

**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 7, 2016 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
Daryl Greenwood

Chair
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Gary L. Moyer
Amber Ashton
Brian Smith

Moyer Management Group, Inc.
De Beaubien, Knight, Simmons, Mantzaris
STS Field Manager

The following is a summary of the minutes and actions taken at the April 7, 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 January 17, 2016 and February 4, 2016 meeting and requested any additions, corrections or deletions.

Approval of the Minutes of the January 17, 2016 and February 4, 2016 Meetings

On MOTION by Ms. Greenwood seconded by Mr. Clegg, with all in favor, the minutes of the January 14, 2016 and February 4, 2016 regular meeting were approved.
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FIFTH ORDER OF BUSINESS

Resident Owner Association Report

Ms. Greenwood stated the CDD maintains the medians on Nolte Road. The county maintains the road and are patching it rather than doing an overlay; it is a mess. With Wal-Mart coming in someone flattened the berm in the middle of the road? Did we do that or the city?

Mr. Smith responded the city.

Ms. Greenwood asked without asking us?

Mr. Smith responded it is city right-of-way so they did not get permission or consult with us.

Ms. Greenwood stated I think it is time to ask the city who is benefitting from us paying for the power on that street. The Sanctuary is, Wal-Mart is and we are not.

Mr. Moyer stated if the property is within the District they pay assessments.

Ms. Greenwood stated I have a problem with us maintaining all of it and Wal-Mart is not maintaining out to the sidewalk. There is an area between that looks horrible because the city did not hold them to higher standards for their landscape architecture. They were given a waiver to put in 1" calipers rather than 3" to 4" calipers. It looks horrible and I do not see why our money is going to maintain that portion of the road especially now that so many more people are going to be using the entirety of that road.

Mr. Smith asked is there commercial property restrictions within the HOA? Residents have to maintain the property between the sidewalk and curb.

Ms. Greenwood responded the developer who worked with the city to bring Wal-Mart in purportedly drew up plans but since it is the DSD we are not privy to that.

Mr. Smith stated we can always assess them if there are special services we have to provide them, unless they are already paying assessments.

Mr. Moyer stated I will find out.

Ms. Fernandez stated try to find out who is supposed to maintain up to Verandah Lakes behind the Wal-Mart. Before it was sold it was neatly mowed and maintained but now it is almost five foot tall.

Mr. Moyer stated we will find out who owns what and who is responsible for what.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2017 Budgets

A. Fiscal Year 2017 Budgets

Mr. Moyer stated in your agenda package is the operating and debt service budgets for FY 2017. I have to make the budget available to the city 60 days prior to adoption. What I am proposing to the Board is to set a public hearing on August 4, 2016.

We are not proposing an increase to the non-ad valorem assessments. We have another meeting between this meeting and the public hearing and I know from time-to-time you talk about doing other things for the community such as playgrounds; if that is your desire please give me that information and what you think we need to do for playground and things like that so we can budget for it. At the next meeting, if you let me know what you are expecting of the District, we can come back to you with a couple of alternatives and have pricing for those. If you want to add it to the budget we can. If we add it and increase the assessments then we have to notify everybody in Stevens Plantation of the public hearing so they have the opportunity to come in to tell you if they are in favor of that or not in favor. From management's point of view I always try to bring budget to the Boards' that do not increase the assessments.

Ms. Greenwood stated the city had offered to purchase the equipment with the prior city manager. If it were ever to come to that we would be able to get the equipment.

Mr. Moyer stated we are very fortunate in this District because we are projecting to have a fund balance of \$676,000; some of it is reserved for first quarter operations and maintenance and some of it we need to reserve for contingencies for storm damage, culvert repairs and things like that but there is some money that is available to undertake special projects without increasing assessments.

What I am asking the Board to do is approve the budget, not adopt. By approving it sets into motion sending it to the city and advertising the public hearing. As mentioned, we are proposing the public hearing on August 4, 2016 at 6:00 p.m. at City Hall.

<p>On MOTION by Mr. Clegg seconded by Mr. Rabb, with all in favor, Resolution 2016-3 a resolution of the Board of Supervisors of the Stevens Plantations Community Development District approving the budget for fiscal year 2017 and setting a public hearing thereon pursuant to Florida law was adopted.</p>

FIFTH ORDER OF BUSINESS

District Manager's Report

A. February 2016 Financials

Mr. Moyer stated we are 68% collected on our non-ad valorem assessments which are where we were last year at this time. The financials are through the end of February and property taxes do not become delinquent until the end of March so there is another 30 days in here where people can pay their non-ad valorem assessments and real estate tax bills.

Ms. Greenwood asked at what point should we have had the bonds paid off?

Mr. Moyer responded the B Bonds, 2013.

Ms. Greenwood asked will that drop our assessments?

Mr. Moyer responded not to you, individually, because you are the A Bonds. The A Bonds continue through 2035.

On the expenditure side we are significantly over budget for legal services. The good news is about \$18,000 of that was paid to the legal firm representing our insurance company and will be returned to us.

