

**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, April 2, 2015 at 6:00 P.M. at City Hall, 1300 Ninth Street, St. Cloud, Florida.

Present and constituting a quorum were:

Rebecca Fernandez
Larry Rabb
Gary Clegg

Chair
Vice Chairman
Assistant Secretary

Also present were:

Gary L. Moyer
Daniel Mantzaris
Brian Smith
Jim Endicott
Residents

Moyer Management Group, Inc.
De Beaubien, Knight, Simmons, Mantzaris
Field Management
Landcare Specialists

The following is a summary of the minutes and actions taken at the April 2, 2015 Stevens Plantation Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Moyer called the meeting to order at 6:00 P.M.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 5, 2015 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the February 5, 2015 meeting and requested any additions, corrections or deletions.

Mr. Connors name is still misspelled.

On MOTION by Mr. Rabb seconded by Ms. Fernandez with all in favor the minutes of the February 5, 2015 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Resident Owner Association Report

Mr. Clegg noted there were a couple of things brought up at the last meeting that will be discussed at the HOA - getting ahead of the Christmas decorations, plantings, and mini-parks.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2016 Budgets

Mr. Moyer stated the next item is the beginning of our budget for FY 2016. With the exception of some very minor adjustments to the budget you are looking at pretty much the same budget we are operating under for FY 2015. The good news is we do not anticipate any increase in non-ad valorem assessments. This is early in the process; in June I will again present it to you, we can have discussion and at that meeting I will ask the Board to adopt a resolution that formally starts the process which would be to approve the budget for the purpose of scheduling a public hearing for the August meeting.

If at the June meeting things come before the Board and additions need to be made to the budget and we exceed what we currently believe the assessment will be then we will have to formally notice, by letter, our residents of the August public hearing.

If you have any questions now feel free to ask them. Take a look at this in the next month or two. We are not asking for any action at this time.

Ms. Fernandez addressed the Embarq internet bill and requested Mr. Moyer contact the HOA to get an email address attached to the bill. Unfortunately, it is still illegible.

Mr. Moyer stated I will send it to accounting.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financials

Mr. Moyer stated the financials are through February 28, 2015. We are a little less than 60% collected on non-ad valorem assessments. Taxes are allowed to be paid through the end of March before they become delinquent and we have passed that deadline. Anything we have not received would be delinquent and would bear interest. 60% is a little low for being through February but again it depends on the large landowners and investors that may have deferred

paying until the last possible time. I will send a report in the next week or so when we do the March financials and update that revenue number.

On the expenditure side we are \$11,245 under budget for all categories.

B. Check Register and Invoices

Mr. Moyer noted the invoices for the period the January 1, 2015 to February 28, 2015, were included in the agenda package and available for public review.

On MOTION by Ms. Fernandez seconded by Mr. Rabb with all in favor the invoices for the period January 1, 2015 to February 28, 2015 in the amount of \$135,440.18 were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mantzaris reported he received a request from Bond Counsel to work on a summary to give bondholders on where they understand a lot of things are. They will be working on that over the next week or so. When it is done he will provide it to the Board.

Ms. Fernandez asked if he can send it with a read receipt as some are saying they are not receiving email.

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 reported the Field Management Report was included in the agenda package.

They are still missing two banners and hopefully next week they will be up.

Ms. Fernandez asked do we need to purchase additional ones. Are they starting to deteriorate?

Mr. Smith responded we have a lot of older ones in decent condition; it is the seams that are ripping. He is going to try to get them sewed and if they can get that done, they will last for awhile.

They are 50% complete with pressure washing on the south side. He has gone from Verandah almost to The Estates.

Ms. Fernandez stated he is missing sections I just don't know which. I noticed it is drastically changed color wise. I believe it is between Magnolia Greens and The Estates.

Mr. Smith stated there are places he missed because he did not have the water connections and has to install new ones. He is tying to the reuse zone lines so there are spots where we do not have those connections installed yet. We were stopped by the city who said we cannot use reuse to pressure wash the sidewalks. I have a call into Don Callahan because reuse is metered and when we irrigate the water goes across the sidewalk so it is not an issue with the reuse on the sidewalks. Whether it is a conservation thing or what, I am not sure.

Ms. Fernandez stated you are not using chemicals; you are just using the machine.

Mr. Smith stated yes, it is just a hydro-scrubber.

Ms. Fernandez stated I did notice it was being done; I just noticed there were some areas missed.

Mr. Smith stated I am not including the section from Verandah out to where the new WalMart is going to be as there is a lot of construction there. I am concerned about the area between the fountain and Verandah.

It is coming along good if he can straighten out the water, even if they have to get a meter and tie into the fire hydrants but the only problem with that is there are only two fire hydrants and they do not have the hose to go that distance.

