 5, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, the March 5, 2021 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sams, P.A.***

There being nothing further to report, the next item followed.

**B. District Manager: *Wrathell, Hunt and Associates, LLC***

**I. 92 Registered Voters in District as of April 15, 2021**

There were 92 registered voters residing within the District as of April 15, 2021.

**II. NEXT MEETING: June 4, 2021 at 10:00 a.m.**

**o QUORUM CHECK**

The next meeting would be held on August 6; the June and July meetings would be cancelled.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Zook and seconded by Mr. Mundell, with all in favor, the meeting adjourned at 11:16 a.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair