

**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, October 2, 2014 at 6:00 P.M. at City Hall, 1300 Ninth Street, St. Cloud, Florida.

Present and constituting a quorum were:

Rebecca Borders	Chair
Rebecca Fernandez	Vice Chair
Terrance Connors	Assistant Secretary

Also present were:

Gary L. Moyer	Moyer Management Group, Inc.
Daniel Mantzaris	De Beaubien, Knight, Simmons, Mantzaris
Russ Simons	Field Management
Jim Endicott	Landcare Specialists
Residents	

The following is a summary of the minutes and actions taken at the October 2, 2014 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 August 7, 2014 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the August 7, 2014 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Ms. Fernandez seconded by Mr. Connors with all in favor the minutes of the August 7, 2014 meeting were approved.

FIFTH ORDER OF BUSINESS

Resident Owner Association Report

Ms. Fernandez reported:

- The Estates - there are several members who are very frustrated with landscaping; specifically the weeds not being pulled. The other issue is the height of the shrubs.
- The Grove - the bushes around the lights need to be trimmed down.
 - Mr. Endicott noted he trimmed them down yesterday but he can take them down further if needed.
- Magnolia Green - the sign is damaged.
 - Mr. Simons noted Williams Stone is going to take care of it; the piece should be ready by Tuesday to be installed.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Approval of Financials

Mr. Moyer reviewed the August financials, which were included in the agenda package and are available for public review.

They have collected 100% of the non-ad valorem assessments. On the expenditure side under administration they are \$7,100 over budget; all is pretty much accounted for under the work Mr. Mantzaris and his firm has been doing on the B Bond issue. On field they are \$6,300 over budget, again in large part this is the capital outlays, it does not include the invoice for the signs so the negative variance will increase a little bit and at the next meeting they will come back with a budget amendment.

Taking all of this into consideration with the extra projects, they are doing fine.

Ms. Fernandez requested they contact Century Link to see if they can provide a more legible invoice. It is not legible even with a magnifying glass so she cannot tell if they are paying for business accounts, which has happened in the past.

B. Check Registers and Invoices

Mr. Moyer noted the invoices for the period the July 1, 2014 to August 31, 2014, were included in the agenda package and available for public review.

On MOTION by Mr. Connors seconded by Ms. Fernandez with all in favor the invoices for the period the July 1, 2014 to August 31, 2014 in the amount of \$84,000.53 were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mantzaris stated at the last meeting we had a discussion about the OUC billing. There are two OUC related bundled charges related to the street lighting - service charges for electricity which is being paid by the City of St. Cloud and the charges you are seeing in the budget are associated with the upgraded lights that were installed when the project was developed. We were able to find two service agreements that go back to 2004 where the lights were installed in the development and include a monthly payment to be paid over 20 years to pay for those lights.

Ms. Fernandez asked how would we approach OUC to change the lights out to standard lighting? We are paying for something which has a lot of problems.

Mr. Mantzaris responded we can approach them but I am sure if you want to pull the lights out and put in new lights there will be a charge for replacing the lights themselves. The initial cost associated with these lights is well over \$500,000. If the lights are constantly having a problem we can approach OUC to see if there is some other way to deal with this. You are paying for them so they are obligated to make sure they work. As far as replacing them, we can approach OUC but there is probably going to be an associated cost with that.

Mr. Connors stated I would ask that they randomly check the lights to see if they are operating as they should be. It could be the type of bulb they are using.

Mr. Mantzaris stated I will contact them tomorrow.

Ms. Fernandez stated I did not see in the contract what happens after 20 years. Are they the property of Stevens Plantation, do they still belong to OUC or does the lease stop?

Mr. Mantzaris responded you stop paying and the lights stay and as long as the power stays on they are there. The issue that is not addressed in the agreements is what happens to the maintenance after 20 years. I do not know if OUC has a subsequent maintenance agreement associated with it.

Mr. Connors asked is there a warranty? If so, what is the length of the warranty?

Mr. Mantzaris responded the CDD or the development does not own the lights; the lights belong to OUC. You are renting a permanent fixture and OUC is responsible for it but at the end of the 20 years there is not anything in the agreement that says in year 21 if a light bulb goes out whose responsibility it is.

Discussion continued on the lighting with Mr. Mantzaris noting they can contact OUC and ask them to do an inventory and assessment of the lights.

Mr. Mantzaris addressed the discussion at the last meeting regarding collection of the outstanding assessments for the B Bonds and whether the CDD Board was going pursue collection. He reached out to the attorney's for the Trustee to ask what they want the CDD to do and they have not gotten back with him. He does think it is in the best interest of the CDD, as a whole, to aggressively try to pursue those individual property owners. The bondholders are not pushing it and at this point we continue to work with the property owners that have been responsive to us. There were several property owners associated with KB Homes and we have finally worked that out. About a week ago we were told a check was being sent to the CDD but I have not confirmed whether it was received. We have an email where KB Homes stated they were going to pay off seven of the lots and we are working with some of the others. There are four who have actually filed lawsuits against the title companies and we participated along with Mr. Moyer's staff in providing a vast amount of documents as part of the that lawsuit.

Ms. Fernandez stated I want to stress these are our neighbors and I do not want to get into a situation like we did last year where we sent a letter after Christmas. I am hoping that is not going to happen again.

Mr. Mantzaris stated if anything is going to happen from a formal perspective we are going to have to bring it to the Board and you will have to give us some direction. We are not going to do anything along those lines without bringing it back to the Board well before hand to say this is what the bondholders are telling us they want the Board to do. You will have input into that and be able to address it.

As far as property sales we are still on track to close on the sale of the north piece in December. This is the development that will be known as Terra Bella. The corporate campus pieces are being marketed and there has been some activity. We have not been advised about the perspective buyer for the retail piece. They have told us they have signed a letter of intent but have not released the name yet.

Ms. Fernandez asked is the city taking into consideration donating some of that land back to the homeowners for the park originally advertised on the website and in the literature. They collected for it. They had the funds and when I called the city they said they used it for the community park on Leddinger.

Mr. Mantzaris asked are you talking about the recreational impact fees that were paid. Under the city's impact fee structure every residential piece of property pays recreational impact fees that goes into the entire system. As far as I know there were no special impact fees or assessments collected from any property owner in Stevens Plantation to fund or develop a Stevens Plantation only park. To answer the first question as far as I know there is no discussions among the city. Unfortunately, that property has bonds tied to it and in the event the city was going to turn otherwise marketable acreage into a park somebody would have to pay off the bonds associated with it.

Discussion continued on land and a park.

Ms. Fernandez stated Joyce Development has to conform to the guidelines that were written through Stevens Plantation.

Mr. Mantzaris stated Joyce Development has agreed to develop and provide to the city and CDD uniform guidelines/building standards for the whole piece.

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

Mr. Endicott noted they have looked at the Vcrandah sign to get an idea of the landscaping which will include an annual's bed. He will send a proposal to Mr. Smith.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

October 2, 2014

Stevens Plantation CDD

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

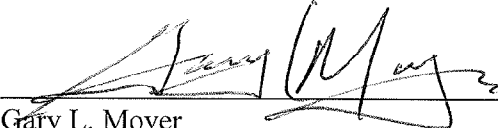
There being none, the next item followed.

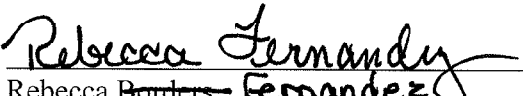
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Gary L. Moyer
Secretary


Rebecca Borders-Fernandez
Chair