Ms. Fernandez stated on the landscaping I have been very patient for the last three years. Last year we asked for shrubs to be trimmed and asked for them to be leveled out at 2½ feet, they are now up to my chest in a lot of areas. The pine mulch/straw is very good where it is laid but it is not consistent. It was supposed to be done in February and now we are in the beginning of April and there was no movement on it until about 1½ weeks ago. They are drastically pulling out a lot of bushes and when you look at what they are pulling out they are not that diseased. They have cut down a lot of trees and covered the stumps with the mulch/straw. There are areas along West New Nolte that only has china grass and the pine straw; everything else has been completely removed by the landscapers. I am very frustrated with the quality of work. We requested additional annuals being planted at Magnolia Green, at The Grove and added in front of the signs at The Estates. In addition, the west side flowers were supposed to be expanded

since the flower bed was so small and it is in the minutes. I am walking it daily trying to do my due diligence. I notice in your report it states lifted trees; I do not know what that means.

Mr. Endicott stated lifting the canopy.

Ms. Fernandez stated you have not done anything on adjusting the shrubs but you have pulled a lot of them out.

Mr. Endicott asked is it possible to have a meeting and you can say we want the shrubs at this height so I can do them to what your vision is.

Ms. Fernandez stated you originally asked me what height and I said 2½ feet is fine.

Mr. Endicott stated we talked about three feet as a number that is in the specs. A new shrub is not to be trimmed until it is at least that high and that is when I asked if I am to adjust them to the height I see or is there a height you want to see and I was told to put them at the height we see. I am happy to put them wherever, if you want them all 2½ feet I will go through the whole property and put them at 2½ feet with the understanding you have a risk that you may lose some more shrubs because of stress.

Mr. Smith asked what height did you cut the loropetalum? Are they about three foot?

Mr. Endicott responded yes.

Mr. Smith stated there is one bed where the loropetalum was leggy and he took those out. There are some plumbagos that are about four foot.

Mr. Endicott stated if you want all the hedges three foot let me know and I will make them all three foot.

Ms. Fernandez stated there are some type of holly, in my opinion, and they are very tall.

Mr. Endicott stated there is viburnum in the middle that is tall.

Ms. Fernandez stated I am not looking at the median I am talking about along the sidewalk; when I walk along and it is up to my chest that is pretty tall.

Mr. Endicott stated if we want them all three foot based on the grade of slope measuring from the ground to the top of the shrub, you want it three foot.

Ms. Fernandez stated at the maximum, yes.

Mr. Smith stated you do want a tiered look. If you want to go from three foot down to two foot because your hawthorne will be a 1½ feet.

Ms. Fernandez stated most of the areas that I am talking about is consistent bush; I do not know what the terminology is but it is going up a slope so it is going to give the appearance of a tier anyway.

Mr. Smith asked what area is this.

Ms. Fernandez responded the most dominant area is between the charter school and West New Nolte. The Estates area has gotten overgrown with debris. I waited until you mowed to see if they were going to trim it and they left an area unmowed and it is slowly growing further and further.

Mr. Endicott asked are you talking about the slope.

Ms. Fernandez stated yes, on the slope where the willows are and everything that had been cut back every year.

Mr. Endicott stated we did about half and the piece of machinery I use broke. The part was back ordered three weeks ago and I just got it. It will be completed.

Ms. Fernandez stated maybe I am confused but I know preventative maintenance is a lot less costly than new maintenance and when you are having to wait on a yearly basis to do these clean ups it cost additional work and labor.

Mr. Endicott stated there is standing water in there all the time.

Ms. Fernandez stated I know that. A weed whacker can get underneath the trees instead of leaving it three foot longer. The preserves, not along the bridge, are starting to grow out again. This is a repetitive, redundant conversation over and over again. It is frustrating.

Mr. Clegg stated I see the same thing in the natural area in The Grove that I had you push back. It gets maintained but it gets these growths coming out. There is one that has been there for six months or so that nobody is doing anything about. I know there is specific language in the contract that talks about the natural areas or wooded areas along the property line and what your duty is with those. I think it might be something similar you are seeing on Nolte that is not happening on a regular basis. It is something you are supposed to do so I can understand the frustration because I feel that too. You put so much effort into getting it pushed back and I see it encroaching all over again.

Ms. Fernandez stated I love to compliment as opposed to complain and I know it is constantly a battle.

Mr. Endicott stated the turf is looking much better than it has been.

Ms. Fernandez stated there are huge brown spots.

Mr. Smith stated those have been there.

Mr. Endicott stated they broke a pipe under the road.

Ms. Fernandez asked on Verandah Lakes?

Mr. Endicott responded right at the road at The Grove.

Ms. Fernandez asked is it on the Verandah Lakes side?

Mr. Endicott responded it affects the irrigation on both sides.

Mr. Smith stated the irrigation there has always been a battle. The way it was originally installed was probably not the best possible way and we have been fixing it on a regular basis. Some of the bed and shrub issues are a problem, some of the cutting back on the wetlands, I have a tendency to agree there. However, I am pleased with the turf; it is getting better and better. But some of the detail work they only do three weeks in March and it generally starts looking bad because the weather is warming and everything is growing. They are doing it every week now. It is up to the Board how you want to resolve that, we are in budget season, we can see what pricing is out there, bid it, and see where we go from there.

