

**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, June 2, 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
Daryl Greenwood	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Brian Smith	STS Field Manager
Lori Sutherland	Leland Management - Property Manager
Residents	

*The following is a summary of the minutes and actions taken at the June 2, 2016 Stevens Plantation Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Moyer called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer reported all supervisors with the exception of Mr. Connors is present.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Frank Alton, Magnolia Green, asked about the feasibility of putting fountains on the ponds. They look nice and will keep the mosquitoes down. I was told by engineers the ponds are deep enough for fountains.

Mr. Moyer responded the Board can certainly consider that. Again, it is a matter of money and where that money comes from. That money comes from you and your neighbors. If it is something the Board desires to do, we can look into that.

Mr. Alton stated the HOA wants to put in some parks which a lot of people do not want but I think all the people want the fountains. I am sure the HOA will be able to pay for the fountains which will be less money than they plan on spending for the parks.

Mr. Clegg stated the HOA is next Tuesday. I am hearing some different things than what you are saying. There has been discussion about mini parks and there has been discussion about beautifying those areas in lieu of doing a park. The ponds have been a subject of discussion for many years and it seems in the last couple of months what I had heard is there is not a unanimous feeling for the ponds. It is a large sum of money and I thought that was discussed at the last meeting.

Ms. Fernandez stated it has been brought up for discussion but it has never been followed through as far as finding if the ponds are deep enough and we have never checked on the actual costs.

Mr. Smith stated you have ten ponds that would be impacted. It will be from \$10,000 to \$13,000 for a lighted fountain and the biggest problem is we do not have power. Each pond would have to have an electric meter set and in some cases depending on where the transformer is we would have to do a directional drill under the road and an electrician will have to run all of the lines for the ponds. The worse-case scenario is \$20,000 per pond, which does not include a maintenance company to check them once a month and the electric for the ponds.

Mr. Alton stated the HOA has enough money to pay for the ponds but they are pushing the parks.

Ms. Greenwood stated no one is pushing the parks; in fact, they have been tabled for at least six months. At the same time the ponds, when comparing the two, would be far more costly in the long run. The parks would be insured through the CDD and the park equipment would come from the City. All the HOA would be responsible for is the installation of the park itself.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the April 7, 2016 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the April 7, 2016 meeting and requested any additions, corrections or deletions.

On MOTION by Ms. Greenwood seconded by Mr. Clegg, with all in favor, the minutes of the April 7, 2016 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Resident Owner Association Report**

Ms. Sutherland stated I have not had a lot of complaints from owners except for the last couple of weeks or so. I emailed you.

Mr. Smith stated we have taken care of those. In Verandah they missed the mowing at the entry lot and the open field behind. We got them mowed and the trees mulched.

Ms. Fernandez stated in Verandah Lakes they have not mowed around the pond on Marietta Way.

Mr. Smith stated I will make sure he does it tomorrow.

Ms. Fernandez stated behind Magnolia Green toward the preserve I have been waiting to see what they were going to do. It used to be a landscaping bed that slowly died.

Mr. Smith stated that area may not be on the map we gave them.

Ms. Fernandez stated they mow right in front of it and a little behind. Also there is a water leak at the corner where the trash can is.

Mr. Smith stated I will take a look at it and get it mapped; I missed it.

Ms. Fernandez stated it has taken us four months to get sod laid and I have major problems with that. It is not because the sod farms have been too wet.

Mr. Smith stated it is the proposal they brought to the last meeting for \$35,000. We told them that it was more than we wanted to spend and drop it to \$14,000. I met with Mr. Mashburn on exactly what we wanted to do. I got the proposal on May 11<sup>th</sup> and wanted to understand the plant material and sizes he was going to us. We met on the 23<sup>rd</sup> and on the 24<sup>th</sup> they started some of the work. They could not sod until we signed the proposal.

Ms. Fernandez stated they cannot start work even though we told them we approve the sod section of the proposal.

Mr. Smith stated they will not start work until they have a signed proposal.

Ms. Fernandez stated but the community is paying the price.

Mr. Smith stated the proposal is signed now and they are starting the work.

Ms. Fernandez stated before Landscape USA was onboard, this Board approved, two years ago, to trim back the landscaping to where there would be a barrier.

Mr. Smith stated we did along the roadway.

Ms. Fernandez stated no, along the sidewalks. He asked if he could keep the brush away from the sidewalks to keep it clean and cut.

Mr. Smith stated it is part of this proposal.

Ms. Fernandez stated it was two years ago; it was quoted and it was paid.

Mr. Smith stated the proposal we got was from Mr. Endicott to do the landscape, and the sod along the beds along the roadways to keep the mulch out of the roadways. Then you said you did not want sod in all those beds so we went back to Mr. Endicott and said we want to limit the amount of sod.

