

**MINUTES OF MEETING
STEVENS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stevens Plantation Community Development District was held on Thursday, February 4, 2016 at 6:00 P.M. at City Hall, 1300 Ninth Street, St. Cloud, Florida.

Present and constituting a quorum were:

Rebecca Fernandez	Chair
Larry Rabb	Vice Chairman
Gary Clegg	Assistant Secretary
Terence Connors	Assistant Secretary
Daryl Greenwood	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Amber Ashton	De Beaubien, Knight, Simmons, Mantzaris
Brian Smith	STS Field Manager
Chris Mashburn	Landscapes USA

The following is a summary of the minutes and actions taken at the February 4, 2016 Stevens Plantation Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Mr. Moyer called the meeting to order.

Call to Order

SECOND ORDER OF BUSINESS

Mr. Moyer stated all supervisors are present.

Roll Call

THIRD ORDER OF BUSINESS

There being none, the next item followed.

Audience Comments

FOURTH ORDER OF BUSINESS

Mr. Moyer stated each Board member received a copy of the minutes of the December 3, 2015 meeting and requested any additions, corrections or deletions.

Approval of the Minutes of the December 3, 2015 Meeting

On MOTION by Mr. Rabb seconded by Ms. Greenwood, with all in favor, the minutes of the December 3, 2015 regular meeting were approved.

FIFTH ORDER OF BUSINESS

Resident Owner Association Report

Mr. Clegg stated a couple of issues came up in the HOA meeting. The first one was actually in our minutes; there was a note about a resident talking about aerators or fountains for ponds. I know everybody thinks it is wonderful but there is the other side with the cost to install, electric costs and the maintenance and I think it is important if it comes up again they hear the whole story.

Mr. Rabb stated some of the people want a mini-park put in each of the pods within the community which will cost \$30,000 to \$40,000 roughly to build and does not include the maintenance and insurance.

Mr. Smith stated both are beneficial. If you put a fountain in a pond it does help the pond, however, the ponds here are pretty healthy and in pretty good shape. If you had one that was consistently a problem you might consider a fountain. If you have a tot lot there is a benefit to that, too. Tot lot equipment is very expensive; a small tot lot is about \$20,000 just for the small piece of equipment.

For the fountains \$13,000 is a small fountain and can go up to \$20,000. The biggest problem with it is getting power because none of the ponds were designed to have power available. To get power to them you are doing directional drills and everything else unless you are lucky enough to have an easement to the pond and have power at the corner of the easement where you can get a meter set. Once you put a fountain in one pond you set a precedent and everybody who lives on a pond wants a fountain and the same thing with a tot lot, everybody will want one. If you do it in a phased way, one a year it makes sense.

Mr. Moyer stated the one thing we have heard some complaints on, depending on the people who live around the pond and how close they are to the fountain, they are noisy. You need to be aware it is one of the downsides to having the fountain.

Ms. Greenwood stated we had an oral agreement with the previous City Manager but also with Councilman Shroyer that the city would provide the equipment.

Mr. Clegg stated for mini-parks. There is a strong contingent that is against the mini-parks but what perked them up is the idea of beautifying these areas in the community with a

garden or planting beds. I am sure it will come up again and I thought we could approach our landscape company to give us some ideas.

Mr. Smith asked these are open areas where?

Mr. Clegg responded the common areas in the pods.

Ms. Fernandez stated there is one in each pod but I believe the only one irrigated is The Grove.

Mr. Clegg stated the final item is there is a problem with the streetscape trees; we are getting displacement in the common walk. The city will come out and grind them down to maintain them. Can I get a contact person or department that we can put in the HOA newsletter?

Ms. Ashton stated you are asking for a contact with the city that can deal with landscaping issues.

Mr. Clegg stated that will deal with the common sidewalks and the Oak trees within the pods. I am sure there is a certain amount of lift needed for them to take care of it.

Mr. Moyer stated most of the time that type of work is done by the Public Works Department.

Ms. Greenwood stated for the common areas within the pods it is not the HOA that does the mowing and everything for that, it is the CDD. If we were to put landscaping in or anything else we could probably do it as a shared expense between the HOA and CDD.

Ms. Fernandez stated I would not want the CDD to take the burden of it because taxes will go up as we are on a tight budget as it is.

Mr. Clegg stated that is all I have.

Ms. Fernandez stated they mentioned ant beds being really bad along pond and common areas and along West New Nolte there are huge mounds.

Mr. Smith stated we will take a look at it.

Mr. Clegg stated a homeowner said on Marietta Way there are some huge ant piles along the lake.

Ms. Fernandez asked how often the ponds are maintained.

Mr. Smith responded as often as they need to be and they are here at least once a month to review the ponds. If a pond does not need to be sprayed we do not spray it; it is only if they see active algae or duckweed or something like that.

