



# CITY OF WINTER GARDEN

## CITY COMMISSION SPECIAL MEETING MINUTES

August 2, 2021

A **SPECIAL MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 5:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance given.

**Present:** Mayor John Rees and Commissioners  
Lisa L. Bennett – District 1 Ron Mueller – District 2 Colin Sharman – District 4

**Absent:** Commissioner Mark A. Maciel – District 3

**Also Present:** City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, and City Clerk Angee Grimage

### 1. SPECIAL MEETING MATTERS

A. Discussion and approval of revised Agreement for Sale and Purchase between City of Winter Garden and Stoneybrook West Master Association, Inc. for the conveyance of the Stoneybrook West Golf Course

City Attorney Ardaman noted the recent distribution of a revised contract to the City Commission for review regarding the Stoneybrook West Master Association, Inc. The revision was in part due to requests made by the Homeowner's Association (HOA) and it was noted that they do not want a promissory note or mortgage on the property. Mr. Ardaman referred to a redline format highlighting the changes which addresses as much of the HOA's concern as possible.

City Attorney Ardaman addressed and answered questions regarding the redline changes. Some items discussed included the driving range, reasonable discretion versus sole discretion, deed restrictions, golf course open space and green space to remain, and the City efforts in litigation to assist in this property remaining undeveloped. Also noted was that all closing costs and attorney fees would be absorbed by the City.

Dennis Armstrong, Stoneybrook West HOA President, was recognized to address items pertaining to the HOA's stance on some of the changes. He noted the HOA undergoing necessary amendments to its governing documents, acquiring a golf course operator, revitalization of the golf course, State Statutes regarding special assessments, and the issue of not opening the space for public access. He addressed the inclusion of language that would not interfere with them being a gated community.

There was revisited discussion on sole discretion versus reasonable discretion, open space, and if necessary, possible postponement of the issue. It was the **consensus** of the City Commission that postponement would not be necessary.

There was discussion noting that the HOA is not only reimbursing the City, but also paying out-of-pocket expenses for the golf course operator KemperSports.