Ms. Fernandez stated what we did not want was two pads of sod on both sections. I also said you need to trim the bushes back because they are growing over the sidewalk and he said the best way to do that is to trim them back and put an 18" sod border along both sides of the sidewalk to keep them from growing up and we could maintain it.

Mr. Smith stated I remember the cutting back but not the sodding along the sidewalks.

Ms. Fernandez stated the hole is still there where the incubator used to be.

Mr. Smith stated it was done today.

Ms. Fernandez stated we are talking two different ones. The hole in the grass that I showed you where my grandson tripped and fell is still there. The hole beside the incubator in the flower bed is filled and they laid sod in the middle of the flower bed. It is not weeded; it is a brand new flower bed that they just redid before Mr. Endicott left.

Discussion followed on an email regarding splitting the landscaping.

Ms. Fernandez addressed the Asiatic Jasmine growing better than the azaleas and choking them out at the exit side of The Estates. She noted unless the landscapers can guarantee they will be able to control it and maintain it in the area where it was laid she does not agree with it.

Mr. Smith stated from the proposal is where all of this work is going to get done.

Ms. Fernandez stated there is a lot of grass being laid.

Mr. Smith stated the proposal has 15 pallets.

Ms. Fernandez stated there is a lot grass. I am hoping the one little area left by Verandah Lakes is not going to be laid with grass around the storm drain.

Mr. Smith stated we do not want to plant around it because you have to have access to the drain. That is the reason we were going to sod around it.

Ms. Fernandez stated so there is not going to be any type of landscaping to the right of Verandah Lakes other than the trees.

Mr. Smith stated we can add some but we are not going to put any around the storm drain.

Ms. Fernandez stated I will walk it with you; I do not know what you are talking about. The city is the one who planted the bushes around it in the first place.

Mr. Smith stated as far as anything that needs maintained such as electrical boxes or anything like that you do not want to plant around them because you end up having to rip it out if you have to do any maintenance on it.

Ms. Fernandez stated speaking of electrical boxes toward Verandah Lakes from Magnolia Green there is a green cable box, the mowers hit it and spun it sideways. As you can tell I am not happy with landscaping right now. I have been watching and in the last week they have picked it up.

Ms. Greenwood stated I will say the flower beds look good for the first time.

Mr. Smith stated I was here two weeks ago and was actually pleased and thought it was looking pretty good. Then I was out last week to meet with Mr. Mashburn and was not as nearly as pleased.

Ms. Fernandez asked did you walk the sidewalks?

Mr. Smith responded yes, I was with Freddy. He was cleaning the trash cans and some of the dogi pots. I did not walk the whole thing but I was on some of them.

Ms. Fernandez stated sometimes I do not send you emails because I want to see how long it takes them. They are mowing and putting trash with the trash cans but they are not collecting trash and the trash can sits there for a week or two.

Mr. Smith asked the landscapers are putting trash in the trash cans.

Ms. Fernandez responded somebody is. If they are mowing I would assume they should be cleaning up the trash cans.

Mr. Smith stated yes, they are supposed to be.

Ms. Fernandez stated at the pond by The Grove the bench with the trash can had sticks or something for two weeks.

Mr. Smith stated I have my guys check the trash cans monthly.

Ms. Fernandez asked who is supposed to be emptying the big square trash cans.

Mr. Smith responded Landscape USA.

Ms. Fernandez stated they are not. Maybe you need to do them more frequently.

Mr. Smith stated the contractor needs to do it on a regular basis. I send my guy to make sure everything is gone. I will get with Mr. Mashburn.

Ms. Fernandez stated there were two trucks here - two guys were weed whacking around The Estates ponds, one was on the mustang driving the pallet of sod, another was laying the sod, three guys were in one truck driving slowly and another guy was sitting in the other truck.

Mr. Smith stated we can rebid it. I was pleased three or four weeks ago but we can rebid it; that is not a problem.

Ms. Fernandez stated my problem is I am watching the shrub area and the weeds are getting excessive. The pine bark they laid was not thick enough and it was sporadic so the weeds immediately came through.

Mr. Smith stated they did not lay mulch in any of the beds that were going to be replanted or sodded.

Ms. Fernandez stated where they laid the mulch the weeds immediately came through. When you walk up and down you see weeds.

Mr. Smith stated they have another round of mulch.

Mr. Rabb asked why do we have to worry about these things. We pay these people a lot of money.

Mr. Smith responded I manage twelve communities and every one of them has these issues for the simple fact that you are trying to get a low bidder in to keep the budget down. The guy is coming once a week and weeds grow in two days. If they miss a mowing for some reason you are going to get weeds; it is something you have to battle. If you want twice a week service we can do that but you will pay more for it.

Ms. Fernandez stated the weeds are a continual battle but in their proposal it included maintenance and trimming of the hedges and shrubs. I have not seen any hedges, shrubs or trees being trimmed.

Mr. Smith stated they have pruned the ligustrums and the other trees. Oaks don't necessarily need to be pruned.

Ms. Fernandez stated they finally trimmed along the long preserve.