We are over budget on plant replacements but generally with all of that said we are \$32,000 over budget through the first five months of our fiscal year. We will try to bring that more back in line for the balance of this fiscal year. Again, there is really not much we can do about the legal side. We will continue to pay that with the understanding that if we go to foreclosure those legal fees become part of the foreclosure and hopefully we will get the majority of the money back as the process plays out.

B. Check Register and Invoices

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

Ms. Fernandez asked can we double check with the aquatics weed control because there are a few issues such as the creek they were supposed to spray to get rid of the undergrowth and the tree that is growing into it is still there.

Mr. Smith responded they sprayed it and one of my guys came out to cut it back at the culvert where there was a drainage problem. Coming out of the wetland they are not spraying that because it is a preserve area and they only spray the surface of the water.

Because of the amount of trash we have here I have one of my guys coming out once month, over and above what these guys do, to pick up trash.

Ms. Fernandez stated it is a major thoroughfare in St. Cloud and there are a lot of people who throw trash out the window.

Mr. Smith stated overall the ponds look good. The problem with the ponds is there is so much trash in them because the trash on New Nolte goes down in the storm drain and half of the storm drains go into the ponds.

Ms. Fernandez asked why are we outsourcing the irrigation with Lusa Orlando, LLC.

Mr. Smith responded that is Landscapes USA. They had a much larger proposal for irrigation repairs and the gentleman who does irrigation for me got back with them and said no, you need to slow down and do it over a period of time.

Ms. Fernandez stated for OUC there is two statements that state deposit on account \$200. Unless we have new electricity wouldn't we have gotten deposits back.

Mr. Smith stated they hold deposits on the accounts.

Ms. Fernandez addressed irrigation between St. Cloud Prep and the walkway; from what I have been told through my communications trying to get rid of the overwatering and standing water they say the sprinklers face that direction and is the reason for the overwatering and I said it was not a problem prior to the wall. Is it possible there may be additional water because at the first bed before Buddinger there is constantly water standing behind the landscaping area.

Mr. Smith stated the problem we have always had with overwatering is because of the elevations of the berms. The irrigation is at the bottom of the hill and we have to send it up to the top and it runs back down.

Ms. Fernandez asked instead of having the amount of larger sprinklers maybe decrease the number going to smaller areas and have more sprinkler heads.

Mr. Smith responded the way to do that would be going from rotors to spray heads and piping the spray heads to the top of the berm. We looked at this, particularly down the median, because along the bottom we have the rotors that spray up to the top and what happens is in the hot months before the rain starts the grass would die on top of the berm and is why they upped the irrigation, but the problem with that is the wall. When we had the rain I came out the next day and it was not flooded like it normally was.

Ms. Fernandez asked even by the trash can?

Mr. Smith responded yes. When I was there to check the sidewalk grinding I checked to see if the water was there so I could get the city back out to show them but there was no water there.

Ms. Fernandez stated the city was working with engineering to do underground piping.

Mr. Smith stated they were supposed to but I did not see any digging, they may have put something under the wall which would take the water problem away. We will keep an eye on it. I need to follow-up with the city to make sure they have done something. For our irrigation, overwatering is not the problem, the irrigation design is. We have to water a lot to get the tops of the berms.

Ms. Fernandez stated that is why I was asking if additional sprinkler heads might be better.

Mr. Smith stated as you can see on our budget we have maintenance issues, as far as the irrigation goes, and trying to keep up with them and not spend all of our money on improvements.

Mr. Moyer stated but again, if that is something we need to do we can look at using some of the fund balance.

Mr. Smith stated over time we have improved the irrigation system a little at a time. We have changed out the clocks, we are changing out heads.

Ms. Fernandez stated unfortunately when you do water it is in the morning and the roads are saturated from the sprinklers. You are watering but it is running straight off and some of the heads are not quite balanced so they are watering the road and not hitting the other side.

Mr. Smith stated we only have once amount reviews by Landscape USA so we are going to have heads that go out of alignment after a period of time. The only way to take care of that problem is to have them do weekly or bi-weekly reviews. It is something we can address in the budget.

Discussion continued on the sprinklers and head alignment.

On MOTION by Ms. Greenwood seconded by Mr. Clegg, with all in favor, the invoices for the period January 1, 2016 to February 29, 2016 in the amount of \$350,196.19 were approved.

C. Discussion of the General Election and Consideration of Resolution 2016-02

Mr. Moyer stated the last item deals with the election that will take place on November 8. There are two seats, Mr. Clegg, Seat 4, and Ms. Greenwood, Seat 5. There is information included for qualifying.

On MOTION by Ms. Fernandez seconded by Mr. Rabb with all in favor, Resolution 2016-02 confirming the District's use of the Osceola County Supervisor of Elections to conduct the District's election of Supervisors in conjunction with the General Election was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Moyer noted he distributed the attorneys report.

Discussion followed on the letter to 13 owners of the developed lots with outstanding B Assessments.

Mr. Rabb asked if Park Square can build on the lots before the assessments are paid.