Ms. Fernandez stated there other thing I have a concern about. It was brought up to request additional quotes to see what is out there.

Mr. Smith stated as part of the budget season, if the Board wants we can do that and have numbers in June for you to look at.

Ms. Fernandez stated I recommend that we do that. The concerns we are expressing tonight and at almost every meeting we had in the past, along with one of my major concerns is I understand in certain areas the shrubbery was removed like in the corporate area between the sidewalk and the street and grass was laid; there are also areas where landscaping was totally removed and sod was placed as a temporary fix three years ago.

Mr. Endicott stated there were some areas we did sod that made sense to sod, particularly adjacent to sidewalks and roadways, that we were not going to go back and replant.

Ms. Fernandez stated correct, those I agree with.

Mr. Smith stated there are some areas that were beds that we did sod and were not going to replace. But there are areas where we removed shrubs and we are going to replace to get more detailed beds plus we had line of sight issues with roadways. We were taking away plants and installing sod to solve some of the line of sight issues coming out of communities. I asked him

to give us a proposal for 40 trees to replace all of the hollies we removed as all had witches broom. We probably have 20 more with witches broom that have to go.

Ms. Fernandez stated the moss has never been removed. I know the report says they are working on the removal of the moss.

Mr. Smith stated not off the hollies.

Ms. Fernandez stated it is choking some of the trees. There are some nice crape myrtles that were there last year and now for some reason there are some with moss hanging all the way to the ground. I could walk over and pull it off but that is what his company gets paid for and it is noted in here. It is repetitive concerns. Ms. Greenwood requested we at least get quotes. I have no problem with him quoting it. Mr. Rabb commented at the last meeting about the mowers driving in the same rut, he said he was changing the direction but the times I have watched them mow in March it is the same directional path.

Mr. Endicott stated we have to go the same direction but we move over so that the tires are not in the same spot. On the slopes I cannot go other than the slope a certain way. We would cause more damage going up the slope.

Discussion followed on the process for mowing the slopes.

Mr. Smith stated visually you can see it is not quite the rut it was in the past.

Ms. Fernandez stated he has been on contract for three years so any damage should have been corrected by this point.

Mr. Smith stated the rutting has not been there for three years; it has gotten worse recently, particularly over the winter months when the grass goes dormant. Now is the time to start changing the mowing pattern. It is not perfect; there is no question about that. If the Board wants to give us direction we will go ahead and put bids out and see what we get. We can do a request for proposal for a one year contract, or a two year with a two year renewal and do a formal bid.

Discussion followed on the bid process and scope of services.

Ms. Fernandez requested they check the north side by the incubator - the ground is eroding. Where the china grass is by the dog pot the grass is halfway into the walkway.

Mr. Endicott stated the row along the walkway is to be removed and sod installed which will remove the chance of it coming on to the sidewalk. That is the only bed we have not prepped for pine straw.

Ms. Fernandez stated you are not removing all of it are you?

Mr. Endicott responded no.

Ms. Fernandez stated the grass has taken over so much there are bushes you can see where the grass has grown through and basically choked out the bushes.

On MOTION by Mr. Rabb seconded by Ms. Fernandez, with all in favor, to bid the landscaping for a two year contract with a two year renewal was approved.

Mr. Endicott requested clarification on what he is doing with the shrubs. Is he taking them all down to 2½ feet?

Mr. Clegg responded a minimum of three.

Ms. Fernandez stated no more than three foot.

Mr. Endicott asked am I adding flowers.

Mr. Smith responded we were going to change out the annuals. He removed the white petunias and as part of the annual change out he was going to do them all. In our new contract we will do more annuals and the change out four times per year

Ms. Fernandez asked when is the next change out.

Mr. Endicott responded end of May, start of June.

Mr. Smith outlined annual plantings - winter, spring to mid-summer, mid-summer to fall, and winter.

Ms. Fernandez asked is it possible for it to be done before Memorial Day?

Mr. Endicott responded if that is what you would like.

Ms. Fernandez asked at that time are you also going to expand the east fountain, add the annual beds on each side of The Estates sign and expand Magnolia Green? I think there was also something at The Grove, expanded or something.

Mr. Endicott asked can I get an email to the effect of what we are going to do?

Mr. Smith responded yes, for the expansion of the annual beds.

Mr. Endicott stated I realize you want to go out to bid so can I make a suggestion? Because we have been here as long as we have I will give you quantities regarding annuals, mulch, and/or pine straw therefore the people bidding will bid apples-to-apples.

Ms. Fernandez stated we are not saying you cannot submit a bid, we want to see what is out there.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments


There being none, the next item followed.

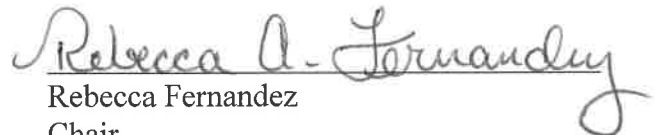
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary


Rebecca Fernandez
Chair