Ms. Greenwood stated they have trimmed the trees coming into The Grove.

Ms. Fernandez stated I know it is a continual battle; I get that.

Mr. Smith stated Mr. Welker tell Mr. Mashburn the concerns he and I had last week were reinforced by the Board this week. If he wants to maintain the contract he has to do what we discussed.

Ms. Fernandez stated and please trim up the trees. I will commend you on sanding down the bumpy area behind the school. I am still not 100% sold that the drainage issue is resolved. There is a French drain installed that the landscapers need to be sure they are blowing the grass off the drain. There are still problems behind the one bed coming up from Buddinger it has a broken sprinkler head.

Discussion followed on the algae bloom on the ponds with it being noted once the rains start it will flush it out.

**SIXTH ORDER OF BUSINESS**

**District Manager's Report**

**A. April 2016 Financials**

Mr. Moyer stated we are 65% collected on our non-ad valorem assessments which is a little concerning to me but it is where we were last year too. Once we go through the tax certificate process in the next week or so, I anticipate we will get the rest of our assessments.

For expenditures, on the administrative side we are \$12,496 over all of which is accounted for in the legal fees and hopefully are recoverable as part of the foreclosure process.

On Field we are over budget on plant replacement but it was something we were all aware was going to be the case.

Mr. Moyer addressed the email from Mr. Mantzaris.

Ms. Greenwood stated Park Square is still fighting even putting that amount into the houses as they sell them. Is that going to be held up in court?

Mr. Moyer responded it may end up in court but they are not going to be able to close on properties with the lien.

Ms. Fernandez stated I am concerned because we had some Meritage's go through without collecting it.

Mr. Moyer stated if they have their own title company and want to take that risk.

Ms. Fernandez stated they have to pull a permit through the city is there anyway to address it when the permit is pulled.

Ms. Greenwood stated I already asked and there is no way the city can hold the permit.

Ms. Fernandez stated not hold the permit but rather a way to say we know the lot is being built on so we can be proactive instead of waiting until they possibly close and then we have irate homeowners.

Mr. Moyer stated let me check with Mr. Mantzaris. My concern is being proactive when we do not have a basis to be.

Discussion continued on the email.

**B. Check Register and Invoices**

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

Ms. Greenwood inquired about the monies paid to Wilson, Elser, Moskowitz, Edelman & Dicker.

Mr. Moyer stated they were the attorney's assigned by the insurance company.

Ms. Greenwood noted she is receiving some emails and not others.

Ms. Fernandez suggested following up with a phone call to make certain Ms. Greenwood is getting the emails.

On MOTION by Ms. Fernandez seconded by Ms. Greenwood, with all in favor, the invoices for the period March 1, 2016 to April 30, 2016 in the amount of \$296,126.25 were approved.
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**C. Discussion of FY 2017 Budget**

Mr. Moyer stated I included the budget in the agenda package. We have a public hearing scheduled for August 4<sup>th</sup> to adopt the budget.

Mr. Rabb asked do we know where all the meters are?

Mr. Smith responded yes, we did an audit awhile back. We have all of the meter numbers and the locations.

Discussion followed on the annual financial disclosures. Mr. Moyer noted the Supervisors have to do this every year.

Mr. Moyer outlined qualifying noting it is from noon, June 20<sup>th</sup> to noon, June 24<sup>th</sup>.

Ms. Fernandez stated there are areas, such as The Sanctuary, Wal-Mart, and the Corporate Campus that are now becoming busier that are still being maintained under the CDD



budget including street lighting. These areas are not paying any assessments into the budget. Is there a way to getting funding for the services being provided?

Discussion followed on the areas being taken care of and whether the CDD should be.

**D. Report on Number of Registered Voters - 913**

Mr. Moyer stated every year I have to read into the record how many registered voters we have. We have 913.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**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 pretty much covered my report.

Mr. Clegg asked when did we redo the contract with Mr. Endicott?

Ms. Fernandez responded September or August and then he sold to Landscape USA in November.

Ms. Greenwood stated we need to have the new trees checked along Pawley's Loop. There are some that need to be straightened.

Mr. Smith stated there is one. They have been mulched and the suckers removed.

Ms. Fernandez stated the wetlands behind The Grove has a whole area where the shrubs are leaning into the pond.

Mr. Smith stated there is a Wax Myrtle there that is growing up.

Ms. Fernandez stated also on the preserve side by the storm drain going into Verandah Lakes they need to try to keep it maintained. Also, the stumps have not been ground.

**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.

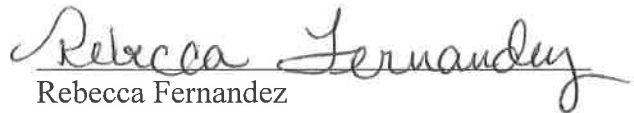
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
Gary L. Moyer  
Secretary

  
Rebecca Fernandez  
Chair