Mr. Moyer responded that is a question for the Building Department; they will probably tell you they are not a party to this assessment and as long as they abide by the building codes of the city and state that they have to issue building permits. The question becomes when they go to close on the properties, if they follow the right rules, they will request an estoppel letter from us and we will say you owe us the B Bond assessment and hopefully, we will pick up the assessments that way.

Discussion continued on the unpaid assessments.

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 I asked Landscape USA to do a proposal. We went through the entire landscape and where we had plant material that was getting old, dead or leggy; I asked them to remove it. I ask them to leave the areas bare that we were going to get a proposal for to do plant replacements. If you look out there now what you will see is some areas that have been mulched and look nice and clean and other areas where you will see weeds coming up. Those areas where you see the weeds are areas where I asked him not to mulch because it did not make sense to mulch the areas and then have to rake it away in order to install plant materials. It is a fairly extensive amount of plant material. I have gone through the proposal and some of the costs are inline and some are a little more than what I think we like to spend but some are a little under what I normally spend. The Muhly grass at \$17 per plant I thought was a little high.

We did a walkthrough with Ms. Fernandez and said may be we can sod those areas. What I am looking for from the Board is how much you want to spend on putting in plant material. If you drive through you will see some of the areas do not need plant material because there is a lot of plant material there already. The plant material is a lot more expensive and you do have to maintain it differently. Also, since our last meeting in February we went from every other week mowing and service to March where it went to three services per month.

We can do a little bit a time or we can take it out of fund balance. Or we can do a little bit now and maybe with the beds we have open now sod 50% and plant 50% which would bring the proposal down and get the place looking clean and neat. Then if we come back with a budget and want to add different plants or trees or something to enhance the community when we have more funds we can do that.

Ms. Greenwood stated I think the fountain looks very sparse coming in from Wal-Mart. I do not know if we want flowers or shrubbery.

Mr. Smith stated the problem with the front of the fountain is the water spray causes everything we put in front of it to die. The St. Augustine is coming back in and should do okay in the front but trying to plant directly in front of the fountain is a bit of a problem.

Ms. Greenwood stated we used to have plantings there.

Mr. Smith stated the Juniper did okay. We can put it back in.

Ms. Fernandez stated coming from the opposite side there is the stone wall and coming in from The Estates it is completely gutted. I have no problem with it being sodded because anything you plant you are not really going to see.

Mr. Moyer stated if you did half you could always go back and do the rest.

Mr. Rabb stated that is the way to approach it.

Mr. Smith stated my goal right now is to get all of the beds filled in, looking neat and planted or sodded. If we want to come back to look at it we can increase beds, find different places to plant stuff, do small feature areas and that type of thing.

Ms. Fernandez stated on the median center berm where they removed a lot of shrubbery - do you want them to replace with shrubs or would you prefer sod.

Mr. Rabb stated I would go with shrubbery.

Mr. Clegg asked what about Jasmine.

Mr. Smith responded we have a lot of it.

Discussion continued on the Asiatic Jasmine.

Mr. Smith stated I will take that as direction to stay around \$15,000 to fill in the areas and make the place look clean.

Ms. Fernandez asked that the beds left empty be weed-whacked.

Mr. Smith stated we are going to try not to leave too many empty.

We did find a small leak in the front fountain and it is not as bright as it should because a couple of the circuits got water in them. Next week we will empty it, go through and repair all of the electric, get all of the lights back up and running, and repair the leak. It may be down for a good portion of the week.

Ms. Fernandez addressed the car hitting the fountain noting most of the work will be reimbursed by the insurance claim.

Mr. Smith stated I will see where we are on the claim, it may have been submitted.

Ms. Fernandez stated I believe you have six months to revise a claim submittal.

Mr. Smith stated the ponds are looking good, we replaced the doggy pots, cleaned the curb line up and down New Nolte Road.

Ms. Fernandez requested they start trimming the trees higher since it is spring.

Ms. Greenwood stated they trimmed the trees at the entrance to The Grove but they are still hitting the school bus.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Clegg addressed the budget noting a suggestion as an alternative to the mini-parks is doing some type of beautification of areas. Is it something they want to do and incorporate into the budget? It might be a good idea to have the landscaper do some proposals for them to review.

Ms. Fernandez stated I do think anything we do beautification wise needs to be split, like we did with the trees, between the HOA and the CDD. This way we balance our budget. The HOA has the funds and was willing to spend them on the parks with this Board. This way it is a balance because the property does still belong to the HOA and the CDD maintains it.

Mr. Moyer stated in theory we should only be maintaining CDD property or public property. We should not be maintaining private property and technically the HOA is private.

Ms. Greenwood stated the other thing that came up is one of our neighbors suggested that maybe we need to redo mailboxes because many are ten years old.


Mr. Moyer stated that would be an ROA not a CDD.

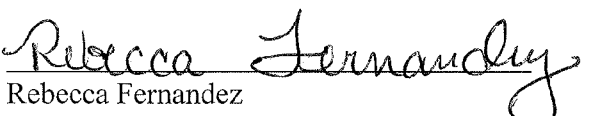
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary


Rebecca Fernandez
Chair