Ms. Fernandez stated they do not go on the pond to look at it.

Mr. Smith stated no, they do not put a boat in the water, most of the time they use an ATV to go around the pond.

Ms. Fernandez stated several of the homeowners around the ponds are retired and in the last three months they have not seen anything other than the mowers around the pond.

Mr. Smith stated the ponds are in pretty good shape.

Ms. Fernandez stated there is algae.

Mr. Clegg stated also weeds and trash.

Mr. Smith stated they do not do anything with the trash. Removal of trash is not part of the aquatics contract or the landscaping contract. Generally, if I get a complaint I send one of my guys. I did not get the complaint from the gentleman in The Estates, but if you get complaints please ask them to call us and I will send somebody out.

A resident stated I live on the main pond in Verandah and he has been coming by about every three months for the pond and they are not spraying it until the weeds are bad in the shallow area.

Mr. Smith stated if it is a beneficial grass he is going to leave it; the only thing he will spray is the algae. The grass is good particularly in the low areas but I will come out and take a look at it.

Discussion continued on fountains.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. December 2015 Financials

Mr. Moyer stated we have included the financials through December 31. We have collected about 56% of our non-ad valorem assessments through the end of December. On the expenditure side we are in pretty good shape in terms of being at or a little over or under budget. So overall where we are for the first three months of our fiscal year is pretty much right on where we need to be.

B. Check Register and Invoices

Mr. Moyer stated next I have the check register and invoices.

Ms. Fernandez stated there are invoices from Mr. Mantzaris' office that reference the bonds. Is that going to be included as far as collections when we process all of this?

Ms. Ashton responded those are your attorney's fees for litigation and we talked about before you have the ability to have your attorney's fees be part of the judgment. We will pursue all of the attorney's fees that relate to the Savi litigation and any fees dealing with the bonds will be part of the litigation and we will attempt to collect all of those.

On MOTION by Mr. Connors seconded by Mr. Clegg, with all in favor, the invoices for the period November 1, 2015 to December 31, 2015 in the amount of \$372,465.42 were approved.

C. Acceptance of the Audit for Fiscal Year 2015

Mr. Moyer stated as you are aware from previous audits there is a lot of disclosure about the bond situation which, technically, puts us in a state of financial emergency which is a defined term in state law; if you do not make a bond payment it is considered to be state of financial emergency. You are all aware of why we are here, what happened and what we are doing to correct that problem.

I would call your attention to some of the things we actually have control over on page 22, it shows what the Board did in fiscal year 2015, and we were fully funded in revenues. On the expenditure side were \$45,000 under budget and we were able to add to fund balance almost \$62,000.

Mr. Moyer stated I would ask that the Board accept the audit and authorize me to file the audit in accordance with Florida law.

On MOTION by Ms. Fernandez seconded by Mr. Connors with all in favor, for the Fiscal Year 2015 Audit prepared by Grau & Associates staff was authorized to file said Audit with the appropriate State agencies.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Amber Ashton stated there are 50 residential lots but only 13 have homes built on them and of those 13 only ten are homesteaded. Three are owned by investors or just simply not homesteaded for some reason. The reason I put the builder information on for the improved properties is because Meritage Homes has already been through litigation on title claims for five properties and all five properties were paid in November. Since Meritage did their own closings

with their own title company so there is a good chance the other five properties will have successful title claims as well. McNally is another big builder and they often have a relationship with a title closing agent or a title company so again there is a higher likelihood that there will be successful title claims on the McNally properties as well. Of the 13 left that have actual homes on them there are maybe three or four properties that were not part of a large builder/developer. I do not know whether or not they will have title claims but all of these properties have mortgages on them. Mr. Mantzaris has been contacted by other title companies regarding title claims but I am not sure which of the properties have actually contacted him.

I have the draft letter for us to talk about. It will only go to the 13 properties with homes on them.

Discussion followed on title companies, title policies and collections.

Proceeding in phases was addressed.

On MOTION by Mr. Connors seconded by Ms. Greenwood, with all in favor, authorizing staff to send letters regarding the B Bonds was approved.
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Ms. Ashton asked are you aware of the 15 decorative poles that were for Wi-Fi.

The Board confirmed they are.

Ms. Ashton stated we are trying to determine what to do with the poles. They are the same poles used for the light posts so there was a thought we could just leave them and if one of the light poles gets damaged it can be switched out.

The consensus of the Board is to leave them where they are.

Ms. Ashton stated as a follow-up to the litigation we have been talking to Bond Counsel about the bondholders funding the litigation and have scheduled a telephone conference with the bondholders next week.

B. Engineer

There not being any, the next item followed.

C. Field Manager

i. Field Maintenance Report

ii. Action Items

iii. Resident Call Log

iv. Landscape Report

v. Applied Aquatic Report

Mr. Smith stated we have Landscape USA here if you have any questions.

Ms. Fernandez stated I met with them on Tuesday but I did not make any large decisions. We talked about the erosion at the bridge and I believe their plan is to pull the dirt back out of the creek and sod the area. We walked some other areas where there were huge holes, a lot of dead areas and the retention wall between St. Cloud Preparatory and our side. Our side is flooding and they are trying to coordinate. I have contacted the building official to see why he allowed it to happen without proper drainage.

They have assured me every other mowing they will go behind to try to deter the trenches we have. They sent soil samples to A&M to be tested to try to find out what needs to be done and they are taking over fertilizing.

Mr. Mashburn stated it gives us more control and gives us the ability to answer questions when asked. We are held accountable - we know what we put down, when, how much and why. Some of the tracks that have been created over the years, I think with proper fertilization for the turf grass coming up in March as well as changing the mow pattern on a consistent basis we will be able to mitigate that going forward.

Ms. Fernandez stated against the wall in the back there is a planting bed that is not visible to anybody unless you walk in there; they are going to raise it up. They are also going to trim up some bushes and hopefully get rid of a lot of the Spanish moss to clean up the umbrella so you walk without ducking. When you walk across from Buddinger there is a planting bed that is dead and we agreed to pull that back. They will be cutting back the bushes and planting grass so you can see.

Discussion followed on pine straw versus pine bark.

Ms. Fernandez stated they will be removing a lot of the dead planting beds in the medians.

Mr. Smith noted it will be about \$8,000 to remove the dead material and prep the beds for planting.

Ms. Greenwood stated the flower beds look good. I love the multi-color pansies.

Mr. Mashburn stated they have been fertilized and we will fertilize again next month.

Ms. Greenwood asked what is going on with the grass where the accident was on the east end of New Nolte at the entrance in front of the fountain.

Ms. Fernandez stated I am concerned because the fountain started leaking and they may have cracked the concrete somewhere.

Mr. Smith stated I will drive by there tonight and take a look. The whole area will be redone, the Zoysia removed and replaced with St. Augustine on the front. The only issue with moving the plants back to the fountain is the fountain water saturates that area.

Ms. Fernandez stated I noticed on your report that you removed something where Wal-Mart was putting the turn lane; did Wal-Mart pay you back for the labor and everything?

Mr. Smith responded no, there was not a cost associated with it. It was a piece of pipe and we just sleeved it. I believe he worked with the guys from Wal-Mart to get the sleeve in the ground.

Ms. Greenwood stated there is another problem coming in and exiting The Grove; the trees are pruned well but the school buses are having trouble because of an overhang.

Ms. Fernandez stated I also asked them to come to the next homeowners meeting to explain what is going on with West New Nolte.

Mr. Clegg asked is Mr. Welker still our field rep.

Mr. Mashburn responded this is Ray Grabar, he is the Irrigation Department Manager. I wanted him here tonight because we kind of have the history of when we started and this is Steve Woodman, the Enhancement Manager. As Ms. Fernandez and Mr. Smith gave us the chance to walk with them on Tuesday we are starting to get an idea of the enhancements, plant tear outs and the reinstalls. I am taking over as the point of contact for Mr. Smith and the CDD just because I am in this area. We are starting to geographically separate the management team so Mr. Welker will be staying north and I will be the south.

It is very important to us and we have made some good strides in the first 90 days. We are looking forward to moving forward and doing some really good things.

Ms. Fernandez stated if you can, please have some type of the flyer for the homeowners at the next meeting so they have a point of contact even have Mr. Smith linked to it so it can record it on the report log and that way they can communicate with you also.

Ms. Greenwood stated for the Christmas lights we had asked for white lights which was great but we had blue lights and yellow lights.

Mr. Smith stated we bought the white crystal lights which kind of look blue and I told them don't do that again; we will fix that next year.

Discussion followed on the banners with the direction being to have them more toward the pods.

Mr. Clegg stated the Christmas lights are being stored.

Mr. Smith stated yes, but we may have to get a container for all the Christmas lights and may charge each community; I do not know yet how it is going to work. We moved into a new maintenance building and trying to store all the Christmas lights might be difficult for me. The cost of the container is about \$100 per month and would be split between 12 communities.

Ms. Fernandez stated you will get with the pond company about the creek.

Mr. Smith stated yes.

A resident stated we are getting a lot of mosquitoes in the shallow area behind my house which we have not had before.

Mr. Smith stated contact the City of St. Cloud to let them know. I believe they have the ability to do larvaciding.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests


There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary


Rebecca Fernandez
Chair